



Receipt # 4068
 Date Rec. 9-29-91
 Received By [Signature]

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> ^{RFSUBDIVISION} Subdivision Plat/Plan		<input checked="" type="radio"/> Resub <input type="radio"/> Minor <input type="radio"/> Major	711 South 15 th ST	I-2	
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Boise Cascade
Name

Name

Bill Roy
Name

One Jefferson Square
Address

Address

P.O. Box 354
Address

Boise, Idaho
City/State

City/State

Grand Jct., CO
City/State

208-384-6161
Business Phone #

Business Phone #

241-2667
Business Phone #

Note: Legal property owner is owner of record on date of submittal.

NARRATIVE AND IMPACT STATEMENT
615 SOUTH 15TH STREET
BOISE CASCADE

The property is the subject of this lot division, is entirely developed. Asphalt and buildings cover the entire parcel. There is no undeveloped portion of this property. The entire property was used as a wholesale building supply distribution center, marketing center and truck facility. The property was used entirely by Boise Cascade Corporation. As a result of Boise Cascade moving out of the property and the decline in large users since the 1982 period, the separate buildings have each been leased to individual companies unrelated to one another. Although many attempts have been made to find a single user for the entire project, there have been no available users for 106,000 square feet of building and twelve acres of land. Therefore, the proposal is to separate each building with a component parcel of sufficient size to ensure the long term independence of each building.

The impact upon the neighborhood is negligible. All properties are now existing in an as is condition and will not be added to nor demolished as a result of this action. There is access for each property that is not diminished by the lot split. In effect, there is no impact whatsoever on this property or adjacent properties as a result of this action.

The compatibility of this project remains the same as it is in an industrial area which is unchanged and fully developed. The same services, utilities, access and frontage all remain the same as was prior to the lot division.

This property fully meets all the criteria for the zone and will not change the use nor character of the property or the neighborhood.

#66 91
Original
Do NOT Remove
from Office

MEMO

TO: Community Development
FROM: Bill Cheney *BC*
DATE: November 6, 1991
RE: Boise Cascade - File #66-91

The comments submitted for "Utilities" on this project have been addressed to my satisfaction. Please check to insure the statement as proposed is included on the final plat.

I didn't see anything referencing sewer service on the plat. Am I missing something?

Bill

Page 2 of 2 FILE #66-91

CITY ENGINEER 10/03/91
Don Newton 244-1559

No comment.

CITY UTILITIES 09/30/91
Bill Cheney 244-1590

Each building is required by City Ordinance to have its own separate water and sewer service. Combined services are not allowed.

PUBLIC SERVICE 10/03/91
Carl Barnkow 244-2658

GAS & ELECTRIC: No objections.

GRAND JUNCTION DRAINAGE 10/02/91
John L. Ballagh 242-4343

There is an existing drain line in the 15th Street right-of-way. That drain flows through the state owned property south of the development (the Mill Tailings Pile). Depending on the ultimate use, there may need to be an NPDES Industrial Permit through Colorado Department of Health.

CITY ATTORNEY 09/25/91
Dan Wilson 244-1505

ACTIVITY: Resubdivision

PETITIONER: Boise Cascade

REPRESENTATIVE: Bill Roy, Century Surveying

LOCATION: 711 South 15th Street

PHASE: Final

ACRES:

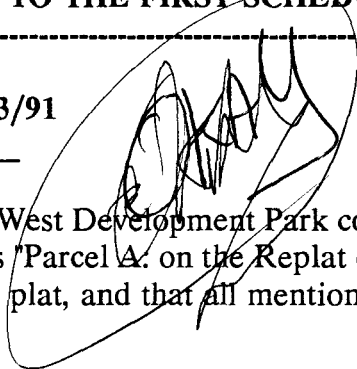
PETITIONER'S ADDRESS: One Jefferson Square
(303) 241-2667

ENGINEER:

STAFF REPRESENTATIVE: David Thornton

**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 PROPERTY AGENT 10/3/91
Tim Woodmansee 244-1565

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1. References to "Lot 3, Colorado West Development Park could be confusing in the future since this parcel was legally redescribed as "Parcel A. on the Replat of Lot 3. I suggest a reference to Parcel A be included in the title of the plat, and that all mention of Lot 3 corners should also be known as corners of Parcel A.
 2. Right-of-Way for 15th Street & Fourth Avenue should be shown on the plat.
 3. The limits of the railway easement on the west and the utility easements on the east should be clearly defined.
 4. The plat described two tracts which are shown to be Lot 1 and Lot 2. An additional tract, shown as Lot 3 on the plat, should also be described.

CITY FIRE DEPARTMENT 10/03/91
George Bennett 244-1400

We don't have a problem with this re-subdivision as long as access is maintained and the fire protection remains acceptable and meets the current Codes and Ordinances. If this is changed or planned to be changed, we will need to complete a review prior to any clearance can be granted.

U.S. WEST 09/26/91
Leon Peach 244-4964

Just an informational comment at this time and that being that Lots 1 and 3 will remain receiving phone service via cable existing in conduit from the telephone equipment area in Choice Hotels International Reservations at 711 South 15th Street (Lot 2).

November 1, 1991

LAND
SURVEYING



MINING
and
ENERGY

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 01 1991

Dear Sirs,

The following is the response by Bill Roy (Century Surveying), for the petitioner (Boise Cascade), to the review comments as addressed in the Review Sheet Summary (File #66-91).

Mr. Woodmansee (City Property Agent),

- 1) The title, and all mention of Lot 3 corners will be also known as corners of Parcel A.
- 2) Right-of-Way for 15th St. and 4th Ave. will be shown on the plat.
- 3) The railway easement will be completely described.
- 4) The dedication does describe the ground being described.

Mr. Cheney (City Utilities),

- 1) A statement will be stated on the plat that the seller (Boise Cascade) will provide separate utility service to each Lot prior to the sale of any of the three Lots as shown on plat.

Mr. Ballagh (Grand Junction Drainage),

- 1) All buildings exist, and no new construction is planned.

Mr. Wilson (City Attorney),

- 1) Landscaping and parking exist and are shown on site plan.
- 2) Dedicatory lingo will read ...accompanying plat to the City on behalf of the public forever...
- 3) Building offsets will be shown from Lot lines.

Mr. Thornton (Community Development),

- 1) All Review Agency comments will be addressed and satisfied prior to the recording of the plat.

- 2) A site plan showing all existing structures and distances to new proposed property lines for your review and record will be provided.
- 3) The Resubdivision plat will be recorded as per Section 6-9 of the Zoning and Development Code.
- 4)
 - a) The plat will include and define the widths of the easement on the east and west lines.
 - b) The title will read Boise Cascade Resubdivision.
 - c) Distances of street right-of-way widths will also be shown.
 - d) An elevation bench mark based on the U.S.G.S. Sea Level Datum will be shown.

Sincerely,

Bill Roy
Century Surveying

William O. Roy
11-1-91

CITY ENGINEER 10/03/91
Don Newton 244-1559

No comment.

CITY UTILITIES 09/30/91
Bill Cheney 244-1590

Each building is required by City Ordinance to have its own separate water and sewer service. Combined services are not allowed.

PUBLIC SERVICE 10/03/91
Carl Barnkow 244-2658

GAS & ELECTRIC: No objections.

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John L. Ballagh 242-4343

There is an existing drain line in the 15th Street right-of-way. That drain flows through the state owned property south of the development (the Mill Tailings Pile). Depending on the ultimate use, there may need to be an NPDES Industrial Permit through Colorado Department of Health.

CITY ATTORNEY 09/25/91
Dan Wilson 244-1505

1. Is there landscaping now required? Parking?
2. Dedicatory lingo should be as shown on marked up plat. (see attached)
3. Where are the buildings - are they on the lots i.e. we'll need an improvements survey.

COMMUNITY DEVELOPMENT 10/14/91
David Thornton 244-1447

1. All Review Agency comments must be addressed and satisfied prior to recording the plat.
2. A site plan showing location of all structures and distances to new proposed property lines is required for our review and record.
3. Recording of this Resubdivision Plat shall be as per Section 6-9 of the Zoning and Development Code.
4. The plat needs to include:
 - a) The widths of the easement on the east property line and west property line needs to be defined.
 - b) The subdivision should be called Boise Cascade Resubdivision.
 - c) Show distance of street right-of-way widths.
 - d) At least one elevation benchmark based on US Geological Survey sea level datum is required.
5. A written response to our office regarding petitioners responses to Review Agency comments is required prior to approval of the replat.
6. All recording fees are to be paid by the petitioner.

November 1, 1991

LAND
SURVEYING



MINING
and
ENERGY

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 01 1991

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 - c) Distances of street right-of-way widths will also be shown.
 - d) An elevation bench mark based on the U.S.G.S. Sea Level Datum will be shown.

Sincerely,

Bill Roy
Century Surveying

William O. Roy
11-1-91

MESA COUNTY SURVEYING
FRED A. WEBER
P.O. BOX 20000.5026
GRAND JUNCTION, CO 81502
PH 244-1822

NOVEMBER 20, 1991

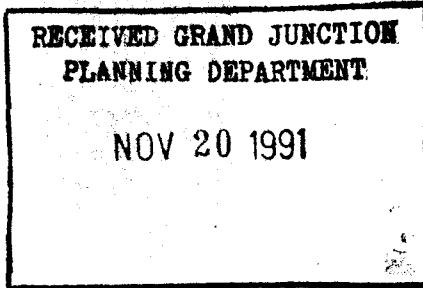
SUBDIVISION REVIEW.

SUBDIVISION NO SB-66-91

BOISE CASCADE SUBDIVISION
SECTION 24, T1S, R1W, UTE MERIDIAN.

OWNER: BOISE CASCADE

SURVEYOR: WILLIAM ROY
P.O. BOX 356
GRAND JCT, CO, 81502
Ph 241-2667



BOISE CASCADE SUBDIVISION.
CITY OF GRAND JUNCTION, CO
SECTION 24, T1S, R1W, UTE.
15TH STREET & 4TH AVENUE
Replat of lot "A"

EASEMENTS, EASEMENT WIDTHS & DIMENSIONS

The easement on the West line of your plat must be more clearly defined.

To show the With of the various easements,
To show the curve data for railroad spur, and to recognize the railroad spur at the Southwest corner of the plat where you have the two spurs divided.

DEDICATION

Your dedication description is incorrect.
This is a Replat of Parcel "A" of the Replat of Lot 3, Colorado West Development Park. Please check me on this.
Your are not subdividing lot 3, but is to be Parcel "A".

The tract one & tract two descriptions need not to be on plat.
The land your are subdividing is Parcel "A".

There may be a mets & bounds discription from a previous split of Parcel "A" but this will not effect the Parcel "A" in the subdivision, as you can not change the Parcel "A" unless you replat.

If all is owned by Boise Cascade, then they will be the only one to sign the dedication.

ADJOINING PROPERTY OWNERS OR SUBDIVISION.

Place the adjoining property owners on you plat drawing.

continued on page 2

ELEVATION BENCH MARK U.S.G.S.

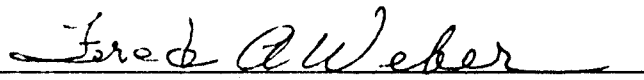
Elevation bench mark required by City Grand Junction development code.

DISTANCE.

On you base of bearing you have measured 1324.63 and the original plat shows 1325.53., show the as plated distance from the Colorado West Development Park plat. or you may be showing several foot difference in your positions established on your re-plat.

LEGEND

Your are showing an "M" for measured distance, only a professional would know what this stands for. Show this in you legend. "M" as measured.



Fred A. Weber
Mesa County Surveyor

cc: City of Grand Junction. Planning department
11/20/91

S 00°24'57" W 581.03'

RAILWAY AND RAILWAY SIDING EASEMENT

needs to be adequately "shot" ie defined

LOT 1
8.345 ACRES ±

S 89°53'22" W 355.00'

LOT 3
1.559 ACRES ±

S 00°07'01" E 165.27'

DELTA=55°05'26" R=60.00'
S 67°58'25" E 55.49'

DELTA=84°35'41" R=60.00'
S 42°11'02" W 80.76'

S 65°16'15" E CH=21.00
DELTA=49°40'09" R=25.00'

N 89°53'22" E 523.87'

CENTERLINE

43.7'
N 89°53'22" E 271.27'

FOUND REBAR AND CAP

CENTERLINE 15TH STR

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

S.S.

I hereby certify that this instrument was filed in my office at _____ o'clock
this _____ day of _____ A.D., 199__ and is duly recorded in Plat Book No. _____
Page _____

Clerk and Recorder Deputy Fees \$

CITY APPROVAL

This plat of BOISE CASCADE, a replat of part of Lot 3, Colorado West Development
Park, a subdivision of a part of the City of Grand Junction,
County of Mesa, State of Colorado is approved and accepted on this _____ day
199__ .

City Manager President of Council Chairman, Grand Junction City

Director of Development Grand Junction City Engineer

RE SUBMISSION

I, William O. Roy, do hereby certify that the accompanying plat of
BOISE CASCADE, a replat of part of Lot 3, COLORADO WEST DEVELOPMENT PARK,
a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado
has been prepared under my direct responsibility and supervision and accurately represents
a field survey of same. This plat conforms to all applicable requirements of the Zoning and
Development Code of the City of Grand Junction and all applicable state laws and regulations.

WILLIAM O. ROY P.L.S. 12901

DATED THIS _____ DAY OF _____, 19 ____.

P.O. BOX 3
A REPLAT COLORADO LOCATED IN THE
SUR. BY: D.J.
JOB NO. 750

S 00°24'57" W 581.03'

RAILWAY AND RAILWAY SIDING EASEMENT

needs to be adequately "shot" ie defined

LOT 1
8.345 ACRES ±

S 00°07'01" E 165.27'

DELTA = S 67°5'

DELTA = 84°35'41" R = 60.00'
S 42°11'02" W 80.76'

43.7'

N 89°53'22" E 271.27'

FOUND REBAR AND CAP