

# Table of Contents

File 1989-0019

Name: Trolley Park Minor Subdivision - 552 25 Road-McCallum

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	<b>Table of Contents</b>
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
x		Reduction of assessor's map.
X		Evidence of title, deeds, easements
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheets
X	X	Review Sheet Summary
X	X	Ordinance No. 2429 - **
X		Development Application – 4/3/89
X		Tax Assessment - 1988
X	X	Planning Commission Minutes - ** - 5/2/89
X		Public Notice Posting – 4/21/89
X	X	Plat
X		Flood Plain Analysis
X		Subdivision Summary Form
X	X	Site Plan
X	X	Improvements Agreements – not signed by engineer or dated
X		Commitment for Title Insurance
X		Letter from Steve McCallum to Carl Metzner re: Purchase documents to establish current value for open space requirements – 3/28/89
X		Notice of Public Hearing – 5/2/89
X		Proposed Gas Sketch
X	X	Plot Plan
X		Electric Distribution Plan

IMPACT STATEMENT/PROJECT NARRATIVE

- 1) The proposal is to build five (5) commercial metal buildings with approximately one-half acre sites.
- 2) The proposal is located at 552 25 Road, County fo Mesa, City of Grand Junction, State of Colorado.
- 3) The proposal is to be developed one building at a time.
- 4) The area impacted by the proposal is 25 Road and Highway 6 & 50 in Grand Junction, Colorado.
- 5) The compatibility of the proposal is in tune with the existing business uses located in the area and is customer service oriented.
- 6) Services to be provided are, various automotive service related small business locations, auto body repair, mechanical repair.
- 7) Special considerations to be addressed are as follows. We feel the proposal is the highest and best use of the property as it would generate property taxes on five new buildings.
- 8) N/A

#19 89

Original  
Do NOT Remove  
From Office

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FLOOD PLANE ANALYSIS

Flood Plane Map Number 080115-0475-A, Mesa County Colorado  
National Flood Insurance Program

Subject property, 552 25 Road, tax schedule number 2945-102-00-108  
not in flood plane.

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#19 89

2945-094-00-150  
Grand Mesa Marine, Inc.  
2496 Hwy. 6 & 50  
Grand Junction, CO. 81505

2945-103-00-056  
GarrettFrieightlines Inc.  
2504 Hwy. 6 & 50  
Grand Junction, CO 81505

2945-091-00-151  
All Sports Honda  
555 25 Road  
Grand Junction, CO. 81505

Steven & Bobette McCallum  
Box 32  
Glade Park, CO81523

2945-102-00-104  
Harry McCrary  
1946 North 20  
Grand Junction, CO. 81501

Trolley Park Investments Inc.  
584 25 Rd. NBU 11  
Grand Junction, CO 81505

2945-102-00-948  
Ute Water Conservancy District  
560 25 Road  
Grand Junction, CO. 81505

2945-102-00-109  
John Brinkley, Jr.  
151 S 16 1/2 Road  
Glade Park, CO. 81523

2945-091-00-089  
NW Transport Service, Inc.  
2464 Hwy. 6 & 50  
Grand Junction, CO. 81505

2945-103-00-144  
W. R. Hall  
2522 Hwy. 6 & 50  
Grand Junction, CO. 81505

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## CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: TROLLEY PARK SUBDIVISION 552 25 Road, Grand Junction, CO.  
 Name of Subdivision or Other Improvement 552 25 Road, Grand Junction, CO. Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of \_\_\_\_\_ date \_\_\_\_\_ 19\_\_\_\_, the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	20'x600'	\$ 1,500.	8/89
Street Base	800T@\$5.50	4,400.	8/89
Street Paving			10/89
Curbs and Gutters	1500'@\$10.00	15,000.	10/89
Sidewalks	N/A		
Storm Sewer Facilities	1	3,000.	8/89
Sanitary Sewers			
Mains	6"x600'	4,800.	6/89
Laterals/House Connections	50@\$1,800.	9,000.	6/89
On-site Sewage Treatment	N/A		
Water Mains	4"x600'	3,600.	6/89
Fire Hydrants	2	2,000.	6/89
On-site Water Supply	N/A		
Survey Monuments	N/A		
Street Lights	N/A		
Street Name Signs	1	250.	6/89
Construction Administration		500.	
Utility Relocation Costs	N/A		
Design Costs		2,500.	
<b>SUB TOTAL</b>		<b>46,550.</b>	

Supervision of all installations (should not normally exceed 4% of subtotal) \$1800.

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 48,350.

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

[Signature]  
 Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: \_\_\_\_\_ 19\_\_\_\_

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

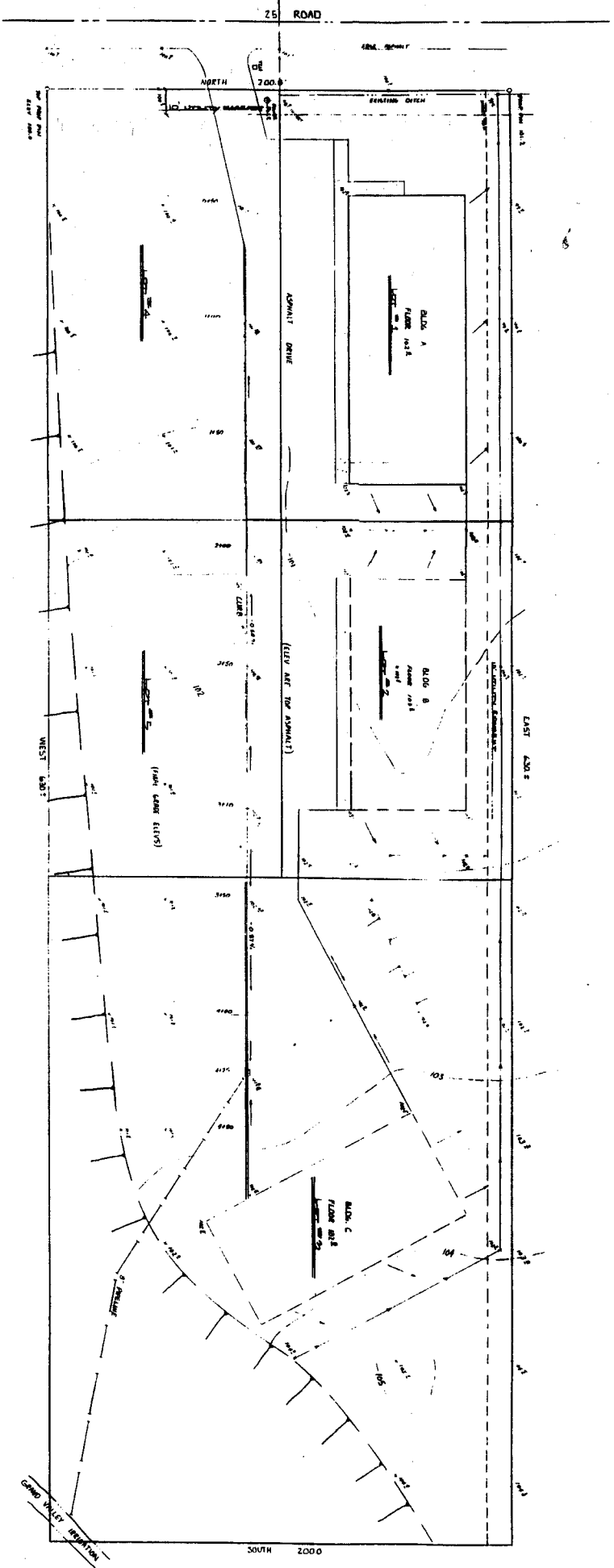
\_\_\_\_\_  
 City Engineer


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#19 89

EE

SITE PLAN




  
 ENGINEER'S STATEMENT  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that the above is a true and correct copy of the original as submitted to me for my signature and seal, and that I am a duly Licensed Professional Engineer in the State of California.

**TROLLEY PARK**  
**552 25 ROAD**

REVISIONS		DRAWN BY		DATE		SCALE	
NO.	DATE	REVISIONS	BY	DATE	SCALE	PROJECT NO.	SHEET NO.

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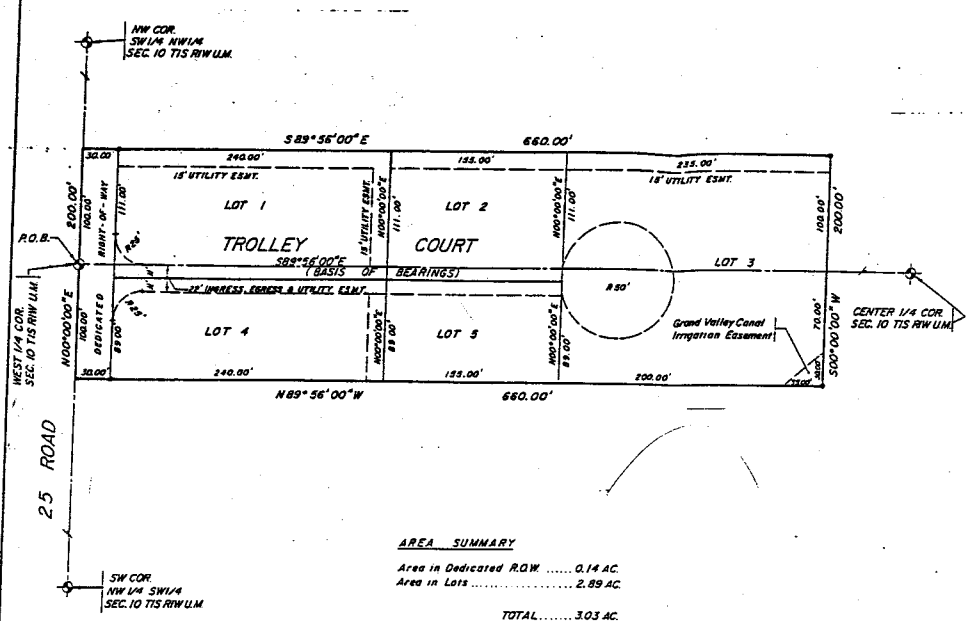
19 89

# TROLLEY PARK

*water lines  
sewer lines*

*City of G.J. for  
the benefit of this city  
and public utility*

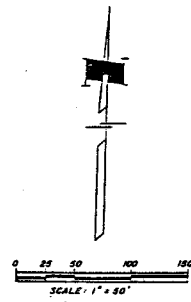
*City of G.J. for the  
use of the*



**AREA SUMMARY**

Area in Dedicated R.O.W.	0.14 AC.
Area in Lots	2.89 AC.
<b>TOTAL</b>	<b>3.03 AC.</b>

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
  
APR 10 1989



**LEGEND**

- Mesa County Survey Marker
- Set No. 5 Rebar With Cap PE PLS 14113

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned are the owners of that real property located in the SW 1/4 NW 1/4 and NE 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the 10th Meridian, in Mesa County, Colorado, being more specifically described as follows:  
Beginning at the West One-quarter (1/4) Corner of said Section 10, thence 800'00"00"E 101.00 feet; thence S88°56'00"E 460.00 feet; thence S89°00'00"E 200.00 feet; thence N89°56'00"E 660.00 feet; thence 800'00"00"E 101.00 feet to the West One-quarter (1/4) Corner of said Section 10, and the Point of Beginning, containing 3.0300 acres, more or less.  
That said owners have caused the real property to be laid out and surveyed as TROLLEY PARK, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.  
That said owners do hereby dedicate and set apart 25 feet as shown on the accompanying plat to the public forever and said owners do hereby dedicate to the PUBLIC UTILITIES those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to run, install, maintain and repair the same with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The area shown as Irrigation Canal and Utility Easement is dedicated to the owners of the property within TROLLEY PARK for perpetual ingress and egress for themselves and their licensees, including postal service, trash, fire, police, and emergency vehicles.  
That all easements for installation of utilities or ditches referred to above, for grading or landscaping, and for street paving or improvements, shall be claimed by the seller or purchaser, not the City of Grand Junction.  
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_.

Stephen D. McCallum \_\_\_\_\_  
Robert H. McCallum \_\_\_\_\_  
STATE OF COLORADO }  
COUNTY OF MESA } ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_ by Stephen D. McCallum and Robert H. McCallum.  
My commission expires \_\_\_\_\_  
Witness my hand and official seal. \_\_\_\_\_  
Notary Public

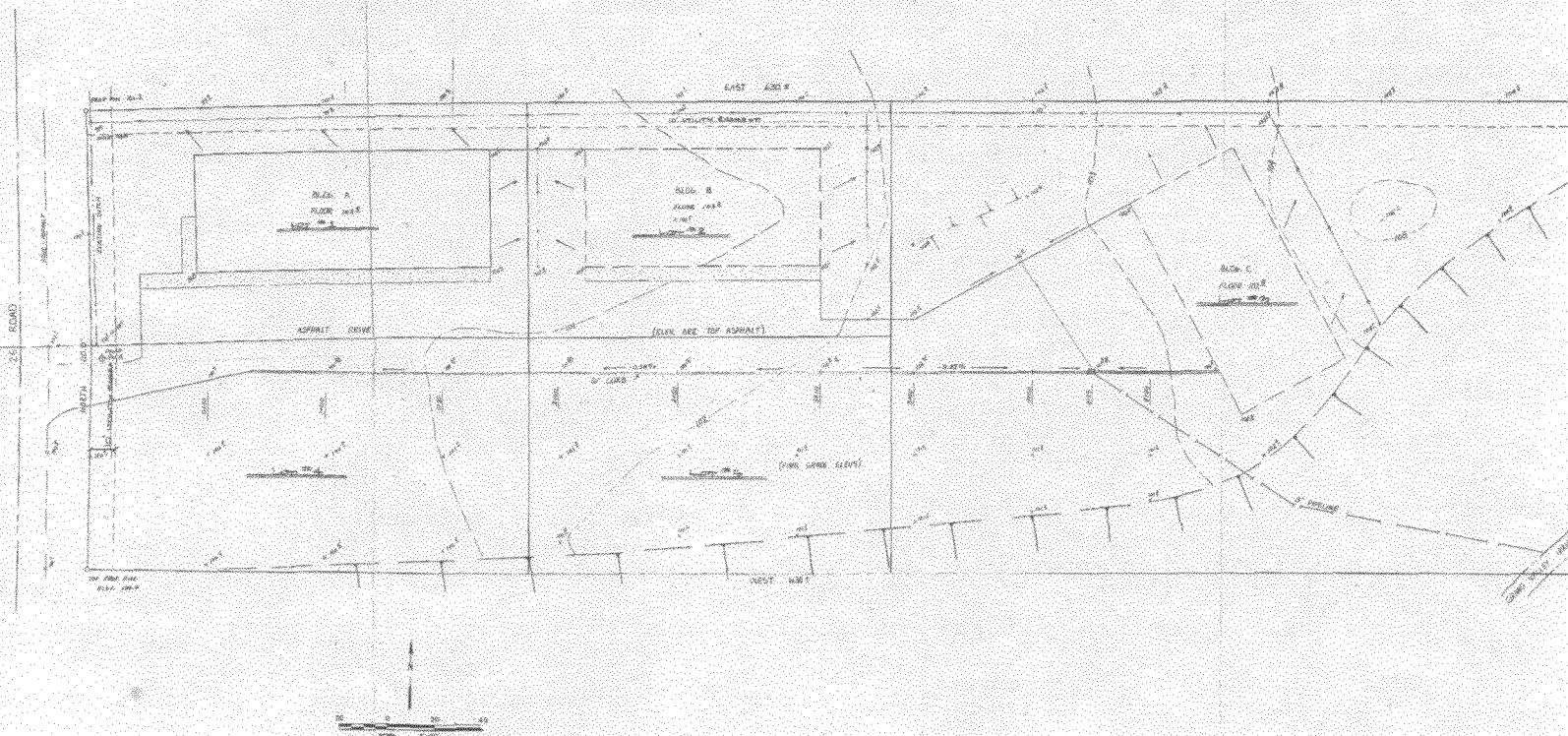
**CITY APPROVAL**  
This plat of TROLLEY PARK, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and created this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_.  
City Manager \_\_\_\_\_  
President of Council \_\_\_\_\_  
Director of Development \_\_\_\_\_  
Chairman, Grand Junction Planning Commission \_\_\_\_\_  
Grand Junction City Engineer \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF MESA } ss  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_ and is duly recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Reception No. \_\_\_\_\_.  
Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees: \$ \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me in January, 1989, and that this plat represents said survey. I also certify that this plat conforms to all applicable requirements of the Development Code of the City of Grand Junction and all applicable state laws and regulations.  
Wayne H. Lizer, P.L.S., P.L.C.S. No. 14113

*see 6-8-2 A 16 - the surveyors certificate needs to certify this plat is accurate.*

# SITE PLAN



**SURVEYOR'S STATEMENT**  
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED  
 HEREON IS MY OWN WORK AND THAT I AM A LICENSED  
 SURVEYOR IN THE STATE OF CALIFORNIA.  
 DATE OF SURVEY: \_\_\_\_\_  
 SURVEYOR: \_\_\_\_\_

## TROLLEY PARK 552 25 ROAD

REVISIONS			
NO.	DATE	REVISIONS	BY

DRAWN BY: J.M.P. DATE: 12/8/88  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: 1" = 20'  
 PROJECT NO: SP-20  
 SHEET NO: 1 OF 1



# REVIEW SHEET SUMMARY

FILE NO. 19-89 TITLE/HEADING Trolley Park, Minor Subdivision DUE DATE 4/22/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Stephen D. and Bobette

McCallum Location: 552 25 Road Grand Junction, CO 81505 Acres: 3.03

PETITIONER ADDRESS Box 32 Glade Park, CO 81523

ENGINEER Trolley Park Investments, 584 25 Road, NBU 11 Grand Junction, CO 81505

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>
4/24/89	Grand Jct. Drainage District	<p>What is identified as "Grand Valley Irrigation" is actually the Buthorn Drain, a major drain of the Grand Junction Drainage District. Easement for the drain and maintenance right-of-way should be on the plat or granted by separate document. The maintenance r.o.w. is 20 feet from the top of the open ditch.</p> <p>The 8" pipeline shown going into the Buthorn Drain should be of a material meeting Grand Jct. Drainage District's requirements, through the maintenance r.o.w. and into the open drain. The developer should have a complete site drainage plan before construction to avoid sending some surface water into some building, and avoid permanent ponds.</p> <p>There is an irrigation pipe or ditch along the north line, the source and route of that irrigation water should be shown on an Assessor's map (or maps). Any addition of surface runoff from this property to that irrigation water should be evaluated, including down ditch sizes of pipe and other facilities. Builders and occupants should be required to control blowing debris to avoid restricting the capability of the Buthorn Drain.</p>
4/24/89	City Engineer	<p>I see no reason that access to these lots should not be provided by a public street constructed to City standards. This street could be designed as a court, requiring 40' of r.o.w. A drainage study, including calculations and details, will be required. Storm discharge into 25 Road should be limited to historic flow rates.</p> <p>Will also need to submit a utility composite showing all affected utilities (sewer, water, gas, electric, etc.)</p> <p>The City will require an improvements guarantee of acceptable form for street improvements along the property frontage on 25 Road.</p> <p>All public improvements must be designed by a professional engineer registered in the State of Colorado.</p>
4/24/89	Utilities Engineer	<p><u>Sewer:</u> Sewer main has to be 8", not 6". Cost to install sewer is approximately \$20/ft. not \$8 as shown. Utility plan needs to be submitted for review.</p> <p><u>Water:</u> Water main has to be a minimum of 6", not 4", for fire protection. Cost to install water is \$16 to \$20/ft., not \$6 as shown. A utility plan needs to be submitted, showing water line locations and hydrant locations.</p> <p><u>Drainage:</u> A drainage study should be included, showing contribution to historic flows and methods of storm detention, if required.</p> <p><u>Easements:</u> Commercial lots should have easements along all lot lines for utilities and drainage.</p> <p>This plan should not be approved until more information has been submitted.</p>

4/12/89	Mtn. Bell	No comments or objections.
4/13/89	Police Dept.	No problems.
4/13/89	Parks/Rec.	I feel we should have an appraisal before we can make a determination of the open space fee.
4/18/89	Fire Dept.	We don't have a problem with this subdivision, except the line size for water needs to be a 6" line, with the two fire hydrants as indicated on the plans.
4/19/89	Public Service	<u>Gas:</u> Proposed utility easements as shown on plat are adequate to provide service to the five lots. <u>Electric:</u> PSCO has a 16 ft. easement on this parcel along 25 Road that should be marked on final plat.
4/20/89	City Attorney	Need to be certain that applicant understands what uses are allowed/not allowed in the C-2 zone so that a lot isn't sold for a non-allowed use. I need a copy of the commitment or other evidence of ownership which lists owners, liens, easements, etc. I need to see improvements guarantee/agreement. Check with City Engineer to see whether external lot lines also need to have a rebar with cap placed prior to final plat approval. See notes in red pencil on plat.
4/18/89	Ute Water	Ute has an 8" AC line approximately 600 ft. north of the project entrance on 25 Road and also a 4" PVC that runs from F Road to the Hwy. All water mains are to be placed in the road right-of-way and also installed to Ute Water's specs. Ute will not maintain water lines in utility easements. In order to maintain adequate fire protection, an 8" water main would have to be run into the project. The 4" PVC which runs in 25 Road will not provide adequate fire protection. A leak detector check valve would have to be installed if the fire plugs are placed inside the project. Policies and fees in effect at the time of application will apply.
4/20/89	Public Works	Twenty-five Road is classified as a minor arterial street, requiring 40' of right-of-way as opposed to the 30' shown on the plat. This office would like to see "Trolley Court" dedicated for road right-of-way and public utilities purposes, rather than as an ingress and egress easement. Such a dedication would, 1) remove any doubt as to who could legally access the interior lots, and 2) provide the owners with City street maintenance upon the City's acceptance of the street improvements.
4/22/89	Planning Dept.	Parks and open space fees must be paid prior to recording the plat. The following documents are required by Friday, April 28, at noon for review: A complete utility composite plan, a drainage study, and a roadway plan/profile. All other agency concerns must be addressed prior to recording the plat. Future uses on the proposed lots must conform to the C-2 zone and all other requirements of the Zoning & Development Code. Section 6-8-2A.3.c. requires one elevation benchmark based on USGS sea level datum. <del>A subsurface soils report is required.</del>

RESPONSE NECESSARY

by 4/28/89

*Done 4/24/89  
By B.W.*

OFF OOOOOOOOOO OOOOOOOOOO **ACTION SHEET**



Acres 3.03  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_

**MINOR SUBDIVISION**

File No. 19 89  
 Zone C-2  
 Tax Parcel Number 2945-102-00-108

Activity Trolley Park  
 Phase Site  
 Common Location 552 25 Road

Original  
 Do NOT Remove  
 From Office

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_ \* if "X" means we don't need it.  
 Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

<b>review agencies</b>	*	A	B	C	D	E	F	G	H	I	X	X	M	N	P	X	X	S	T	U	X	V	X	X	X	BB	CC	EE	FF	GG
Development Dept.																														
City Public Works																														
City Engineer																														
Transportation Engineer																														
City Parks/Recreation																														
City Fire Dept.																														
City Police Dept.																														
County Planning																														
County Engineer																														
County Health																														
County Parks/Recreation																														
Comprehensive Planning																														
Floodplain Administration																														
G.J. Dept. of Energy																														
Walker Field																														
School District																														
Irrigation Co/Valley Terr																														
Drainage G.J. Drainage Dist																														
Water (Ute, Clifton)																														
Sewer Dist. (FV, CGV, OM)																														
Mountain Bell																														
Public Service (2 sets)																														
State Highway Dept.																														
State Geological																														
State Health Dept.																														
GJPC (7 packets)																														
CIC (9 packets)																														
OTHER																														
<b>totals</b>		19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19

Agencies

**BOARDS**

BOARD	DATE	
	3/21/89	Tabled until June 6

**STAFF**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mike Sutherland  
 244-1437

**APPLICATION FEE REQUIREMENTS**

\$225.00 due upon submittal  
 Payable to "City of Grand Junction"

