

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
Original
Do NOT Remove
From Office

Colorado Dept. of Highways
606 S. Ninth Street
Grand Junction, CO 81501

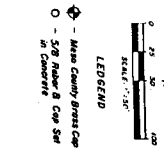
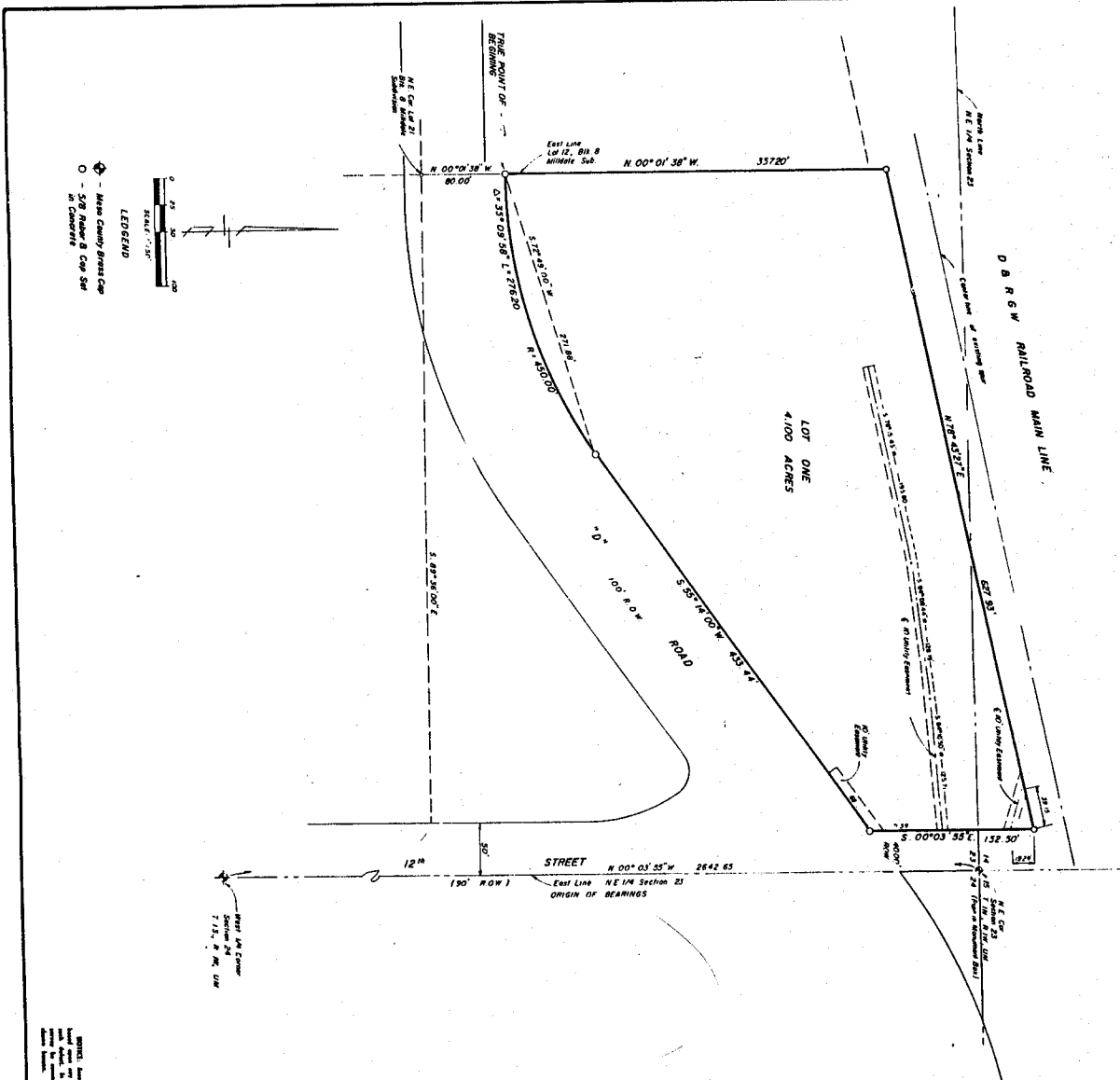
West COR Inc.
1101 Third Avenue
Grand Junction, CO 81501

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

KC Welford
2001 Stardust Drive
Colorado Springs, CO 80906

Original #40 88
Do NOT Remove
From Office

D & R G W RAILROAD SUBDIVISION - Filing No. 3



BEING ALL MORE BY THESE MEASUREMENTS:

1. 5.574' CORN. 431.44 FEET
 2. 1.762' ALUM. THE MODEL OF THE CORNER BEARS S. 77° 49' 00\"/>

TO THE POINT OF BEGINNING, CONTAINING 4.100 ACRES, AS DESCRIBED SUBJECT TO EXISTING RIGHTS-OF-WAY FOR ROAD PURPOSES.
 THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE Laid OUT AND SURVEYED AS A 0.8 x 0.8 RAILROAD SUBDIVISION, FILING THEREIN A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

THE PROPERTY INTERESTED HEREIN BELONGS TO THE COMPANY A RECORDED GRANT, N. J. McILVAIN, PRESIDENT
 STATE OF COLORADO }
 COUNTY OF MESA }
 COUNTY OF BEVERLY }

STATE OF COLORADO }
 COUNTY OF MESA }
 COUNTY OF BEVERLY }

CITY ENGINEER
 CITY ENGINEER
 CITY ENGINEER

ARMSTRONG CONSULTANTS, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR, L.S. NO. 28477

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A.C.I. NO. 88203

REVIEW SHEET SUMMARY

FILE NO. 40-88 TITLE/HEADING 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: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 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

ACTIVITY - D&RGW Rail Road Subdivision Filing #3.
PETITIONER - D&RGW Rail Road
LOCATION - North of D Road, South of Railroad, between 10th & 12th
Streets.

<u>AGENCY</u>	<u>RESPONSE</u>
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.

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 SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening		
			Other: _____		

* 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.