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File 1973-0018

Date 12/17/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
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		<b>*Final reports for drainage and soils (geotechnical reports)</b>
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		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Status Report			
X	X	Planning Commission Minutes – ** - 12/20/72, 3/28/73			
X		Review Sheet			
X	X	Letter from Dale Hollingsworth to Levi Lucero, Planning Comm.-2/7/74			
X	X	Letter from Dale Hollingsworth to Harvey Rose – 5/13/74			
X		Letter from Dale Hollingsworth to Elton Youngberg – 5/6/74			
X	X	Letter from Dale Hollingsworth to Robert Siek – 4/9/74			
X	X	Letter from Robert Siek to Dale Hollingsworth – 4/19/74			
X		Review Sheets			
X	X	Site Plan			

Date Received: Feb 28, 1973

Item # 18-73

Request: Sub. Plat "Colorado West Development Park"

~~Location:~~

Location: Bounded by 12<sup>th</sup> - D-Rd - 15<sup>th</sup> + Winters

Petitioner: Cornellson, M.A.

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Advertised: yes Date: \_\_\_\_\_

To Planning Comm: 3-28-73

Action: Approved with Conditions:

1. 50' front Center line Dedication on D-Road  
& 12<sup>th</sup> Street + 2) that statement of ownership  
changed to reflect all Property Owners

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: \_\_\_\_\_

Action: \_\_\_\_\_

Comments: \_\_\_\_\_

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# COLORADO WEST

IMPROVEMENT,  
INC.

A NON-PROFIT COMMUNITY DEVELOPMENT ORGANIZATION

AN AFFILIATE OF THE GRAND JUNCTION AREA CHAMBER OF COMMERCE

Telephone (303)-242-3214 127 North 4th St. Grand Junction, Colorado 81501

February 7, 1974

Mr. Levi Lucero, Chairman  
Planning Commission  
City of Grand Junction  
Post Office Box 968  
Grand Junction, Colorado 81501

Dear Levi:

Delivered with this letter is a copy of the plat for Colorado West Development Park which is owned by Colorado West Improvement, Inc., a non-profit corporation and an affiliate of the Grand Junction Area Chamber of Commerce. Our attorney and our engineer indicate the signatures are in order and we would like to have the plat considered for final approval.

A preliminary plat was filed on this property some months ago. All of the engineering on the properties has been prepared for us by Nelson, Haley, Patterson and Quirk.

Following filing of the preliminary plat, we applied to the Economic Development Administration for a grant to build new roadways, rebuild two existing roadways, extend the railroad, provide drainage, and general up-grading of this entire property. The entire acreage has been annexed to the City of Grand Junction.

We have recently received approval of the grant from the E.D.A. and anticipate advertising the construction for bids in the near future. When completed, the area will provide economic opportunities for businesses and individuals. The total goal of our organization is to function as a creator of job opportunities for all of our citizens.

During the interium period of filing the preliminary plat and approval by the E.D.A. of our grant request, the Planning Department has requested that the rights-of-way on D Road between 12th and 15th Street, and between D Road and Winters Avenue on 12th Street be expanded from the 60 foot as proposed in the preliminary plat to 100 feet. It was our understanding that the preliminary plat had been approved with 60 foot rights-of-way. Since the City will participate financially with our corporation in the up-grading of this area and specifically rebuilding D Road between 9th Street and 12th Street, we had included the 100

Mr. Levi Lucero, Chairman  
Planning Commission  
February 7, 1974  
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foot right-of-way on that section of our roadway plan with our amended application last fall.

On the property bordering D Road between 12th and 15th Streets and 12th Street between D Road and Winters Avenue, we desire that the rights-of-way as previously suggested be approved. Our reasoning for this request is as follows:

- (1) We feel that any major change in our E.D.A. application which has now been approved on the basis of the original filing could delay or endanger our grant.
- (2) Eighty percent of the land that would be added to the right-of-way on D Road from 12th to 15th Streets would come from C. J. Patterson Company /dba/ Holsum Bakers. We sold Holsum the property when we understood the rights-of-way were as on the preliminary plat and if the rights-of-way are expanded, it is Holsum who will now lose the property. In the proposed additional area will also be the Grand Valley Irrigation Company's ditch. The obvious difficulty of involving Holsum Bakers whose manager is also a City Councilman causes some conflicts that we would like to avoid.
- (3) The need for an expanded right-of-way on the east side of 12th Street must be obtained from both Seven-Up Bottling Company and Colorado West Improvement, Inc. Both Seven-Up and ourselves were under the understanding that the right-of-way was already established.

We readily recognize the need for proper planning and appreciate the excellent efforts of the volunteer commission and the staff. We would be pleased to visit with you, the planning staff, and the Planning Commission at any time regarding our plans and hopes for this area. We do not desire to inform the E.D.A. of a possible change of plans when we seem so close to completing the program.

Kindest regards,



Dale J. Hollingsworth  
Secretary

DJH/klk

Attachment

April 9, 1974

Mr. Robert D. Siek, Director  
Occupational and Radiological Health Division  
Colorado Department of Health  
4210 East Eleventh Avenue  
Denver, Colorado 80220

Dear Bob:

On the long-range plan for roadways in our area is widening 12th Street south of U. S. 6 -- an overpass over the Denver and Rio Grande Western Railroad, and a Colorado River crossing to the Orchard Mesa area -- connecting to U. S. 50 (a map is enclosed indicating the possible highway route.) We have been long-time supporters of the plan until the massive physical and psychological problems that were thrust on our community as a result of the wide use of mill tailings throughout our region. We simply question the desirability of utilizing an access to and from Grand Junction that crosses the 55 acre uranium mill tailings stabilized storage area.

From a mechanical standpoint, even if we had the funds and the appropriate agency (City, County or State) to build the road, who in your judgement, of the agencies listed below would have to clear the project?

- (a) Colorado Department of Health
- (b) U. S. Atomic Energy Commission
- (c) Amax Uranium
- (d) U. S. Environmental Protection Agency

We are attempting to establish whether or not a road over -- or on -- the pile would be permitted, and if so, who has the jurisdiction to issue the authority.

Any answers or suggestions you have would be appreciated.

Kindest regards,

Dale J. Hollingsworth  
Executive Vice President



STATE OF COLORADO DEPARTMENT OF HEALTH

4210 EAST 11TH AVENUE • DENVER, COLORADO 80220 • PHONE 388-6111

OCCUPATIONAL AND RADIOLOGICAL HEALTH DIVISION

April 19, 1974

Dale J. Hollingsworth  
Executive Vice President  
Grand Junction Chamber of Commerce  
127 North 4th Street  
Grand Junction, CO 81501

Dear Mr. Hollingsworth:

In reference to your letter of April 9, 1974, regarding the building of a roadway involving the Grand Junction mill tailings pile, the Colorado Department of Health has a regulation requiring the stabilization of uranium and thorium mill tailings piles (copy enclosed). Certain requirements of that regulation will have to be met.

I would suggest that you contact other agencies of the state and federal governments who may have jurisdiction to determine the extent to which they may be involved.

The map referenced in your letter was not enclosed.

Sincerely,

Robert D. Siek  
Director

RDS/ljw

Enclosures - Copy of pages 100-101 of State Regulations.

PART VIII - REGULATION REQUIRING STABILIZATION OF URANIUM AND THORIUM MILL  
TAILING PILES (Radiation Regulation No. 2)

- RH 8.1 All uranium and thorium mill tailing piles and ponds from inactive mills shall be stabilized in the following manner:
- 8.1.1 Ponds shall be drained and covered with materials that prevent blowing of dust. Water drained from the ponds shall be disposed of in a manner approved by the Water Pollution Control Commission.
  - 8.1.2 Taking into consideration the types of materials at each site, piles shall be leveled and graded so that there is, insofar as possible, a gradual slope to ensure that there shall be no low places on the pile where water might collect. Side slopes shall be stabilized by riprap, dikes, reduction of grades, vegetation, or any other method or combination of methods that will ensure stabilization.
  - 8.1.3 If pile edges are adjacent to a river, creek, gulch or other watercourse that might reasonably be expected to erode the edges during periods of high water, the exposed slopes shall be stabilized and the edges shall be diked and riprapped sufficiently to prevent erosion of the pile.
  - 8.1.4 Drainage ditches shall be provided around the pile edges sufficient to prevent surface runoff water from neighboring land from reaching and eroding the pile.
  - 8.1.5 The pile shall be stabilized against wind and water erosion. The method of stabilization may consist of vegetation or a cover of soil, soil containing rock or stone, rock or stone, cement or concrete products, petroleum products, or any other soil stabilization material presently recognized or which may be recognized in the future, or any combination of the foregoing as may be required for proper protection from wind, or water erosion.
  - 8.1.6 Access to the stabilized pile area shall be controlled by the operator or owner and properly posted.
  - 8.1.7 The pile shall be maintained in such a manner that excessive erosion of, or environmental hazard from radioactive materials does not occur.
  - 8.1.8 The owner of the tailing pile site shall give the Colorado Department of Health written notice ten (10) days in advance of any contemplated transfer of right, title or interest in the site by deed, lease, or other conveyance. The written notice shall contain the name and address of the proposed purchaser or transferee. Prior written approval of the Department shall be obtained before the surface area of the land shall be put to use and it shall have been determined that the radiation dosage to the public resulting from the proposed use does not exceed 0.5 rem per year.

- 8.1.9 With the exception of use at a mill or for reprocessing at the site or another location, prior written approval of the Colorado Department of Health must be obtained before any tailings material is removed from any active or inactive mill.
- 8.1.10 Detailed plans for stabilizing tailings piles shall be submitted to the Colorado Department of Health for review and approval prior to undertaking stabilization of the pile.
- 8.1.11 The State Board of Health may waive individual requirements in regard to stabilization or utilization of tailings material if it can be shown that they are unnecessary or impracticable in specific cases.
- 8.1.12 The effective date of this regulation shall be 45 days after the date of adoption.

Adopted: December 12, 1966

Price: \$1.50



# COLORADO WEST

Planning Dep't. --  
for your files.  
#R  
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AN AFFILIATE OF THE GRAND JUNCTION AREA CHAMBER OF COMMERCE

Telephone (303)-242-3214 127 North 4th St. Grand Junction, Colorado 81501

May 13, 1974

Mr. Harvey Rose  
City Manager  
City of Grand Junction  
Post Office Box 968  
Grand Junction, Colorado 81501

Dear Harvey:

On May 1, 1974, the City Council approved the plat of Colorado West Development Park with the change of right-of-way requirements. On the south side of "D" Road and east side of 12th Street, the demanded widths were extended from 30' to 50' from the street centerline.

It was our understanding that the approval of the wider right-of-way on 12th Street was contingent on a review by the Planning Commission and approval by the City Council of the need for a north - south crossing of the Railroad and Colorado River as proposed in the Small - Cooley Report of 1967.

Our objection to the wider rights-of-way was not the desire to negate another needed river crossing, but to prevent a major road to and from our community from passing over the 55 acre uranium mill tailings pile.

Attached is some data that I received from the Colorado Department of Health and a contact with the U.S.A.E.C.

Kindest regards,



Dale J. Hollingsworth  
Secretary

DJH/lk

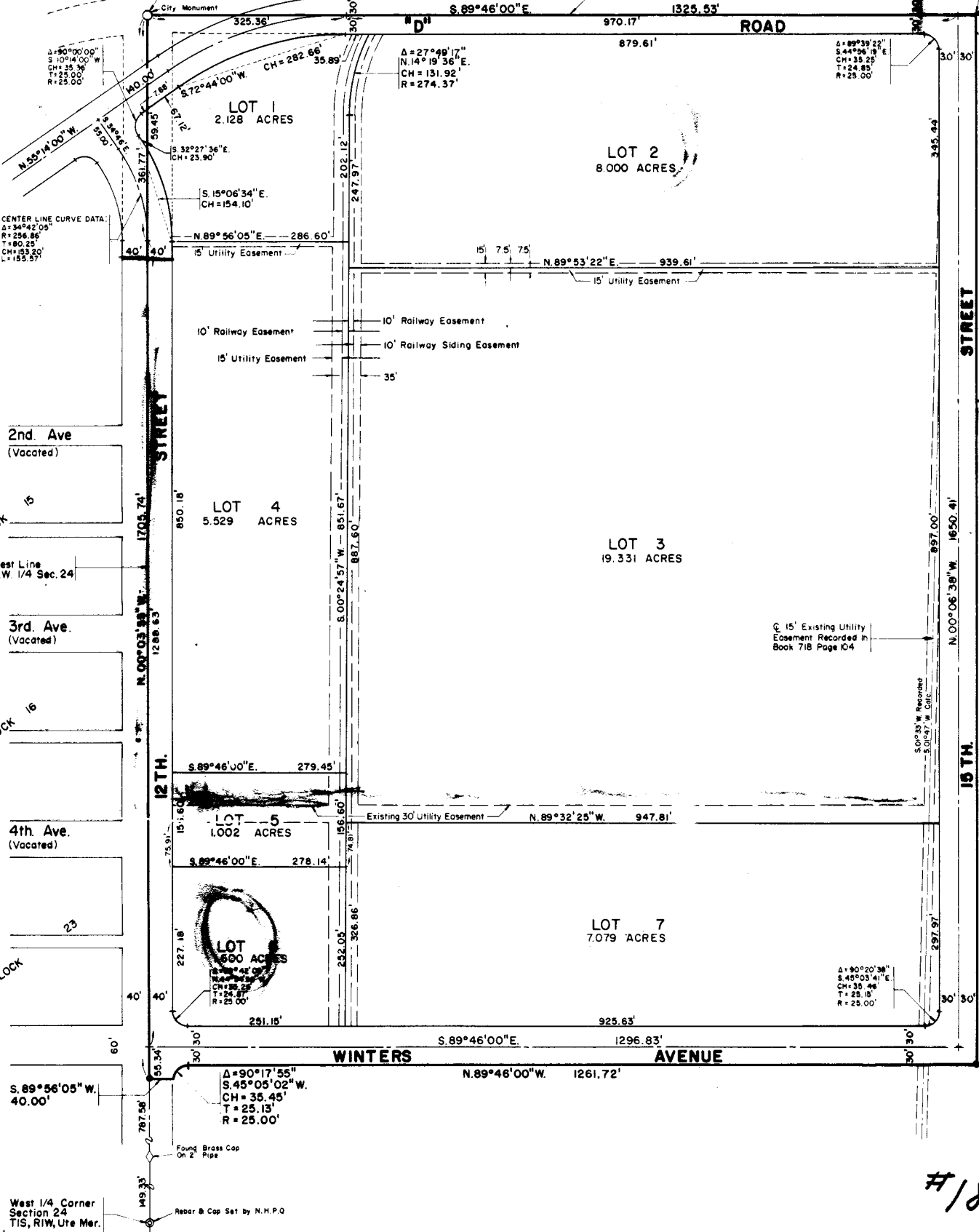
Enclosures

CENTER LINE CURVE DATA:  
 $\Delta = 35^{\circ}00'00''$   
 $R = 500.00'$   
 $T = 187.85'$   
 $CH = 300.71'$   
 $L = 305.43'$

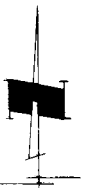
N.W. Corner  
 Section 24  
 T.1S., R.1W., Ute Meridian  
 POINT OF BEGINNING

North Line  
 N.W. 1/4, Sec. 24  
 ORIGIN OF BEARINGS

NE Corner  
 West 1/2, NW 1/4  
 Section 24  
 T.1S., R.1W., Ute Meridian



East Line  
 West 1/2 N.W. 1/4  
 Section 24



SCALE: 1"=100'

- 1/2" Rebar And Cap Set In Concrete
- 1/2" Rebar And Cap At All Lot Corners

#18-73