## **Table of Contents**

File		1976-0027		
Date		Project Name: Grand Junction Steel		
P r e s	S c a n	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		
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t	d	quick guide for the contents of each file.	rve as a	
		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.		
X	X	*Summary Sheet – Table of Contents		
	_	Application form		
		Receipts for fees paid for anything		
		*Submittal checklist		
		*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map		
		Evidence of title, deeds		
-		*Mailing list		
-+		Public notice cards		
		Record of certified mail		
		Legal description		
-1		Appraisal of raw land		
		Reduction of any maps – final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or nonbound reports		
- i		Traffic studies		
		Individual review comments from agencies		
		*Consolidated review comments list		
		*Petitioner's response to comments		
		*Staff Reports		
	_	*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
	*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:</b>				
X		X Letter from Golden, Mumby & Summers – 4/13/76		
X	X			
X		ROADNAY PLAN & PROFILE		
	-1			
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Golden, Mumby & Summers

ATTORNEYS AT LAW

JAMES GOLDEN KEITH G. MUMBY K. K. SUMMERS

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ATTORNEYS AT LAW COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET P. O. BOX 39B GRAND JUNCTION, COLORADO 81501

AREA CODE 303 TELEPHONE 242-7322

## 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 intersection 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 fencing 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 involved it is presently difficult to give an accurate description 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 approxMr. Don Warner April 13, 1976 Page 2...

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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-ofway 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...

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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

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JG:bh

cc: Grand Junction Steel Fabricating Co.

Enclosure

