

PARKING REQ'D

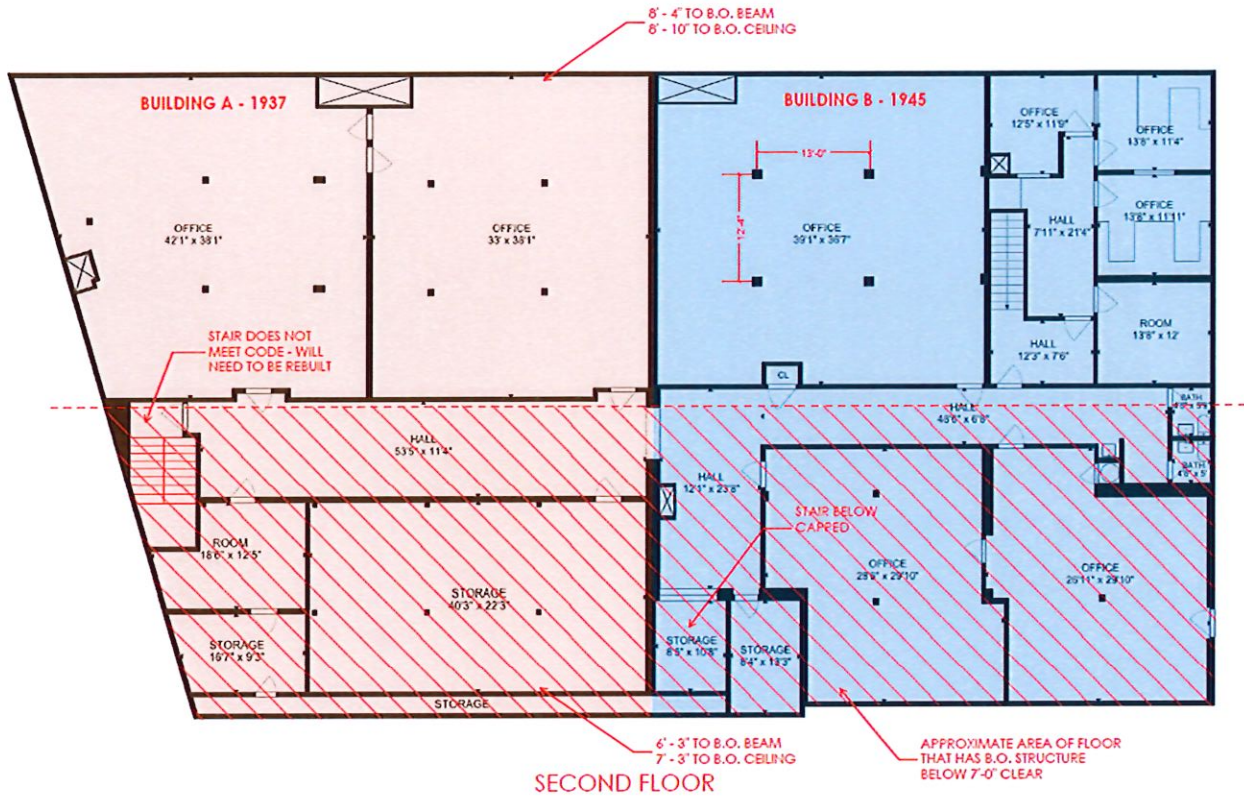
INDUSTRIAL (11,000)	9 REQ'D
OFFICE (1,400)	26 REQ'D
RETAIL (1,300)	77 REQ'D
APARTMENTS	135 REQ'D
TOTAL	247 REQ'D

SITE AREA
238,300 SF

PLANTINGS REQUIRED	
TREES (1,000 SF)	96 REQUIRED
SHRUBS (1,300 SF)	781 REQUIRED
BUILDING AREA IBC	
WOOD FRAMED SPRINKLED	28,000 SF PER FLOOR
BUILDING HEIGHT IBC	
SPRINKLED	3 STORIES 60' HEIGHT
BUILDING HEIGHT OJ ZONING	77' HEIGHT
PARKING REQUIREMENTS	
1 BEDROOM	1.25 SPOTS PER UNIT
2 BEDROOM	1.5 SPOTS PER UNIT
3 BEDROOM	2.0 SPOTS PER UNIT
PARKING PROVIDED	
GARAGE HOUSING	68
SURFACE HOUSING	67
SURFACE MULTI USE	129
STREET	25
TOTAL SITE PARKING	289
TOTAL REQUIRED PARKING	247 - 289

EXHIBIT B (Continued)

BUILDING FLOOR PLAN





Mesa County Assessor - Real Property Public Information Retrieval

Brent Goff, Assessor

dataview Updated: 6/1/2026

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Property Information (Report Date: 6/2/2026)

Parcel Number: 2945-231-47-001
 Account Number: R106080
Property Use: Commercial
 Location Address: 630 S 7TH ST
 GRAND JUNCTION, CO 81501
 Mailing Address: 1133 N 18TH ST
 GRAND JUNCTION, CO 81501
 Owner Name(s): SITUS GJ INDUSTRIAL LLC
 Joint Owner
 Neighborhood: AREA 17 WAREHOUSE
 (223517.00CM)
 Associated Parcel: N/A
 Previous Parcel: 294523143001
 Approx. Latitude: 39.062127
 Approx. Longitude: -108.560133



Date of Aerial Photo: 2019 & 2024

- [TAC \(Tax Area Code\) Book](#)
- [Manufactured Homes Purging Titles/Classifying to Real Property](#)
- [Real Property Valuation F.A.Q.'s](#)

Legal Description

LOT 1 SITUS SUBDIVISION LOCATED IN SECS 14 AND 23 1S 1W UM RECD 5/3/2024 RN-3092335 MESA CO RECDS - 2.60 AC

Tax Information

Year	Property Code	Land Actual	Improvements Actual	Total Actual	Total Assessed (School)	Total Assessed (Non-School)	TAC Code	Mill Levy (School)	Mill Levy (Non-School)	Total Mill Levy	Water Assessment	Property Tax & Water
2026	2135, 2235	\$679,540	\$2,157,960	\$2,837,500	\$709,380	\$709,380	10108	42.2180	29.8190	72.0370	\$0.00	*\$51,101.61
2025	2135, 2235	\$679,540	\$2,157,960	\$2,837,500	\$766,130	\$766,130	10108	42.2180	29.8190	72.0370	\$0.00	\$55,189.71
2024	2135, 2235	\$392,360	\$2,061,440	\$2,453,800	N/A	\$684,610	10108	N/A	N/A	76.1310	\$0.00	\$52,120.04

*Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year)

[See Tax Bill](#)

Taxing Authority Detail

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2026	CITY OF GRAND JUNCTION	GRJCT	10108	8.0000	\$709,380	\$5,675.04
2026	COLORADO RIVER WATER CONSERVATION	COLRW	10108	0.5020	\$709,380	\$356.11
2026	COUNTY - DEVELOP DISABLED	MCCCB	10108	0.2190	\$709,380	\$155.35
2026	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	10108	0.0000	\$709,380	\$0.00
2026	COUNTY GENERAL FUND	MCGF	10108	8.3130	\$709,380	\$5,897.08
2026	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	10108	0.0000	\$709,380	\$0.00
2026	COUNTY ROAD & BRIDGE-1/2 LEVY	MCRBS	10108	0.1370	\$709,380	\$97.19
2026	COUNTY TRANSLATOR TV FUND	MCTV	10108	0.0280	\$709,380	\$19.86
2026	DOWNTOWN DEVELOPMENT AUTHORITY	DDA	10108	5.0000	\$709,380	\$3,546.90
2026	GRAND RIVER MOSQUITO CTRL	GRMCD	10108	1.1820	\$709,380	\$838.49
2026	GRAND VALLEY DRAINAGE DIST	GVDD	10108	1.6710	\$709,380	\$1,185.37
2026	LIBRARY DISTRICT	LIBR	10108	2.9440	\$709,380	\$2,088.41
2026	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	10108	0.1370	\$709,380	\$97.19
2026	MESA COUNTY	MCCNT	10108	0.0000	\$709,380	\$0.00
2026	SCHOOL DIST# 51 2004 OVERRIDE	SD51006	10108	1.3270	\$709,380	\$941.35
2026	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	10108	0.0000	\$709,380	\$0.00
2026	SCHOOL DIST# 51 2024 OVERRIDE	SD51O_24	10108	2.1570	\$709,380	\$1,530.13
2026	SCHOOL DIST# 51 BOND	SD51B	10108	9.4760	\$709,380	\$6,722.08

2026	SCHOOL DIST# 51 GENERAL	SD51	10108	27.1260	\$709,380	\$19,242.64
2026	SCHOOL DIST# 51 OVERRIDE 96	SD51O	10108	2.1320	\$709,380	\$1,512.40
2026	SOCIAL SERVICES	MCSS	10108	1.6860	\$709,380	\$1,196.01
	Tax Authority Contact Information		Total Mill:	72.0370	Total Tax:	*\$51,101.61

Sales & Conveyance Information **

Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
10/9/2025	\$0.00	3139509	STMT_AUTHORITY
5/13/2024	\$0.00	3093138	MEMO
5/3/2024	\$0.00	3092335	Plat
4/24/2024	\$0.00	3091259	STMT_AUTHORITY
12/27/2021	\$3,350,000.00	3013684	Warranty Deed
		Search Clerk Records	Document Type Descriptions

Land Description

Property Use Code	Property Use Type	Sq. Ft.
2135	WAREHOUSE/STORAGE COMMERCIAL LAND	113,256
Approximate Acres: 2.6 <i>(Acreage is approximate and should not be used in lieu of Legal Documents)</i>		

Photo 1 of 7



Building Sketch 1 of 1

2025	SOCIAL SERVICES	MCSS	10108	1.6860	\$766,130	\$1,291.70
	Tax Authority Contact Information		Total Mill:	72.0370	Total Tax:	\$55,189.71



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dataview Updated: 2/18/2026

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2025	2135_2235	\$679,540	\$2,157,960	\$2,837,500	\$766,130	\$766,130	10108	42.2180	29.8190	72.0370	\$0.00	\$55,189.71
2024	2135_2235	\$392,360	\$2,061,440	\$2,453,800	N/A	\$684,610	10108	N/A	N/A	76.1310	\$0.00	\$52,120.04

[See Tax Bill](#)

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2025	COLORADO RIVER WATER CONSERVATION	COLRW	10108	0.5020	\$766,130	\$384.60
2025	COUNTY - DEVELOP DISABLED	MCCCB	10108	0.2190	\$766,130	\$167.78
2025	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	10108	0.0000	\$766,130	\$0.00
2025	COUNTY GENERAL FUND	MCGF	10108	8.3130	\$766,130	\$6,368.84
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2025	GRAND RIVER MOSQUITO CTRL	GRMCD	10108	1.1820	\$766,130	\$905.57
2025	GRAND VALLEY DRAINAGE DIST	GVDD	10108	1.6710	\$766,130	\$1,280.20
2025	LIBRARY DISTRICT	LIBR	10108	2.9440	\$766,130	\$2,255.49
2025	MESA CNTY ROAD & BRIDGE-GRAND JCT	GJRB	10108	0.1370	\$766,130	\$104.96
2025	MESA COUNTY	MCCNT	10108	0.0000	\$766,130	\$0.00
2025	SCHOOL DIST# 51 2004 OVERRIDE	SD51O06	10108	1.3270	\$766,130	\$1,016.65
2025	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	10108	0.0000	\$766,130	\$0.00
2025	SCHOOL DIST# 51 2024 OVERRIDE	SD51O_24	10108	2.1570	\$766,130	\$1,652.54
2025	SCHOOL DIST# 51 BOND	SD51B	10108	9.4760	\$766,130	\$7,259.85
2025	SCHOOL DIST# 51 GENERAL	SD51	10108	27.1260	\$766,130	\$20,782.04
2025	SCHOOL DIST# 51 OVERRIDE 96	SD51O	10108	2.1320	\$766,130	\$1,633.39

Miscellaneous items above are not tied to a specific building

Historical Information

Property Card

History Card

Permits

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