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File 1990-0052

Name: Keebler Company ReSub - Replat of Block 11 Richard D. Mobley's Sub. - 245 South 1st Street

	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
		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
		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	X	Review Sheet Summary
X		Review Sheets
X	X	Development Summary
X		Development Application - 11/21/90
X		Certification of Plat - 12/19/90
X		Plat - Historic Files - **
X	X	Letter from Robert McBride to Planning re: sewer agreement - 11/20/90
		Letter from Roger Wilcox to Denver Rio Grande Western Railroad Company and Keebler re: no plans for development of parcel, no need for public utilities - 11/17/90
X		Exhibit A Boundary line adjustment
X		Real Property Taxes
X		Commitment for Title Insurance - 11/20/90
X		Plat of Richard D. Mobley's Subdivision - ** - Historical files

PROJECT NARRATIVE

DATE: 11/17/90

REQUEST: BOUNDARY LINE ADJUSTMENT

PARTIES: DENVER & RIO GRANDE WESTERN RAILROAD COMPANY (RAILROAD)
UNITED BISCUIT COMPANY OF AMERICA (KEEBLER)

The Railroad owns a parcel of vacant land (approx. .349 acres) adjacent to property owned by Keebler, located at the south west corner of the intersection of First Street and South Avenue here in Grand Junction. The Railroad has agreed to sell the subject parcel to Keebler and the parties hereby request that the city approve a boundary line adjustment so the subject property can be incorporated into the existing Keebler property.

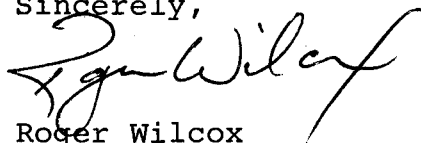
The subject parcel lies adjacent to the south of the Keebler property and on the north side of the Railroad right of way. The property has been utilized by Keebler for access and truck parking. The Railroads use of the land has been limited to a communications line crossing the parcel, which use shall continue via an easement agreement as noted on the plat.

At this time Keebler has no plans for developing the property. Their intent is to continue using the parcel for access and parking.

The consolidation of the Railroad parcel with the Keebler property will be of no detriment to the Railroad right of way or Railroad operations and it will secure the functional utility and value of the Keebler property.

No development of the parcel is planned and as no change in use is anticipated, there will be no change in parking requirements, traffic flows, needs for public utilities or other services provided by the City of Grand Junction.

Sincerely,



Roger Wilcox

Representative for the Railroad and Keebler as to the Boundary Line Adjustment Process.

#52 90

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REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #52-90 TITLE HEADING: Boundary Line Adjustment

ACTIVITY: Boundary Line Adjustment

PETITIONER: D&RGW RR / Keebler Co.

REPRESENTATIVE: Roger Wilcox

LOCATION: First Street & South Avenue

PHASE: Final ACRES:

PETITIONER'S ADDRESS: 145 Grand Avenue #C, Grand Jct

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

CITY ENGINEER 12/07/90 ✓
J. Don Newton 244-1559

The configuration of the existing property lines are not shown. Please submit additional information showing the proposed and existing lot lines.

CITY UTILITIES ENGINEER 12/07/90 ✓
Bill Cheney 244-1590

No comment.

U.S. WEST 12/05/90 ✓
Leon Peach 244-4964

No comments at this time.

PUBLIC SERVICE COMPANY 12/07/90 ✓
Carl Barnkow 244-2658

GAS & ELECTRIC: No objections to proposal of boundary line adjustment.

STATE HIGHWAY DEPARTMENT 12/11/90 ✓
C.I. Dunn, Jr. 248-7232

The Department of Highways has no comments.

Missing:
Planning
City Prop Agent
City Attorney
County Surveyor

FF



ACTION SHEET

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#52 90

ACRES _____
UNITS _____
DENSITY _____
ACTIVITY Replat of Block 11 Mabley Sub.
PHASE 1

FINAL RESUBDIVISION

FILE NUMBER _____
ZONE 2945-154-30-002
TAX SCHEDULE # C-2 & I-1

COMMON LOCATION 245 S. 1st St.

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
DAY REVIEW PERIOD _____ RETURN BY _____ 0 - include item in packet

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Other <u>County Surveyor</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS

BOARDS _____ **DATE** _____

STAFF

APPLICATION FEE REQUIREMENTS

\$50 payable to City of N.J. at time of submittal





Keebler Company One Hollow Tree Lane Elmhurst, Illinois 60126-1581 708/833-2900

*Craig S. Stevens, Vice President,
General Counsel & Secretary
Robert C. McBride, Senior Attorney
Thomas F. Mahoney, Senior Attorney
Joanne Spatz, Attorney

December 20, 1990

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

TO WHOM IT MAY CONCERN:

Keebler Company understands that an extension sewer line may cross a portion of the property which Keebler Company is purchasing from the Denver and Rio Grand Western Railroad Company.

At such time as the City of Grand Junction properly locates said sewer line, Keebler Company will grant an easement to the City of Grand Junction covering said sewer line.

Very truly yours,

RCMcBride:bg