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File 1988-0054

Name: D&RGW Subdivision - Filing 5 - 2nd & South Avenue

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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>	
X	X	Table of Contents	
		Review Sheet Summary	
		Application from	
		Review Sheets	
		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, easements	
X	X	*Mailing list to adjacent property owners	
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X		Legal description	
		Appraisal of raw land	
		Reduction of any maps - final copy	
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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)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X X Letter from Kathy Portner to Arvan Leany re: parking and traffic circulation - 9/13/90
X	X	Review Sheets	X X Memo from Don Newton to Planning Dept. re: Easement be dedicated as permanent right-of-way - 1/10/89
X	X	Development Summary	X Letter from D.J. Brungardt to R.P. Moston re: street modification in front of Pufferbelly Station - 12/15/89
X	X	Review Sheet Summary	X Parking Lot Modifications
X		Development Application - 10/31/88	
X		Certification of Plat - 2/22/90	
X		Hold Harmless Agreement - Sewer agreement - 8/20/92	
X		Public Notice of Posting - 1/18/89	
X	X	Planning Commission Minutes - ** - 1/10/89	
X		Handwritten Notes to file - no date	
X	X	Site Plan	
X		West Elevation	

ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

— Grand Junction, Colorado 81501

— (303) 242-0101

November 30, 1988

Grand Junction Planning Commission
250 N. Fifth Street
Grand Junction, CO 81501

Dear Members:

Accompanying is a Final Plat Request for the Denver & Rio Grande Western Railroad. This request gained preliminary plan approval from the City during November, 1987. Filing 5 is located along the southwesterly side of South Avenue between 1st and 2nd Streets.

Major uses adjoining the request include City Market's general office on the north, Carlson Memorials and other warehousing uses can be found southeasterly of the request along South Avenue. Other uses in the area include limited retail sales, auto sales and warehousing. The railroad's main line adjoins the southwesterly boundary of Filing 5.

The proposal calls for the platting of two lots. Lot 1 is currently occupied by the Pufferbelly Station facility. Past uses within the facility include a restaurant, retail sales and office space. Lot 2 is currently occupied by a vacant two-story structure. The past use of the structure was office space for the railroad.

Filing 5 is currently zoned I-1 by the City of Grand Junction. Uses permitted within this zone are primarily to allow light and heavy manufacturing, warehousing and outdoor industrial storage activities.

Existing utility service and vehicular access will remain unchanged to the uses within Filing 5.

Modification to the uses presently occupying the two lots within Filing 5 will not change as a result due to platting of the subject property.

Representatives of the railroad and myself will be in attendance at the scheduled public meeting to discuss the request in detail and answer any questions which may arise.

Respectfully,

ARMSTRONG CONSULTANTS, INC.



Thomas A. Logue
Project Manager

TAL/sh
DALY30

CONSULTING ENGINEERS

Electronic Mail - MEMO

Created By: DONN
Memo Name : D&RGROW

MEMO

To: Grand Junction Planning Department
From: Don Newton, City Engineer *Don*

Subject: D & R G W Railroad Subdivision Filing Five
Date: January 10, 1989
Re: Right-of-Way for existing Street

The existing street which connects First Street to South Ave. and lies adjacent to the lots in the above named subdivision is currently open to the public and maintained by the city. Apparently, there is no public right-of-way other than an easement (book 617, page 220) on which this street is constructed. For the city to continue maintenance of the street, we would request that the easement be dedicated as permanent right-of-way. If right-of-way is not dedicated for the street, easements would need to be maintained for existing utilities.

We plan to close off the access to this street from 1st Street regardless of what happens with the right-of-way. This is a hazardous intersection that we have planned to eliminate for some time.

Carlson Memorials
237 S. Avenue
Grand Junction, CO 81501

The Anshutz Corp.
Steve Hebert
555 17th Street
Denver, CO 80202

Anna Company
Box 489
Grand Junction, CO 81502

Armstrong Consultants, Inc.
Tom Logue
861 Rood Ave.
Grand Junction, CO 81501

Charles Esquibel
Box 295
Taos, NM 87571

Fred Aragon
1337 Orchard Avenue
Grand Junction, CO 81501

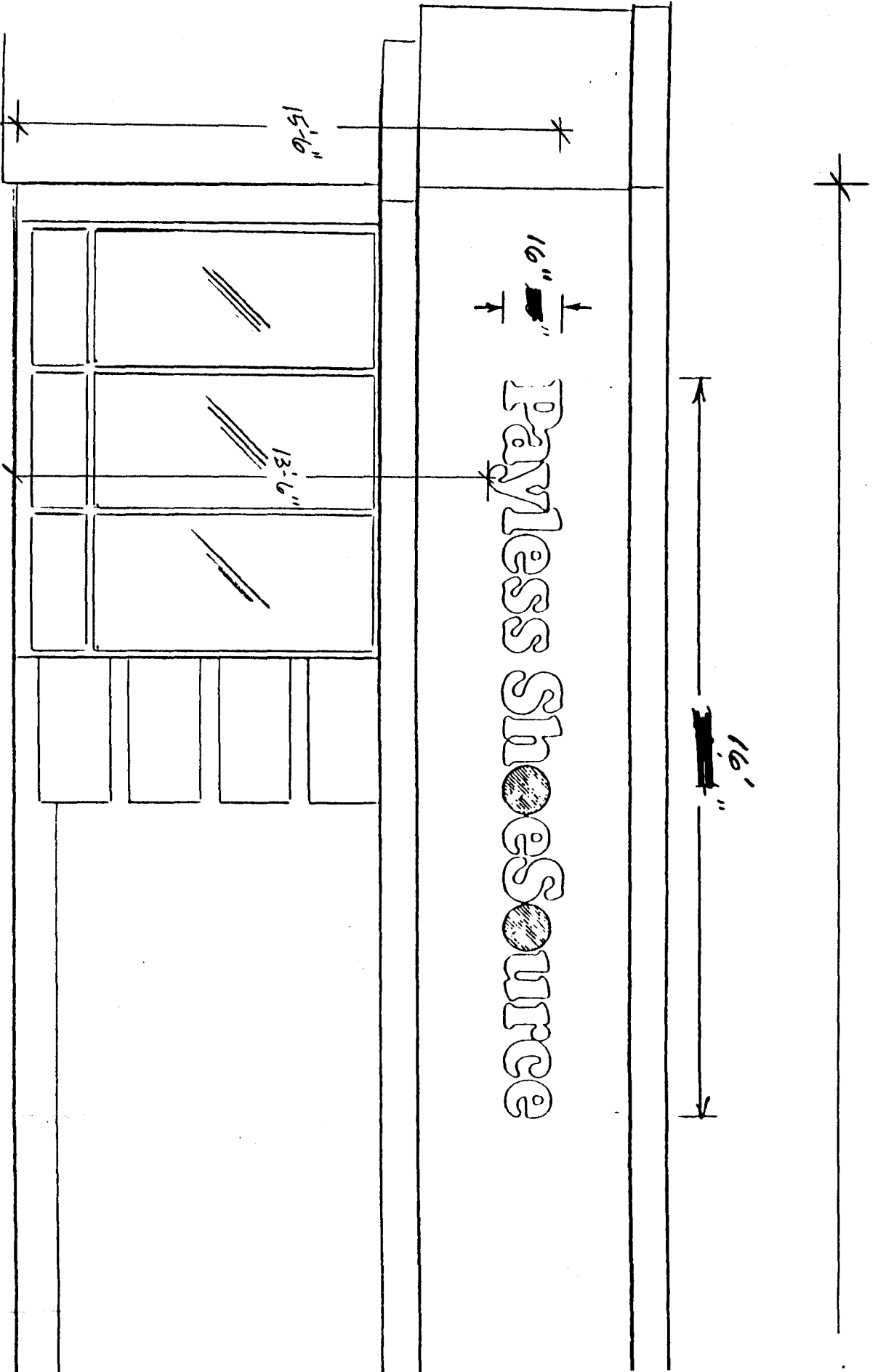
Manuel Novella
212 South Avenue
Grand Junction, CO 81501

Lupe Harris
Box 76
Anza, CA 92306

Marjorie L. Montgomery
929 Ouray Avenue
Grand Junction, CO 81501

Paul Kuykendall
929 Ouray Avenue
Grand Junction, CO 81501

Western Reserve Life Insurance
Box 609
Grand Junction, CO 81502



ONE SET ~~16"~~ 16" WEST ELEVATION
 STANDARD ILLUMINATED PAD CHANNEL LET

SCALE 1"=20'

FIRST STREET

UTE AVENUE

PITKEN AVENUE

EXISTING BUILDING

MATCH EXISTING

EXISTING 3' VALLEY GUTTER

NOTE CURB OPENING SIMILAR TO SECTION A-A

4 LF NEW 3' VALLEY GUTTER (MATCH EXIST)

I met with Arvin & Ryan in field in my office 12-22-89 & agreed that CDOT would include the curb & gutter shown in blue pencil as part of our HES contract. Other notes on this sheet are not mine. -RM

SEE DRIVEWAY DETAIL

MATCH EXIST. TO ELEVATION

5 LF NEW 3' VALLEY GUTTER (MATCH EXIST)

MATCH EXIST

MATCH EXIST. TO ELEVATION

2'-0" CURB & GUTTER SEE DETAIL

SURFACE

E
TE
OLE
POLE
SIGN
INK FENCE
SURFACE

BENCH MARK EXIST. INLET GRATE ELEV. 100.00

RIM 165

EXISTING BLDG 6' CONCRETE

COMMON LINE

ONE WAY

3 SPACES

22 SPACES @ 9' 0"

EXISTING

PAVEMENT

4 SPACES

21.5'

21.5'

21.5'

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10 SPACES

104' (TYP)

PAINTED STRIPES (TYP)

24' (116' RECD)

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REVIEW SHEET SUMMARY

FILE NO. 54-88 TITLE/HEADING D&RGW RR Subdivision Filing #5 DUE DATE 12/19/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: The Anschutz Corp., Steve Hebert, location: 2nd and South Ave. on approximately 5.5 acres

PETITIONER ADDRESS 555 17th St., Denver, CO 80202

ENGINEER Armstrong Consultants, Tom Loque

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.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/09/88	City Attorney	Surveyors Certificate does not comply with Section 6-8-2A.1b second sentence. Non contiguity of Lots 1 & 2 apparently prohibited to be one plat, see, subsection "f".
12/09/88	G.J. Drainage	The Grand Junction (Drainage) does not maintain any open ditches or piped drains in or adjacent to this development. There are no adopted or proposed plans to extend any existing ditches or piped drains in or to this site. There are no plans to dig new ditches or install new drains to or through this site.
12/12/88	Fire Dept.	Our office hasn't any objections to this request as it doesn't change any of our required access to the area.
12/13/88	U.S. West	No objection.
12/13/88	Public Service	Electric: Need easements for existing PSCo owned underground electric lines on these sites. Gas: Does not appear that any gas facilities will be affected other than service laterals to existing buildings.
12/15/88	Police Dept.	No problems noted.
12/19/88	City Engineer	15 foot wide utility easements should be provided for existing sewer lines on those lots. Where buildings are constructed over sewer lines, hold harmless agreements should be obtained in case of future problems with these lines.
12/21/88	Planning Dept.	1. The surveyor's certification needs to include provisions to certify that the plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations. 2. Utility easements must be provided as required by Public Service and the City of Grand Junction. 3. Regarding Lot 2, the Grand Junction Zoning & Development Code requires one parking space per each 300 square feet of office space. Please provide a site development plan which indicates total square footage and a parking plan that meets the parking requirements of the Code (including 5% of parking area in landscaping). 4. Since both lots are developed, no Open Space Fees will be imposed unless there is a change in use on the site. 5. The original copy of the Development Application must be submitted including original signatures. The same is true of the Action Sheet.

12/28/88

JAN 06 1989

RESPONSE TO REVIEW AGENCY COMMENTS

FILE #54-88

ACTIVITY: D&RGW RR Subdivision Filing #5
 LOCATION: Second Street and South Avenue on approximately 5.5 acres
 PETITIONER: The Anschutz Corporation, Steve Hebert

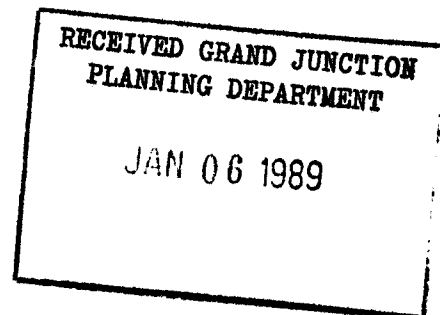
AGENCY	RESPONSE
City Attorney	The surveyor's certification will be amended in accordance with Section 6-8-2A.1b of the City of Grand Junction Land Use Code. The property located between Lots 1 & 2 is owned by the petitioner. Therefore, making them contiguous to each other by the same ownership.
Grand Junction Drainage	No response required.
Fire Department	Platting of the property will not result in a change to the access.
U.S. West	No response required.
Public Service	Electric; underground electric lines will be located and easements provided for on the plat. Gas; No response required.
Police Department	No response required.
City Engineer	A 15 ft. wide utility easement will be provided for existing sewer lines crossing lots 1 and 2. The petitioner is willing to enter into a hold harmless agreement with the City of Grand Junction for those sewer lines which lie under the existing buildings.
Planning Department	<ol style="list-style-type: none"> 1. See response to City Attorney comments. 2. Utility easements will be provided as required by Public Service and the City of Grand Junction.

#54 88

MISC15

Original
Do NOT Remove
From Office

3. A site development plan is attached indicating a land use summary and parking layout plan.
4. No response required.
5. Accompanying is the original copy of the development application including original signatures.



Original
To Be Removed
From Office

#54 88

development summary



File # 54-88 Name D&RGW #5 Final Plat Date 1/13/89

PROJECT LOCATION: Approximately 2nd Street and South Avenue

PROJECT DESCRIPTION:

A final plat on Filing #5 of the D&RGW Railroad Subdivision, creating two lots, one being the Pufferbelly Station and the other a building just to the east of the Amtrak Station.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	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	n/a				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

The existing street, which connects 1st Street to South Avenue and lies adjacent to the lots in the above named subdivision, is currently open to the public and is maintained by the City. This is not a dedicated public right-of-way, only an easement. The City Engineer has requested that this be dedicated as a permanent right-of-way if the City is to continue maintaining it. The City plans on closing off the access to this street from 1st Street to eliminate a hazardous intersection.

The City has also requested a "hold harmless" agreement from the petitioner for the sewer lines under the existing buildings.

STATUS & RECOMMENDATIONS:

Planning Commission Action

1/10/89 Planning Commission approved the final plat, subject to the above comments and all other Review Sheet Summary comments. This does not require City Council action.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

September 13, 1990

Arvan Leany
1990 S. Broadway
Grand Junction, CO 81503

Dear Mr. Leany:

Thank you for meeting with Don Newton and me on Monday concerning parking and traffic circulation for Pufferbelly Station. I would just like to summarize my understanding of what everyone agreed to do.

In conjunction with the State Highway closure of direct access from 1st Street, you will provide a curb cut to allow traffic to circulate from South Avenue into your parking lot. City crews will restripe the section of South Avenue in front of Pufferbelly Station for angled parking. The City will also install directional signs necessary to control traffic circulation through the lot.

When you do decide to redesign your parking lot and do some landscaping and lighting in the ROW, please submit a plan of improvements for our review. Anything in the ROW will require a Revocable Permit.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Portner", written in dark ink.

Kathy Portner
Senior Planner

xc: Don Newton, City Engineer