

Table of Contents

File 1978-0094

Date 9/21/00

Project Name: Sparkman – Easement and Vacation

WINTERS AVE. INDUSTRIAL PARK

P **S**
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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.

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.

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
X	X	*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form	X	Letter from Jerry Biberstine, Dept of Health to Paragon Eng. re: conformance of specs and plans – 7/22/80
X		Review Sheet	X	Letter from Ron Rish to Del Beaver, Paragon Eng. re: review of construction plans– 6/20/80
X	X	Review Summary Sheet	X	X Final Plat Application
X	X	Letter from Robert Gerlofs to Ron Rish re: right-of-way – 10/17/78	X	X Development Summary Form
X	X	Letter from Del Beaver, Paragon Eng. To Karl Metzner re: concerning review comment– 5/1/80	X	X Letter from Thomas Logue, Paragon Eng. to Planning re: construction of only one half of the street improvements for Kimball – 3/3/80
X		Legal Description and Easement Deed	X	Sanitary Sewer Domestic Water Plan & Profiles
X	X	Letter from Ron Rish to Larry Cockraft re: comments – 8/26/80	X	Roadway Plan – Roadway Details and Profile
X	X	Vacation Application	X	Roadway & Storm Sewer Profiles
X	X	Letter from Ron Rish to Robert Gerlofs – 7/17/81	X	Location Map
X	X	City Council Minutes - ** - 2/24/81	X	Utilities Composite Plan
X	X	Letter from Richard Sparkman to City Council re: special improvement district – 11/4/80	X	Grading and Drainage Plan
X		Public Notice Posting	X	X Final Plan

(Check One)

Receipt # _____

<input checked="" type="checkbox"/>	CITY
<input type="checkbox"/>	COUNTY

VACATION APPLICATION

Date Received _____

Received By _____

<input type="checkbox"/> ROAD	<input type="checkbox"/> ROW	<input type="checkbox"/> ALLEY	<input checked="" type="checkbox"/> EASEMENT
-------------------------------	------------------------------	--------------------------------	--

We, the undersigned, hereby petition for the vacation of

RAILROAD R.O.W BISECTING LOT 3 AND ADJACENT TO LOTS 1 AND 2
for the following reasons:

- * IT IS NOT ANTICIPATED TO BE NECESSARY.
- * IT WAS INTENDED TO BE REMOVED PRIOR TO RECORDING

ATTACH A TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

SUBMITTAL REQUIREMENTS:

- Names and addresses of all property owners within 300 feet of the requested vacation typed on the attached form.
- An ^{plat} assessors' map(s) showing the property requested for vacation outlined in red, and all property within one-half mile, and one reduction of the assessors' map not larger than 11 1/2" x 14".
(ASSESSORS MAPS DO NOT SHOW SUBDIVISION)
- Eighteen (18) copies of the application, plus the original.
- Other information that may be required to adequately review the project _____.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

SIGNATURES OF PROPERTY OWNERS ABUTTING THE PROPOSED VACATION:

<i>Richard Sparkman</i> Signature	<i>723 Berlin Dr.</i> Address
<i>Don Johnson</i> Signature	<i>1155 Lakeside Dr. #203</i> Address
<i>[Signature]</i> Signature	<i>631 Basmar</i> Address
<i>[Signature]</i> Signature	<i>3216 1/2 Main Clinton</i> Address
_____ Signature	_____ Address

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

WINTERS AVENUE INDUSTRIAL PARK Fee Paid _____
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

Richard L. Sparkman et. al. _____
 name name name

530 Walnut Ave., Grand Junction CO 81501 _____
 address address address

243-0646 _____
 business phone business phone business phone

A. Total Subdivision submitted yes, portion _____
 Eighteen (18) copies submitted yes date March 3 1980

B. Revisions to Preliminary Plat? X _____
 yes no

If so, list (add attached sheets if necessary) _____
REVISION TO FORMER LOTS ADJOINING 10th ST.

3.6

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- b. (2) Scale of Map _____ X
- c. (1) Name of Subdivision _____ X
- (2) Date _____ X
- (3) Legal Description of Property _____ X
- (4) Control points, dimensions, angles, bearings _____ X
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances _____ X
- (6) Streets and other rights-of-way - names and dimensions _____ X
- (7) Location and Dimensions of easements _____ X
- (8) Lots numbered and area of each lot in square feet _____ X
- (9) Location and description of all monuments _____ X
- (10) Statement of land ownership _____ X
- (11) Dedication statement - easements, rights-of-way and public sites _____ X

OFFICE COPY

- | | |
|---|---|
| (12) Surveyor or Engineer Certification | x |
| (13) Appropriate Certification Blocks | x |
| (14) Clerk and Recorder Certification Block | x |

Supporting Documents

- | | | |
|--------|---|---|
| 27.2.3 | (15) Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records | x |
| | (16) Proof of Easement Dedication | x |
| d. | (1) Improvements Guarantee | x |
| | (2) Composite Utility Plan | x |
| | (3) Composite Roadway Plan | x |
| | (4) Subsurface Soils and Geologic Investigation and Recommendation | x |
| | (5) Radiation Survey to State Health Department Standards | x |

The following checklist shall be completed to insure that design standards required by the subdivision regulations are met. (See Regulations for complete details)

- | | | |
|--------|---|------|
| 27-3.1 | Site Considerations | x |
| 27-3.2 | Streets, Alleys, and Easements | x |
| 27-3.3 | Blocks | x |
| 27-3.4 | Lots | x |
| 27-3.5 | Sidewalks | x |
| 27-3.6 | Irrigation Systems and Design | N.A. |
| 27-3.7 | Public Sites Reservations and Dedications | x |

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

Paragon Engineering Inc.
name

P.O. Box 2872, Grand Jct. CO. 81501
Address

Thomas A. Jogue
signature

MARCH 3, 1980
date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: March 3, 1980

Development Name: WINTERS AVENUE INDUSTRIAL PARK

Filing

Location of Development: TOWNSHIP 15 RANGE 1W SEC 23 1/4 NE

Owner(s) NAME Richard L. Sparkman et al

ADDRESS 530 Walnut Ave, Grand Junction CO. 81501

Developer (s) NAME Above

ADDRESS

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
(X) Industrial	N. A.	<u>17.33</u>	<u>85.18</u>
() Other (specify)	_____	_____	_____
	Street	<u>3.01</u>	<u>14.82</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL		

*By Map Measure 20.34 100.00

Estimated Sewage Disposal Requirements 1200 gallons/day.
Proposed Water Source(s) City of Grand Junction
Estimated Sewage Disposal Requirement 8550 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

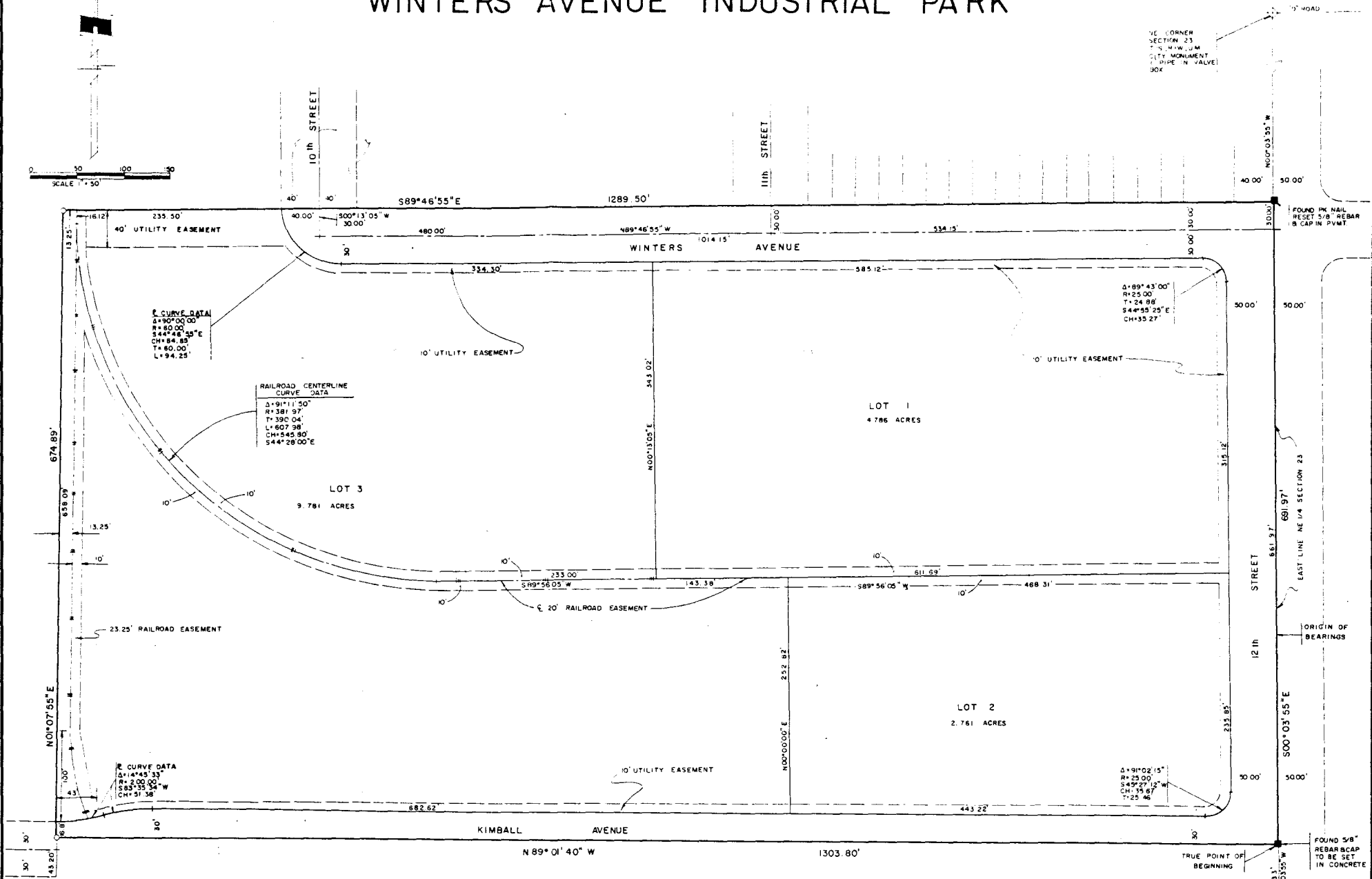
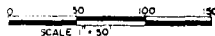
Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

WINTERS AVENUE INDUSTRIAL PARK



CURVE DATA
 $\Delta = 90^{\circ}00'00''$
 $R = 60.00'$
 $T = 44^{\circ}48'55''E$
 $CH = 84.85'$
 $L = 60.00'$
 $L = 94.25'$

RAILROAD CENTERLINE CURVE DATA
 $\Delta = 91^{\circ}11'50''$
 $R = 381.97'$
 $T = 390.04'$
 $L = 607.98'$
 $CH = 545.80'$
 $L = 544^{\circ}28'00''E$

CURVE DATA
 $\Delta = 14^{\circ}45'33''$
 $R = 200.00'$
 $T = 100.00'$
 $CH = 51.38'$

$\Delta = 89^{\circ}43'00''$
 $R = 25.00'$
 $T = 24.88'$
 $S44^{\circ}55'25''E$
 $CH = 35.27'$

$\Delta = 91^{\circ}02'15''$
 $R = 25.00'$
 $T = 24.88'$
 $S44^{\circ}55'25''E$
 $CH = 35.27'$
 $L = 25.86'$

LEGEND

- Indicates 5/8" Rebar And Monument Cap Set in Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates Monument Found

AREA QUANTITIES

Total Acres in Lots	17.328 Ac.	or	85.18 %
Total Acres in Roads	3.014 Ac.	or	14.82 %
Total Acres	20.342 Ac.	or	100.00 %
Total No. Lots	3		

#94-78
OFFICE COPY

WINTERS AVENUE INDUSTRIAL PARK

PARAGON ENGINEERING, INC.

Steven Linnemeyer
3216½ Main Street
Clifton, CO 81520
94-78

Raymond G. Watkins, Jr.
631 Braemar Circle
Grand Junction, CO 81501
94-78

Richard L. Sparkman
723 Birdie Drive
Grand Junction, CO 81501
94-78

Don Johnson
1155 Lakeside Drive, #203
Grand Junction, CO 81501
94-78

sequent changes will be in accord with the applicable Rules and Regulations and Extension Polices on file with the P.U.C., State of Colo.



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

October 17, 1978

Ron Rish, City Engineer
City of Grand Junction
250 N. 5th
Grand Junction, CO. 81501

Dear Ron;

We have reviewed the drainage situation at Winters Avenue Industrial Park with the owner.

I am enclosing copies of two deeds for railroad right of way which clearly represent that the railroad has total rights to the rails and improvements within the right of way. The owner has contacted the railroad with no positive response.

The owner has no desire to maintain the subject rail extension beyond the existing loading dock at the south end of their property. They agree that all of the drainage should flow from 12th Street west to 9th Street without obstruction.

We propose that we furnish you a design which is predicated on the removal of the high railroad, retention of the low railroad and surface drainage to 9th Street.

The developer would give a power of attorney for road improvements on Kimball,
or will construct 1/2 street improvements, 22' MAT. RL

Very truly yours,

Robert P. Gerlofs

RPG/kk

cc: Folkestad

DEL BEAVER



#0797

PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

March 3, 1980

Grand Junction Planning Staff
City Hall
Grand Junction, CO. 81501

Dear Staff:

Accompanying is a final plat submittal for Winters Avenue Industrial Park.

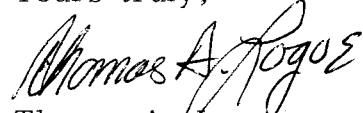
It should be noted that this submittal contains changes from the approved preliminary and final plats which were approved by the Planning Commission and City Council in August and September of 1978.

This new redesign does not include 10th Street extension across the site. Additionally, three lots have been eliminated.

It is the developers intent to construct only one half of the street improvements for Kimball Ave. at this time. The balance would be constructed at such time as the adjoining parcels to the South are developed.

Should you have any questions, feel free to contact our office.

Yours truly,



Thomas A. Logue

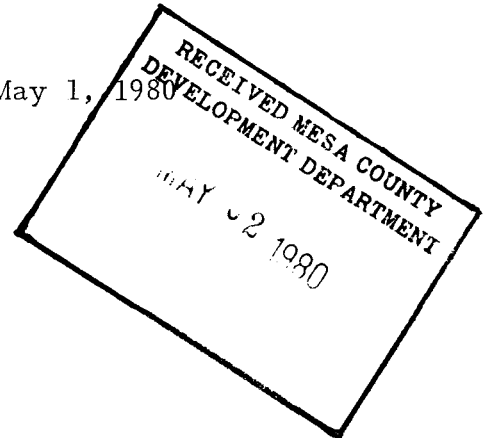
TAL/kk



PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

May 1, 1980



Karl Metzner, Acting Director
City-County Planning Dept.
559 White Ave. Room 60
Grand Junction, CO. 81501

Re: Winters Avenue Industrial Park

Dear Karl:

As you requested, I am submitting this letter to clarify our client's position concerning the City Engineer's review comment requesting 10th Street be constructed through the Winters Avenue Industrial Park Subdivision.

Mr. Sparkman has a person interested in purchasing Lot 3, which is a consolidation of a number of lots previously proposed. He feels that an extension of 10th Street would unnecessarily bisect the property, resulting in an unrequested subdivision of the large lot.

Since all traffic must move to 9th Street to leave the area south of the D & RGW Railroad tracks, we are prepared to extend Kimball to 9th Street for access into and out of the area.

It is Mr. Sparkman's intention that if the transaction for the large piece of land is not consummated, a re-subdivision of the large parcel will be necessary and 10th Street will then be constructed. The re-subdivision of the large parcel would make the 10th Street extension necessary for access and circulation for the smaller and greater number of industrial lots.

We feel that if 10th Street is constructed, the optimum location is an extension of the existing street with no offset. We are requesting the stipulation to extend 10th Street be lifted to give the petitioners an opportunity to accommodate a large industrial firm.

Please advise if further explanation is needed.

Sincerely,

Del Beaver

DAB/kk

cc: Richard Sparkman



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

June 20, 1980

Mr. Del A. Beaver
Paragon Engineering, Inc.
P. O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

File

Dear Del:

Re: Winters Avenue Industrial Park Subdivision

As requested by you on June 10, 1980, I have reviewed the detailed construction plans for streets and storm drains in the above as submitted with your letter of May 20, 1980, and I have the following comments:

1. The pavement design as shown on sheet 2 is approved for construction.
2. The plans appear to be in general conformance with your letter of May 19, 1980, to the City Manager.
3. No details are shown for the railroad crossing. This should be included on these plans.
4. The 9th Street pavement should be patched back after installation of the pipelines.
5. Sheet 1 contains a note about possible relocation of 60 ft. of 24 inch water main. Under no circumstances should this main be disturbed prior to meeting with the Utilities Director about the matter. This 24 inch line is extremely important and any interruption of service may have to be extremely limited if possible at all.
6. A note on sheet 1 states that no dedicated right of way exists for the south half of Kimball Avenue. Our records confirm that statement. Appropriate right of way will have to be dedicated for street purposes prior to any construction of street improvements on that area since we do not consciously construct public facilities on private property. You are also advised that the area in question is not within the City limits. I suggest this matter be resolved with the Development Department and it may be necessary to involve the County Engineer and/or County Road Department.

Mr. Del A. Beaver
June 20, 1980
Page 2

7. The general Notes on sheet 1 should be edited as follows:
 - a. In note 1, change "1978" to 1980"
 - b. Delete notes 4 and 5 since they do not apply to anything on this project.
8. A concrete apron should be provided east of the inlet on the south side of Kimball Avenue to help keep eroded soil from the ditches from silting the inlet and pipes.
9. The 2 ft. vertical curb and gutter detail shown on sheet 2 is not to City Standard. It should be replaced with the detail shown on Standard Drawing ST-1.
10. The street profiles shown are approved for construction.
11. Subgrade compaction should be very carefully controlled in those areas where buried debris is encountered and removed.
12. You are advised that any construction plans approvals from this office will be based on the contents of a letter dated June 9, 1980, from Colorado Department of Health to Mr. Sparkman being conformed to during all phases of construction.
13. I have not been asked to review and approve the detailed construction plans for sanitary sewers and waterlines. We have in our files a set of prints received March 5, 1980, from the Development Department. If these drawings are current, please advise me and I will review them for approval prior to construction.

When the above comments have been addressed, please submit the revised plans for approval. I assume you will make sure the Contractor is kept current on any revisions.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Karl Metzner ✓
Jim Patterson
Jim Wysocki



City of Grand Junction, Colorado 81501
250 North Fifth St., 303 243-2633

August 26, 1980

Mr. Larry D. Cockraft
Paragon Engineering, Inc.
P. O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

Dear Larry:

Re: Winters Avenue Industrial Park Subdivision

As requested, I have reviewed the revised detailed construction plans for streets and storm drains in the above as submitted on July 23, 1980, and have the following comments:

1. Most of the comments of my June 20, 1980, letter to Mr. Beaver are addressed on these revised plans.
2. Comment No. 3 has not been addressed. We still need to see details of the railroad crossing.
3. It is my understanding that a 13.5 ft. wide strip of land south of the Kimball Avenue centerline has or will be annexed to the City. This land must also be dedicated as public right of way prior to my approval of any construction on that area.
4. We have copies of unrecorded powers of attorney for improvements on Kimball Avenue and 12th Street. These must also be recorded. By copy of this letter I am notifying the Development Department of this need.
5. The short length of 6 inch pipe from Inlet "C" to the manhole in the intersection of Kimball Avenue and 9th Street should be changed to a 10 inch pipe to facilitate the City's maintenance operations.
6. You have provided an asphalt lined ditch east of Inlet "B" for erosion control. Show the length and width of the "Asphalt lined ditch".
7. You are reminded of comments 5 and 12 of my June 20, 1980, letter to Mr. Beaver.

When the above comments have been addressed, please submit the corrected plans and at that time consider them approved for construction by this office. I assume you will insure the contractor is kept current on any revisions.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Bright ✓
John Kenney
Jim Patterson
File

LOWDER
(COUNCIL HAS SEEN THIS)

This is a part of the
Winters Ave Ind.
Park file and becomes
one of the requirements

November 4, 1980

Don Warner
5/21/81

Grand Junction City Council
City Hall
Grand Junction, Colorado

Re: Street Improvement - South Twelfth Street

Gentlemen:

As the owner of property adjoining South Twelfth Street I write this letter in support of the creation of a Special Improvement District for the paving of South Twelfth Street.

Because of the possible inequity involved in my sole obligation of paving South Twelfth Street, it is my position that the City should order a Special Improvement District on said street, in order that all adjoining property owners would pay their fair share of the proposed street improvement. In the event the City should determine that it is equitable and necessary to order a Special Improvement District in the area, I will cooperate in any way necessary and will personally circulate a petition to initiate the District.

I will at my own expense install and maintain a temporary street along South Twelfth Street, and will continue to maintain said street as long as is necessary, or until the street is permanently improved, either by the creation of a Special Improvement District or under my own commitment as hereinafter set forth.

This letter shall constitute the initiation of a petition to the City Council of Grand Junction to order a Special Improvement District covering the permanent improvement of South Twelfth Street. If no order for the improvement of said District is consummated, I will fulfill my promise and commitment to the City of Grand Junction to install on South Twelfth Street a 41-foot paving or blacktop, pursuant to a previous commitment in relation to the subdividing of property owned by me adjacent to said street.

Yours very truly,


Richard L. Sparkman

copied 11-7-80
DLA

#94-78

Bob/AV

July 17, 1981

Mr. Robert P. Gerlofs
Paragon Engineering, Inc.
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

Dear Bob:

Re: Winters Avenue Industrial Park - Kimball Avenue

The streets and storm drains constructed in the above subdivision (Kimball Avenue) were final-inspected on July 1, 1981, and appeared to be satisfactorily constructed in accordance with the approved plans. We received the as-built drawings and construction test results which acknowledge the facilities have been built in accordance with the approved plans and specifications.

It is noted here for the record that several of the construction tests show apparent non-conformance with City specifications. The asphalt extraction test dated 6/5/81 shows three (3) aggregate gradations which exceed allowable tolerances and bituminous content of less than specification requirements. A concrete test for cylinders 1-1 thru 1-4 shows water-cement ratio and cement content not to specification although the compressive strength results were well within specification requirements. The compaction tests show field moistures of more or less than within 2% of optimum and "required compactions" of "95%) for subgrade, subbase and base when the specifications require in some cases 90% and in some cases 95% of AASHTO T-99 or AASHTO T-180. I am unsure from these reports if the testing personnel are in fact familiar with the specification requirements.

Concerning the railroad crossing, I assume the railroad is satisfied as to the acceptability of what was constructed. I would appreciate written confirmation from you on this matter since I have had no contact with them on this project.

In light of the above, I request that you analyze the construction test results and write me assuring two items.

1. Based on the construction tests and inspections by your personnel during construction, are the street and storm drainage improvements constructed according to the approved plans and City Specifications?
2. Has the railroad approved and/or accepted the crossing improvements?

= 1 78

70

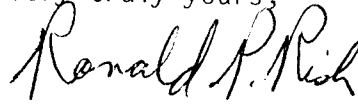
Mr. Robert P. Gerlofs

Page 2

July 17, 1981

Upon receipt of your letter, I will respond with an acceptance letter. Thanks for your continued cooperation.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Richard Sparkman
Elam Construction
John Kenney
Karl Metzner
Jim Patterson
Jim Wysocki

CITY

REVIEW SHEET SUMMARY

FILE# 94-78

ITEM WINTERS AVENUE INDUSTRIAL PARK - FINAL PLAT

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER RICHARD L. SPARKMAN et.al.

LOCATION South of Winters Avenue at 10th Street

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	MAPPING	No objection.
3-11-80	UTILITIES	None.
3-14-80	TRANS. ENG.	The arrangement of Winters Avenue Industrial Park precludes any north-south access to property south of Kimball Avenue for three blocks. Consideration should be given to provide additional N-S access, such as extending 10th Street, constructing a street between Lot 1 & 3, or other alignments
3-14-80	GJ DRAINAGE	Okay
3-14-80	MTN. BELL	Utility easements and dedication satisfactory as shown.
3-14-80	CITY FIRE	Water lines as shown should be adequate as determined by fire flows required for future construction. Hydrant spacing is adequate except an additional hydrant is needed on Winters in line with 11th Street as per previous comments. Also additional on site hydrants may be required as determined by future construction.
3-14-80	CITY ENGINEER	All street, storm sewer, sanitary sewer and waterline information shown looks okay. Detailed construction plan approval must be requested and obtained from me prior to construction. Power of attorney should be obtained for future curb, gutter and sidewalk on west side of 12th Street. As discussed with the petitioners engineer and as addressed in a previous platting of this site, I feel 10th Street should connect Winters and Kimball. The street network in this area is very discontinuous and to have 10th Street thru to Kimball with the connection thru to 9th Street as proposed would do much to shorten the out of way driving now necessary for people needing to get from the area just to the north to say Orchard Mesa. This street could be shifted eastward to the edge of lot 1 also if this would help their platting problems concerning lot sizes.

STAFF RECOMMENDATION

1. Recommend 10th Street be extended from Winters to Kimball Ave. (Transp. & City Eng.)
 2. Additional hydrant required by City Fire
 3. POA for 12th Street improvements
- Staff recommends approval with the aforementioned conditions

GJPC/MARCH 25, 1980/GRAHAM/SIMONETTIT PASSED 4-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PLAN, SUBJECT TO STAFF RECOMMENDATIONS AND IN THE EVENT THE CITY ENGINEER IS INSISTENT THAT TENTH STREET GO THROUGH, THAT THE PROBLEM BE RESOLVED BETWEEN THE DEVELOPER AND THE CITY ENGINEER.

4-10-80	PUBLIC SERVICE	Electric: Utility composite indicates that pavement and gutter pan extend to property line on Kimball Avenue. Because of this and because Industrial type development may not lend itself to joint-use trench application, request that the 10' utility easement adjacent to Kimball Ave. on Lots 2 & 3 be changed to 15' easement. Gas: Developer should contact Consumer Service Representative and Gas Engineering to resolve relocation of conflicting buried gas facilities. All relocations and sub-
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Subdivision Winters Ave Industrial Park

Date 1 Sept 78 Item # 94-78

Petitioner THOMAS E. FOLKESTAD

S. of winters ave FINAL PLAT
from 10th to 12th STs.

Review Agencies Comments

P.O.A. call on 12th

Review Agencies Comments

Action Taken

P.C. approved
C.C. approved 4 Oct 78

Comments

Action Taken

P.C. _____
C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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