### **Table of Contents**

File 1988-0040

Project Name: D&RGW Railroad-Filing #3-Final Plat 7 12th St. & D Rd.

P	S	A few items are denoted with an asterisk (*), which means they	/ a	re	to be scanned for permanent record on the in some					
r	c	instances, not all entries designated to be scanned by the depa								
e s	a i	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.								
e	'n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick								
n	e	guide for the contents of each file.								
t	d	Files denoted with (**) are to be located using the ISYS Que	ery	S	ystem. Planning Clearance will need to be typed in					
		full, as well as other entries such as Ordinances, Resolutions, Bo	ar	d d	f Appeals, and etc.					
X	X	·								
X	X	Review Sheet Summary								
		Application from								
X		Review Sheets								
		Receipts for fees paid for anything			· · · · · · · · · · · · · · · · · · ·					
		*Submittal checklist								
		*General project report								
	Reduced copy of final plans or drawings									
X		Reduction of assessor's map.								
		Evidence of title, deeds, easements								
X	X									
		Public notice cards								
		Record of certified mail								
X		Legal description								
		Appraisal of raw land			·					
		Reduction of any maps – final copy								
		*Final reports for drainage and soils (geotechnical reports)								
		Other bound or non-bound reports								
		Traffic studies								
X	X	*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	DE	$\mathbf{V}$	ELOPMENT FILE:					
X	X	Action Sheet	T							
X		Review Sheets	I	Ţ						
	X	Review Sheet Summary	+	4						
X		Certification of Subdivision Plat – 10/19/88  Public Notice Posting – 9/21/88	+	+						
$\frac{\Delta}{X}$		Memo from Mike Sutherland to Neva Lockhart re: open space fees – 9/28/88	+	+						
X		Development Application – 9/6/88	+	+						
X	X		+	+						
		9/6/88	$\perp$	$\perp$						
X		Appraisal from John W. Nisley, MAI, Real Estate Appriaser – 8/31/88	4	4						
X		Warranty Deed - Henry L. Price conveys to Denver and Rio Grand Western Railroad Company - 3/11/37								
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## ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

Grand Junction, Colorado 81501

(303) 242-0101

September 6, 1988

Grand Junction Planning Commission 250 North Fifth Street Grand Junction, CO 81501

Dear Members:

Accompanying is a Final Plat Request for the Denver and Rio Grande Western Railroad. This request gained preliminary plan approval from the City in November of 1987. At that time it was known as Filing No. 5 and is to be now known as Filing No. 3. Filing No. 3 is located North of D Road and West of the extension of 12th Street.

Major uses adjoining the request consist of; Grand Junction Steel Fabricating on the South, State Highway Department shops to the West, and the railroad main line adjoins the North property line. One of the vicinity's largest industrial areas is located Southeast of the subject site.

The proposal calls for the platting of a single 4 acre lot. The site is currently occupied by Valley Building Supply, who process & store masonry products.

Filing No. 3 is currently zoned I-1 by the City of Grand Junction. Uses permitted in this zone are intended primarily to allow light and heavy manufacturing, warehouse and outdoor industrial storage activities.

Existing utility service and access will remain unchanged for Filing No. 3.

Representatives of the railroad and myself will be in attendance at the scheduled public meeting to address review agency comments and answer any questions which may arise.

Respectfully,

ARMSTRONG CONSULTANTS, INC.

Thomas A. Logue Project Manager

TAL/sh DALY5

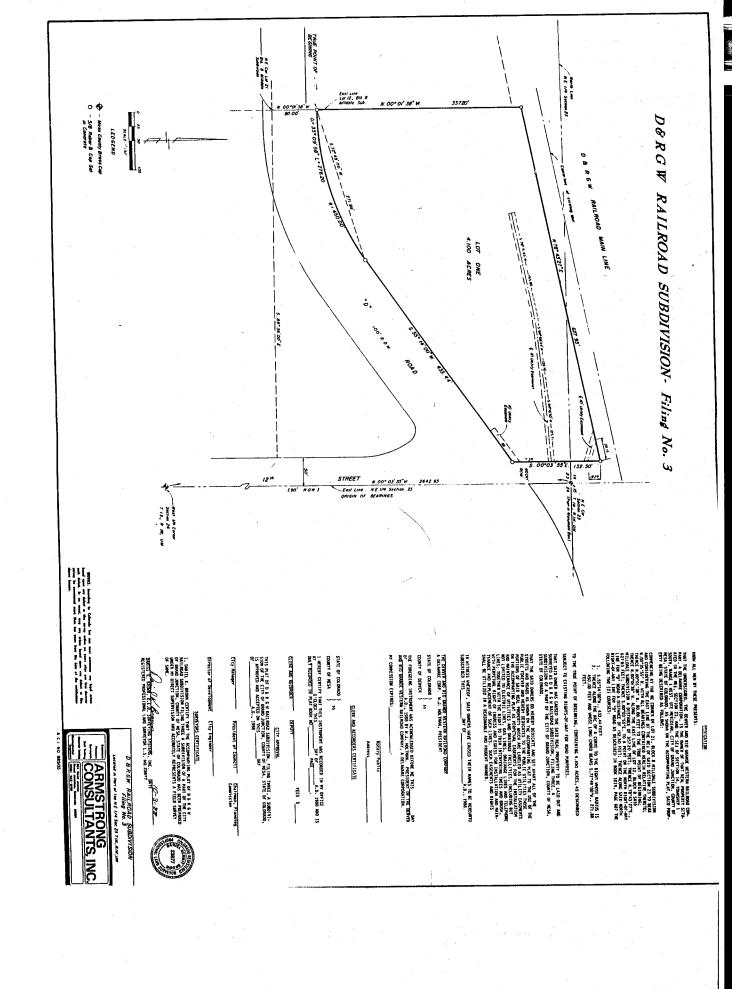
**CONSULTING ENGINEERS** 

#40 88 Origina Do NOT Remove From Office Colorado Dept. of Highways 606 S. Ninth Street Grand Junction, CO 81501

West COR Inc. 1101 Third Avenue Grand Junction, CO 81501

Pioneer Steel Tubles Dist. 9520 E. 104th Avenue Henderson, CO 80640

KC Wolford 2001 Stardust Drive Colorado Springs, CO 80906



### REVIEW SHEET SUMMARY

FILE NO.		EADING D&RGW Railroad Subdivision, Filing 3 DUE DATE 9/27/88							
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: D&RGW Railroad Location:									
North	of D Road, South of	railroad mainline, between 10th and 12th Streets Acres:4.464							
· · · · · · · · · · · · · · · · · · ·	·								
PETITIONER ADDRESS 555 17th Street Denver, CO 80202									
ENGINEER_	n/a								
DATE REC.	AGENCY	COMMENTS							
NOTE: W	RITTEN RESPONSE MINIMUM OF 48	BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.							
9/27/88	Public Works	Need easement (10') for existing water line across lot one, filing #3.							
9/27/88	Grand Jct. Drainage	This proposed subdivision plat covers lands which lie wholly within the Grand Junction Drainage District. There are no existing or planned open or tiled GJDD drains crossing or adjacent to this property. There are no adopted or proposed plans to extend any drains to this property. Surface runoff from this parcel must flow in city streets or city maintained storm drains.							
9/27/88	Fire Dept.	Our department doesn't have a problem with this replat. If they do any building, we will need to review the plans to ensure they meet with the local fire codes.							
9/30/88	Mtn. Bell	Please provide utility easement for existing power lines which have telephone facilities on them.							
9/28/88	Public Service gas: electric:	No objections. Request 10' wide easement for existing electric facilities.							
9/29/88	City Engineer	An easement is needed for the (18"?) water line shown running diagonally across the southeast portion of the property as shown on the air photo.							
9/30/88	Development Dept.	A revised final plat must be submitted not later than Monday, 2:00 p.m., October 3, 1988 for review prior to the Planning Commission hearing. Please include a reduction of the plat. All easements requested by other agencies or utilities must be shown on the revised plat. There are no open space fees at this time, but if new development or a change of use occurs, fees may be assessed at that time. A review for determination may be necessary prior to issuance of any permits.							

#### REVIEW AGENCY RESPONSE FILE #40-88

D&RGW Rail Road Subdivision Filing #3.

D&RGW Rail Road

ACTIVITY PETITIONER LOCATION -North of D Road, South of Railroad, between 10th & 12th

Streets.

AGENCY	RESPONSE
Public Works	10 ft. water line easement is provided on the final plat.
Grand Junction Drainage	No response required.
Fire Department	No response required.
Mountain Bell	Requested easement shown on the final plat.
Public Service	Requested easement shown on the final plat.
City Engineer	An easement is provided for the 18 inch water line. (see Public Works response)
Development Department	A revised final plat has been submitted along with a reduction.

All easements requested are indicated on the revised plat.

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# development summary



File	#	40-88	Name D&RGW Railroad	Date	10/6/88

\* FOR CITY COUNCIL INFORMATION ONLY -- NO HEARING REQUIRED

PROJECT LOCATION: North of D Road, west of the extension of 12th Street

#### PROJECT DESCRIPTION:

This is the Filing #3 of seven filings previously approved under the "preliminary plat" review.

REVIEW SUMM	MAR	XY (	(Major Concerns)		
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies	x		Streets/Rights Of Way	х	
Complies with adopted criteria	х	1	Water/Sewer	х	
Meets guidelines of Comprehensive Plan	х		Irrigation/Drainage	x	
			Landscaping/Screening		
/			Other:		

<sup>\*</sup>See explanation below

STATUS & RECOMMENDATIONS: All requested easements have been provided on the revised plat. The County Surveyor will review the plat, and the mylar original will be circulated for the Mayor's and City Manager's signature. No open space fees will be required as the property is (currently) fully developed as a masonry block plant.

Planning Commission Action

On Tuesday, October 4, 1988, Planning Commission approved the final plat.