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File 1989-0008

Name: D & RGW Railroad - Final Plat.

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 Form			
		Review Sheets			
X		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
X		Legal description			
X		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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	Limited Appraisal Report: Lot 2, Filing 6 - 3/16/89	
X		Review Sheets	X	X	Letter from H.A. Phillips, Director Land & Contracts to City re: restriction on sale, transfer or conveyance of lots - 4/10/89
X	X	Review Sheet Summary	X	X	Release from Improvements Agreement/Guarantee
X	X	Development Summary	X		Outdated Plat of Filing 6
X		Development Application - 1/5/89	X		Plats of Filings 1, 2, 3, 4, 5, 6 & 7
X		Certification of Plat - 4/14/89			
X		Colorado Land Survey Monument Record - 4/14/89			
X		Certification of plat - 4/14/89			
X	X	Planning Commission Minutes - ** - 3/7/89			
X		Public Notice Posting - 2/23/89			
X		Clerk and Recorder's Certificate - 3/24/89			
X		Notice of Public Hearing - 3/7/89			
X		Plat Map			
X		Memo from Q.E.D. to Fred Weber, Mesa County Surveying Dept. re: survey must be reviewed by Max E. Morris - letter is agreement to do so-4/11/89			
X		Subdivision Plat review - 4/4/89			

ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

— Grand Junction, Colorado 81501

— (303) 242-0101

January 31, 1989

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

RE: D&RGW Railroad Subdivision Filing #6

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, 1987. Filing #6 is located east of 5th Street between South Avenue and the D&RGW Railroad mainline.

Major uses adjoining the request include the Burkey Lumber facility located to the northeast, the old Public Service Company property which is now owned by the City is located northwest of Filing 6 along South Avenue and 5th Street. Other uses in the area include limited retail sales, warehousing and the railroad's mainline which adjoins the southerly boundary of Filing #6.

The proposal calls for platting the property into 6 lots. All but one of the lots within Filing 6 contain existing uses. The only lot which is vacant at this time is Lot 2. The Predominate use within Filing #6 is warehousing and outdoor storage.

Filing #6 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 will remain unchanged unchanged to those uses within Filing #6. Vehicular access to lots within Filing #6 will utilize 6th Street and a proposed common ingress and egress easement. Access to the frontage road paralleling 5th Street is also available for Lots 5 and 6 within the Filing.

Modifications to the uses presently occupying lots within Filing #6 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,DALY31

CONSULTING ENGINEERS

#08 89

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

Grand Junction Newspapers, Inc.
P.O. Box 668
Grand Junction, CO 81502

Mesa Feed & Farm Supply
715 S. Seventh Street
Grand Junction, CO 81501

The C.D. Smith Co.
Box 728
Grand Junction, CO 81502

Burkey Lumber Co.
515 S. Seventh Street
Grand Junction, CO 81501

SDI Operating Partners
5301 E. Ninth Street
Kansas City, Missouri 64124

Jim Dible Oil Co.
611 S. Seventh Street
Grand Junction, CO 81501

Raymond A. Meacham
306 Main Street
Grand Junction, CO 8101

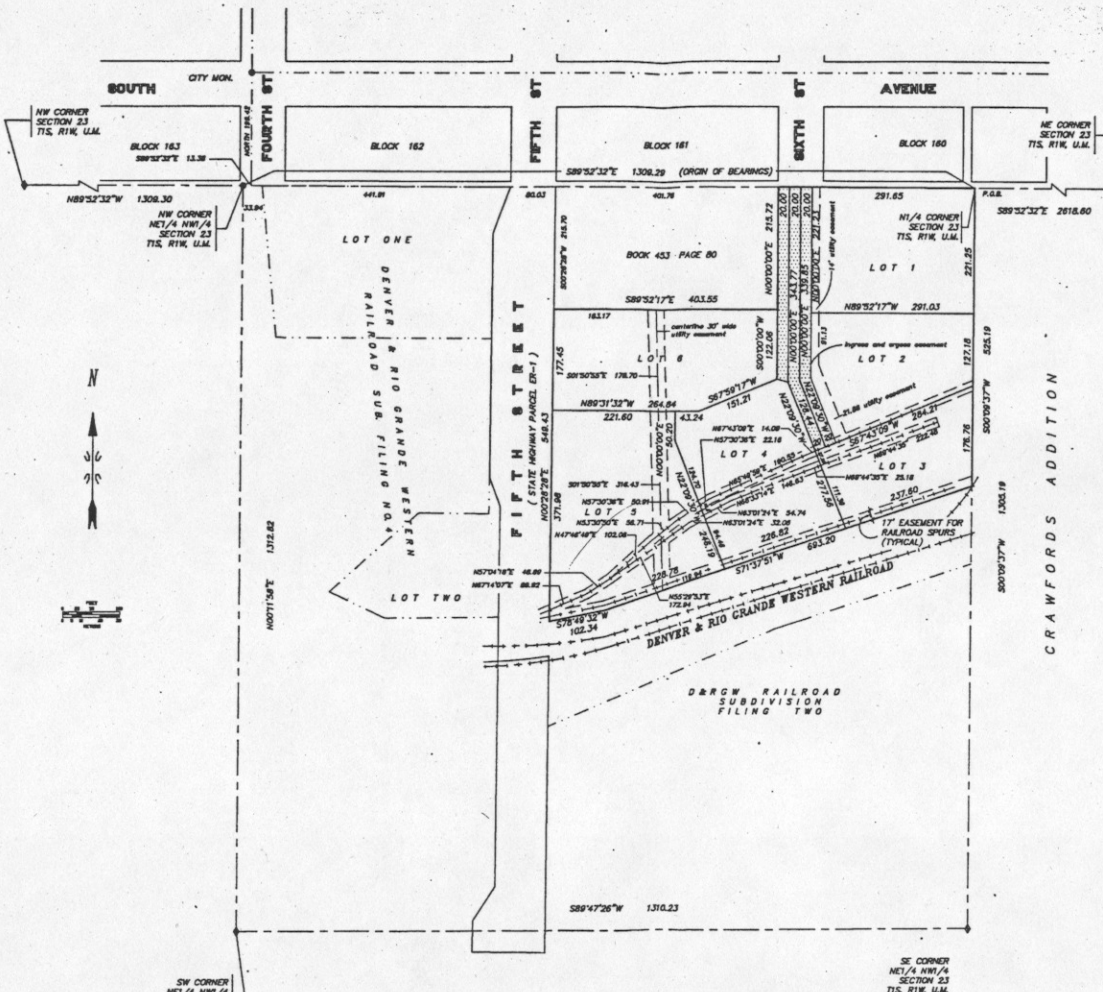
John C. Heideman
3012 Poppy Street
Grand Junction, CO 81506

Vernon L. Lehr
3612 E $\frac{1}{4}$ Road
Palisade, CO 81526

Barry Smith
4160 S. Irving
Denver, CO 80236

Mesa County Admin. Services
750 Main Street
Grand Junction, CO 81501

**D & R C W RAILROAD SUBDIVISION
FILING SIX**



BEFORE ME
I, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Mesa, State of Colorado.

Witness my hand and official seal this _____ day of _____, A.D. 19__.

CLERK AND RECORDERS CERTIFICATE

I, _____, County Clerk and Recorder, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Mesa, State of Colorado.

STATE OF COLORADO }
COUNTY OF MESA } SS

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- LEGEND & NOTES**
- ◆ Recovered Mesa County Brass Cap
 - ◆ 2 1/2" Iron pipe w/ Brass Cap set L.S. 16413
 - set no. 5 re-bar w/cap L.S. 16413
 - ⊥ Set no. 3 re-bar at all lot corners
- Boundary corners set in concrete
- Survey oriented with found monuments
- Bearings based on S89°52'32"E along the North line of Sec. 23

NOTICE

ACCORDING TO COLORADO LAW YOU MAY SIGNATURE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST RECEIVE THIS REPORT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UNLESS THERE IS A WRITING FROM THE BUREAU OF THE PROFESSIONAL SURVEYORS.

ARMSTRONG CONSULTANTS, INC.

1000 14th Street, Suite 1000
Denver, Colorado 80202
Phone: 303.733.1111
Fax: 303.733.1112

REVIEW SHEET SUMMARY

FILE NO. # 7-89 TITLE/HEADING Cond. Use - Calvary Bible Church DUE DATE 2/17/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Calvary Bible Church

Location: 629 27 1/2 Road Acres: 7.1

PETITIONER ADDRESS 888 Glenwood Avenue Grand Junction, CO 81501

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.

DATE REC.	AGENCY	COMMENTS
02/17/89	Development Dept.	The avigation easement must be recorded prior to issuance of a building permit. The design of the building and site seems to be sensitive to the surrounding uses. The parking proposed for Phase I is adequate for the designed capacity of the sanctuary. It is assumed that facilities in the building will not all be in use at the same time. The Code requires a dust-free surface for parking areas. A paved surface is preferred. What is the size of the proposed sign? A lighted sign will require a separate sign permit obtained by a licensed sign contractor. Initial development of the property must commence within the timeframe indicated in the project narrative as approved. The agreement between Louis P. and Geneva Hyde and Henry Fausson and Noel B. Norris, dated February 3, 1983, is not enforceable by the City. We encourage the parties involved to work out any conflicts with the agreement.
02/14/89	Mtn. Bell	No objection.
02/08/89	Public Service gas & electric:	No objections.
02/10/89	Building Dept.	No comments. Building Code requirements will be addressed at the time of permit process.
02/08/89	Police Dept.	No problems noted.
02/09/89	Fire Dept.	The following requirements are to be met: One fire hydrant shall be installed at the northeast corner of the property, on a minimum waterline size of 10 inches; access to the building shall be no less than 20 feet clear width of space. If parking or loading zones are to be provided, you will have to compensate for these; a Class IV, Type A, fire alarm system is required for occupancies of 300 or more; we will need to review the building plans prior to construction. If you have any questions, please call.
02/17/89	City Engineering	The service drive along the north property line should either be eliminated or made one-way-in only. There is not adequate sight distance to the north on 27 1/2 Road to exist from this service drive. The petitioners will be responsible for "half street improvements" along their frontage on 27 1/2 Road. These improvements can be designed and constructed to match the existing roadway, or funds for future street improvements could be placed in an escrow account. Because of existing structures at 15th Street, lack of adequate right-of-way, and utility relocation costs, the City has no plans to construct or to require others to construct F 1/4 Road between 15th St. and 27 1/2 Road. An easement should be provided for all existing and future planned utilities in the F 1/4 Road corridor. The parking area should be paved to eliminate a potential dust problem. A more detailed drainage and grading plan should be submitted to this office for review prior to beginning any grading work. The row of angled parking along the south property line would probably function better if laid out at a 45-degree angle.

RESPONSE TO REVIEW AGENCY COMMENTS

File No: 8-89
Activity: The D&RGW Railroad Subdivision, Filing 6
Phase: Final Plat
Petitioner: The Anschutz Corporation
Location: East of Fifth Street Between South Avenue and
Railroad Mainline

AGENCY

RESPONSE

Planning Dept.

An appraisal of Lot 2 has been transmitted to the department under separate cover. Once the Parks and Recreation Department has accepted the appraisal, a cash payment in the amount of 5% of the appraised value of Lot 2 will be delivered to the Planning Department.

A map depicting a suggested location for a dedicated access/recreational easement near the railroad's bridge at the Colorado River has been transmitted under separate cover. Finalization of all outstanding open space fee requirements will be completed prior to recording the final plat for Filing 6.

The final plat will be revised to reflect the dedication of a public road right-of-way in lieu of the flag lot arrangement originally submitted.

The final plat will be revised to show all land use area quantities, excepted parcels, and a bench mark elevation.

All railroad spur easements will be removed from the final plat. Dedication of the railway easements will occur at the time of sale of each lot by a separate recorded instrument.

City Attorney:

Review comments will be incorporated into the final plat revisions.

Fire Department:

No response required.

MISC16

AGENCY

RESPONSE

Public Service:

No response required.

U.S. West

In as much as the ingress/egress easements are being replaced with a dedicated public right-of-way the request for a utility easement designation would not be applicable.

Police Department:

No response required.

City Engineer:

A 60 ft. wide public right-of-way will be dedicated for the extension of 6th Street into the subdivision. A cul-de-sac will be provided at the south end of the 6th Street extension. It is the petitioner's understanding that they will be responsible for the construction cost of 6th Street along their subdivision frontage. Participation will be required by the City and Public Service prior to actual construction of the new street.

development summary



File # 8-89 Name D&RGW, Filing #6 Date 3/9/89

FOR CITY COUNCIL INFORMATION ONLY -- NO HEARING NEEDED

PROJECT LOCATION: East of 5th Street between South Avenue and the railroad mainline tracks

PROJECT DESCRIPTION: A request for a final plat for Filing #6 of seven plats approved in late 1987 as a broad preliminary plat. Only Lot #2 of the six lot subdivision is vacant and undeveloped, so open space fees will be paid prior to recording of the plat.

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	n/a	
			Other: _____		

* See explanation below

The petitioner will dedicate and plat an extension of South 6th Street with a cul-de-sac. Staff is working with the D&RGW and other adjacent property owners (Public Service, Burkey Lumber, City) to determine improvement agreements for completion of the new portion of roadway.

STATUS & RECOMMENDATIONS:

No staff objections to the plat; generally, it will be a major improvement to access and fire protection efforts.

Planning Commission Action

Hearing on March 7, 1989: Approval subject to review agency summary comments and that all outstanding open space requirements be resolved.



October 30, 1990

James E. Langford, P.E. & L.S.
Banner Associates, Inc.
2777 Crossroads Boulevard
Grand Junction, CO. 81506

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

RE: Denver & Rio Grande Western Railroad subdivision

Dear Jim:

We have reviewed the plans for the D&RGW 6th Street project that were submitted on October 17, 1990. They are acceptable with the exception of the following:

1. Manhole rim elevations need to be shown on the profiles for both storm and sanitary sewer installations.
2. There appears to be a discrepancy on the sanitary sewer installation plan and profile for the connection into the existing line. Was a new manhole constructed over the existing line or was the connection made to an existing manhole? If a connection was made into an existing manhole the alignment and the notes shown on the plan view need to be changed to depict what took place in the field.
3. A note shall be included on the "Water and Sewer Composite" stating that the sanitary system has been constructed according to plans and specifications and that infiltration does not exceed 200 gallons per inch diameter per mile of length per day.

Please make the above corrections and additions on the mylars you will be submitting to the City. The City will at that time accept the D&RGW 6th Street project as complete. The developer remains responsible for any and all failures to the accepted improvements that take place as a result of faulty materials and/or construction for a period of one year following the date of acceptance.

FOR THE CITY OF GRAND JUNCTION

Bill Cheney, P.E.
Utility Engineer

cc: Don Newton, City Engineer
Walt Hoyt, Inspection Supervisor

File



RELEASE FROM IMPROVEMENTS AGREEMENT/GUARANTEE

Development Name D & RGW Railroad #6 File # 8-89

Location East of 5th Street between South Ave. and Railroad

THE FOLLOWING SIGNATURES INDICATE ACCEPTANCE OF IMPROVEMENTS REQUIRED FOR THIS DEVELOPMENT. ONLY AN AUTHORIZED REPRESENTATIVE OF THE ENTITIES LISTED BELOW MAY SIGN THIS DOCUMENT.

CITY ENGINEER

J. Don Newton 2-11-92
Signature & Date

J. Don Newton, City Engineer
Print Name & Title

WATER (NON-CITY)

N.A.
Signature & Date

Print Name & Title

CITY UTILITIES MANAGER

Bill Cheney 2-11-92
Signature & Date

Bill Cheney, Utility Engineer
Print Name & Title

IRRIGATION

Irrigation systems must be signed off by a professional engineer.

I have personally inspected the completed system. It has been properly designed and installed and is fully operational.

N.A.
Signature & Date

Print Name & P.E. Number

P.E. Stamp

FIRE DEPARTMENT

George Bennett 2-25-92
Signature & Date

George Bennett, Fire Prevention Officer
Print Name & Title

DRAINAGE

N.A.
Signature & Date

Print Name & Title

I hereby certify that the improvements required by the Improvements Agreement recorded in the records of the County Clerk and Recorder of the County of Mesa, Colorado, in Book 1740, at pages 892 and supported by the Improvements Guarantee recorded in Book _____, at pages _____ have been completed and accepted by the above signatures.

In accordance with the provisions of the Grand Junction Zoning and Development Code, the above referenced agreement and guarantee are hereby released.

Burt Burt
Signature & Date
Director of Planning

March 4, 1991

James E. Langford
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506

Dear Jim,

RE: Denver & Rio Grande Western Railroad Subdivision Filing 6

As constructed drawings for South 6th Street were received on November 13, 1990. In accordance with Bill Cheney's letter of October 30, 1990, the street and drainage improvements were accepted by the City when the drawings were received.

The developer will remain responsible for any defective materials and workmanship until November 13, 1991.

Sincerely,

J. Don Newton
City Engineer

xc: Bill Cheney
Doug Cline
Community Development