

# Table of Contents

File 1978-0062

Date 8/25/00

Project Name: Puffer Belly Station

P	S	<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>
r	c	
e	a	
s	n	
e	e	
n	n	
c	t	
t	d	
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
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		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>
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>		
X	X	Follow-Up Form
X		Review Sheets
X	X	Vacation Petition
X	X	Letter from W.J. Holtoman to City of Grand Junction - 6/15/79, 6/26/78
X	X	Planning Commission Minutes - ** - 6/27/78
X	X	Letter from Karl Metzner to Ivan Kladder - 6/29/78
X	X	Review Sheet Summary
X	X	Conditional Use Application
X		Floor Plan
X		Master Site Plan
X	X	Adjacent Land Owners

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

DEPOT DEAL, a Colorado	Name Partnership	Name	Name
/s/ Sam Haupt	P.O. Box 363	Address	Address
243-8660	Business Phone	Business Phone	Business Phone

Santy's Stop Inc.  
Name of Development

Pufferbelly Station (Rio Grande Railroad Depot) 337 South 1st.,  
Common Location of Development Grand Junction, CO

Legal Description:

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
  - a) Title of development.
  - b) Zoning of property.
  - c) Location of property.
  - d) Locations and dimensions of all structures, proposed and existing.
  - e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
  - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
  - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
  - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
  - i) Adjacent land uses and locations.
  - j) Names and addresses of all adjacent property owners.
  - k) Appropriate space for certification of approval by the president of Council and City Planner.

Adjacent Land Owners

Puffer Belly Station  
Santy's Stop - A Restaurant

2945 143 37 011  
Novella Manuel  
212 South Ave.  
Grand Junction, Colorado

2945 143 36 946  
City of Grand Junction  
Grand Junction, Colorado

2945 143 37 001  
Foresight Investments  
141 North 3rd  
Grand Junction, Colorado

2945 143 36 001  
Paul Kuykendall and  
Marjorie Montgomery  
929 Ouray Ave.  
Grand Junction, Colorado

2945 154 30 002  
United Biscuit Co.  
245 S. 1st Street  
Grand Junction, Colorado

land to west and south owned by D&RG Railroad

VACATION PETITION

TO: GRAND JUNCTION CITY COUNCIL and GRAND JUNCTION PLANNING COMMISSION

The undersigned respectfully request vacation of the following described road easement situate within the City of Grand Junction, County of Mesa, State of Colorado, to wit:

All that portion of the following described easement lying West of the West line of Second Street Extended:

A tract or parcel of land in the southwest quarter of the southwest quarter of Section 14 and the southeast quarter of the southeast quarter of Section 15, Township 1 South, Range 1 West, Ute Principal Meridian, in the City of Grand Junction, Mesa County, State of Colorado, described as follows:

Beginning at the easterly corner of the right of way of The Denver and Rio Grande Western Railroad Company at the intersection of the south line of Pitkin Avenue with the west line of Second Street, whence the intersection monument at the intersection of said street and avenue bears North 18°26' east a distance of 63.3 feet; thence southerly along the east right of way line of said Railroad Company and the west line of said Second Street a distance of 42.5 feet to Railroad right of way corner; thence S 41°09' East along the north-easterly right of way line and parallel with the main track of said Railroad Company a distance of 51.0 feet; thence S 48°51' West a distance of 38.0 feet; thence North 41°09' West parallel with said main track a distance of 692.9 feet to a point in the northerly right of way line of said Railroad Company; thence easterly along said Railroad Company's right of way line a distance of 50.46 feet to a right of way corner of said Railroad Company; thence South 41°09' East along said easterly right of way line of Railroad Company a distance of 552.3 feet to its intersection with the South line of said Pitkin Avenue; thence easterly along the south line of said Pitkin Avenue a distance of 37.1 feet, more or less, to the point of beginning, containing 0.608 acres, more or less;

which easement is more clearly delineated in red on the plat attached hereto as Exhibit "A" and by this reference made a part hereof, and as grounds therefor state and allege:

1. That the easement requested to be vacated was originally given to the City of Grand Junction by the Petitioner by Easement Deed recorded September 10, 1954 in Book 617, page 220, records of Mesa County.
2. That Petitioner is the owner of all real property being directly served by the above road easement.
3. That following vacation of said road easement, Petitioner will —

Description Correct 8/13/78  
C. W. Wotjka Design Engineer

still have adequate access to adjoining public roads.

4. That the use of the above easement by the general public creates the following serious traffic hazards:

(a) To avoid stop lights on Pitkin Avenue, cars enter the North end of said easement and travel down South Avenue and attempt to enter Fifth Street at an intersection not controlled by signal lights.

(b) Cars entering the road easement from the South end must cross in the face of oncoming traffic on Pitkin Avenue in order to reach Ute Avenue.

(c) Cars entering and leaving at point "A" as shown on the plat attached attempt to enter the fast through traffic on Pitkin Avenue at a point close to the intersection of Pitkin Avenue and Second Street.

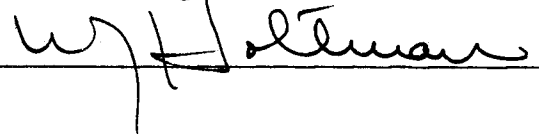
5. That if said road easement is vacated, the above traffic hazards will be eliminated by closing and/or relocating the entryways into the Petitioner's property in accordance with the joint recommendations of the City and State Traffic Engineers and Road Departments as shown on plat attached hereto as Exhibit "B".

6. That the vacation of said easement is in the best interest of the health, welfare and safety of the citizens of Grand Junction.

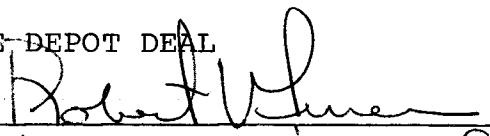
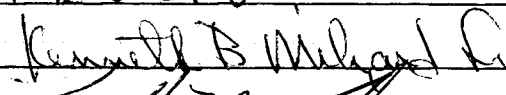

Respectfully submitted,

THE DENVER AND RIO GRANDE  
WESTERN RAILROAD COMPANY, a  
Delaware corporation

Petitioner's Address:  
P.O. Box 5482  
Denver, Colorado 80217

By 

As the Lessee of a portion of the Petitioner's property, the undersigned hereby consent to and approve of the above Vacation Petition.

THE DEPOT DEAL  
By   
By   
By   
Managing Partners

subdivision Vacation

Date June 15

Item # 62-78

Petitioner Rio Grande Railroad

Traffic count  
in front of depot.

Review Agencies Comments

Review Agencies Comments

Utilities - petitioner should identify any utilities in proposed vacation. ~~vacate~~  
VACATE SUBJECT TO EXISTING UTILITIES.

Traffic (2500 UPD) current  
Five: Need access to pkg lot with pumpers.

Eng - Mid - section to Petitioner for Eng sketch, petitioner to perform all construction on Pitkin & 2nd at expense to City. State R.R. will deed required portions of South & 2nd to make R.O.W.

match South Ave to east  
Parking layout to be designed to discourage thru

Action Taken

P.C. Approved 27 JUN 78  
C.C. Three to Three Vote 7/19/78

Comments

Subject to deeding of req'd R.O.W. for 2nd & South. Vacation subject to easement for existing utilities. Necessary modifications at 2nd & Pitkin & 1st & Pitkin

Action Taken

P.C. \_\_\_\_\_  
C.C. rehearing - approved subject to required improvements.

Close curb cuts closest to 2nd & Pitkin for the parking lot east of 2nd. Approval of designs & proposed work by Hwy DEPT. & City Engineering.

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)