

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303
TELEPHONE 242-7322

JAMES GOLDEN
KEITH G. MUMBY
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J. RICHARD LIVINGSTON

April 13, 1976

Mr. Don Warner
Planning Department
City of Grand Junction
Grand Junction, Colorado 81501

Re: Application of Grand Junction Steel for
Revocable Permit to use a portion of City
right-of-way West of South 12th Street,
South of D Road and fronting on D Road
West of South 12th Street

Dear Don:

Recently Grand Junction Steel Fabricating Co.
acquired from D & RGW Railroad a parcel owned by the
railroad located in the Southwest corner of the inter-
section of D Road and South 12th Street.

A plat reflecting the location of the property
acquired by Grand Junction Steel from the railroad, as it
relates to other property owned by Grand Junction Steel and
the intersection of D Road and South 12th Street is attached
hereto, with the former railroad property outlined in red.

Grand Junction Steel is in the process of fencing
the property which it acquired from the railroad. In fen-
cing this property, Grand Junction Steel would like the
City's permission to fence part of the City right-of-way.

Because of the configuration of the parcel in-
volved it is presently difficult to give an accurate descrip-
tion of the area and right-of-way that Grand Junction Steel
desires to fence.

Generally, Grand Junction Steel desires to
commence at a point 10 feet West of the present curb line
of South 12th Street at the Southeast corner of the parcel
that Grand Junction Steel acquired from the railroad and
proceed Northerly to D Road leaving a distance of approx-

Mr. Don Warner
April 13, 1976
Page 2...

imately 10 feet from the West curb line of South 12th Street to the proposed fence line of Grand Junction Steel and follow the curb line of the intersection Northwesterly to D Road and then Southwesterly along D Road to the intersection of D Road with property already owned by Grand Junction Steel.

Additionally, Grand Junction Steel desires a revocable permit to fence that part of the City's right-of-way which lies 10 feet West of the curb line of 12th Street and which would commence at the Southeast corner of the property recently acquired by Grand Junction Steel from the railroad and proceed due South to a point on the North line of Block 15 of Milldale Subdivision.

Grand Junction Steel would agree, as a consideration to the granting of the revocable permits herein requested, to do the following:

1. Keep the weeds removed from that portion of the City right-of-way located within its fence lines; and
2. With respect to that part which adjoins the former railroad property Grand Junction Steel would not store any objects within 10 feet of its fence line so that the creation of a traffic hazard can be avoided.

With respect to the parcel for which the revocable permit is sought which lies South of the former railroad property, this is the parcel that Grand Junction Steel has conveyed to the City under an agreement with the City and also the subject matter of a communication between yourself and myself dated October 3, 1975. Grand Junction Steel has engaged the services of surveyors for the purpose of establishing whether or not the center line of South 12th Street and the East line of Section 23 are one and the same with the hope that any uncertainty that exists between the City and Grand Junction Steel can be finally resolved.

We hope to have the report of the surveyor by the next meeting of the Planning Commission.

I am supplying you with two additional copies of this letter in anticipation that you may have a need for the same.

Mr. Don Warner
April 13, 1976
Page 3...

If there are any fees that are required to be paid or tendered with this application, please advise the amount thereof, and we will remit this sum promptly.

We are hopeful that you can process this application so it can be considered at the April meeting of the Planning Commission.

Sincerely yours,

GOLDEN, MUMBY & SUMMERS

By 

JG:bh

cc: Grand Junction Steel Fabricating Co.

Enclosure

