





BANNER ASSOCIATES, INC.  
2777 Crossroads Boulevard  
Grand Junction, Colorado 81506  
(303) 243-2242  
FAX (303)243-3810  
605 East Main, Suite 6  
Aspen, Colorado 81611  
(303) 925-5857

**REPRESENTATIVE**

Wallace E. Beedle, PE, LS.  
Banner Associates, Inc.  
2777 Crossroads Blvd.  
Grand Junction, CO 81506  
(303)243-2242

Original  
Do NOT Remove  
From Office

120 93

Denver & Rio Grande W.Railroad  
Real Estate Dept.  
P.O.Box 5482  
Denver, CO 80217

Roger Wilcox  
c/o Lennon,Smith,Wilcox  
551 Grand Ave.  
Grand Jct, CO 81501

Wallace E.Beedle,PE,PLS  
c/o Banner Assoc, Inc.  
2777 Crossroads Blvd  
Grand Jct, CO 81506

MAMB Corporation  
711 S. 7th Street  
Grand Jct, CO 81501

T.W. Watt  
2020 Baptist Road  
Colorado Springs,CO 80921

SDT Operating Partners LP  
5301 E. 9th Street  
Kansas City, MO 64124

Jim Dible Oil Co.  
611 S. 7th Street  
Grand Jct, CO 81501

The C.D. Smith CO.  
P.O.Box 728  
Grand Jct, CO 81502

Delta Products  
630 S. 7th Street  
Grand Jct, CO 81501

Grand Jct. Newspapers,Inc.  
c/o The Daily Sentinel  
P.O.Box 668  
Grand Jct, CO 81502

Donald T & Patsy J Kucel  
814 S. 7th Street  
Grand Jct, CO 81501

John R. Crouch  
832 S. 7th Street  
Grand Jct, CO 81501

Mesa Feed & Farm Supply  
715 S. 7th Street  
Grand Jct, CO 81501

Marvin L. & Wanda O. Miller  
503 Riverview Dr.  
Grand Jct, CO 81501

Julio Reyes  
811 S. 7th Street  
Grand Jct, CO 81501

UMETCO Minerals Corp.  
c/o Prop.& Sales Tax,Dept G-3  
39 Old Ridgebury Rd  
Danbury, CT 06817

Janice Elliot  
1726 Escalante  
Grand Junction, CO 81503-  
1820

Joe Garcia  
713 Santa Clara Avenue  
Grand Junction, CO 81503-  
1849

ELCo & Co.  
Post Office Box 1043  
Montrose, CO 81402

Public Service Company  
of Colorado  
2538 Blichman Avenue  
Grand Junction, CO 81506

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120 93

# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: 6th Street Court

Project Name: Replat of Lots 2 & 3

ITEMS	DISTRIBUTION <u>DRGW RK Sub</u>																																						
DESCRIPTION	SSID REFERENCE	DISTRIBUTION																								TOTAL REQD.													
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City-Growth/Development	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers		Colorado Geological Survey	U.S. Postal Service	Perisigo WWTF										
● Application Fee <u>11/10/03</u>	VII-1	1																																					
● Submittal Checklist*	VII-3	1																																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Evidence of Title	VII-2	1					1																																
<del>● Appraisal of Raw Land</del>	VII-1	1				1																																	
● Names and Addresses	VII-3	1																																					
● Legal Description	VII-2	1					1																																
○ Deeds	VII-1	1					1																																
○ Easements	VII-2	1	1	1	1			1														1	1	1															
○ Avigation Easement	VII-1	1					1																																
○ ROW	VII-3	1	1	1	1			1														1	1	1															
● Covenants, Conditions, & Restrictions	VII-1	1	1					1																															
○ Common Space Agreements	VII-1	1	1						1																														
● County Treasurer's Tax Cert.	VII-1	1																																					
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																															
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map <u>VICINITY MAP</u>	IX-21	1																																					
<del>● Composite Plan</del>	IX-10	1	2	1	1																																		
● 11"x17" Reduction Composite Plan	IX-10	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Final Plat	IX-15	1	2	1	1			1																															
● 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1	1				1	1	1	1	1	1	1	1	1	1												1	
○ Cover Sheet	IX-11	1	2																																				
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																		1						1												
○ Storm Drainage Plan and Profile	IX-30	1	2																		1		1	1	1														
<del>● Water and Sewer Plan and Profile</del>	IX-34	1	2	1																	1	1	1	1	1												1		
<del>● Roadway Plan and Profile</del>	IX-28	1	2																		1																		
○ Road Cross-sections	IX-27	1	2																																				
○ Detail Sheet	IX-12	1	2																																				
○ Landscape Plan	IX-20	2	1	1																																			
○ Geotechnical Report	X-8	1	1										1																									1	
○ Phase I & II Environmental Report	X-10,11	1	1																																				
○ Final Drainage Report	X-5.6	1	2																			1																	
○ Stormwater Management Plan	X-14	1	2																		1							1											
○ Sewer System Design Report	X-13	1	2	1																		1																	
○ Water System Design Report	X-16	1	2	1																		1																	
○ Traffic Impact Study	X-15	1	2																																				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

RE-APPLICATION CONFERENCE

Date: 9-15-93
Conference Attendance: Wally Beetle, Dave Thornton
Proposal: 6th Street Court
Location: Resub - lot line adjust

Tax Parcel Number: 2945-232-07-008 & 009
Review Fee: \$1100.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? 425 Estimated Amount: 1000 per plat
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Narrative:

Administrative Replat of Lot 2 and Lot 3

The lumber company adjoining Lot 2 has a need for more room and also requires railroad spurs for receiving materials. Therefore the line between Lot 2 and 3 is moved southerly so that the two existing railroad spurs are encompassed completely by Lot 2. Easements are provided for the railroad spurs across the access portion of Lot 3 and in addition an easement is provided for an existing railroad spur along the south boundary of Lot 3.

120 93

120 93  
from College

# REVIEW COMMENTS

Page 1 of 2

FILE #120-93

TITLE HEADING: Administrative Replat of Lots 2 & 3,  
D & RGW Subdivision

LOCATION: 6th Street Court

PETITIONER: D & RGW Railroad

PETITIONER'S ADDRESS/TELEPHONE: Real Estate Department  
P.O. Box 5482  
Denver, CO 80217  
245-5180

PETITIONER'S REPRESENTATIVE: W.E. Beedle  
Banner Associates, Inc.

STAFF REPRESENTATIVE: Dave Thornton

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., OCTOBER 27, 1993.**

---

**CITY ATTORNEY**  
**Dan Wilson**

**10/5/93**  
**244-1505**

---

No comment.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**10/9/93**  
**244-1591**

---

1. Show the existing lot boundary.
2. A 25' and 20' utility easement is shown. If these are existing, then a book and page should be provided. If new, then the dedication should identify specifically the intended use and the beneficiaries.
3. The railroad spur dedication should be more specific regarding use and the beneficiaries.
4. See the attached memorandum regarding plat dedications. It may be of assistance.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/14/93**  
**244-1590**

---

No comment.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**10/15/93**  
**244-3587**

---

No comments related to application.



**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**10/19/93**  
**244-1400**

---

Access for emergency vehicles must be provided. If any structures are planned for any of these lots, stamped plans are to be submitted to our office for review.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**10/20/93**  
**244-1447**

---

All review comments must be adequately addressed prior to recording the plat.

BANNER ASSOCIATES, INC.  
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(303) 925-5857

October 26, 1993

Dave Thornton  
Community Development  
City of Grand Junction  
Grand Junction, CO 81501

RE: Administrative Replat of Lots 2 and 3 DRGWRR Sub, Filing 6.

Dear Mr. Thornton:

In response to your Review Comments letter of October 21, 1993, I am transmitting herewith 3 prints of a revised plat with the following list of explanations for each item.

A. City Development Engineer-Gerald Williams

1. The existing lot boundaries are shown lightly dashed.
2. The 25 foot and 20 foot utility easements are existing and the book and page number are given on the plat.
3. The railroad spur dedications list beneficiary and use.
4. Plat dedication statements are added in accordance with the provided list which apply to this situation.

B. Grand Junction Fire Department-George Bennet

1. A statement is added to the plat which provides for emergency vehicle access.

I hope the above listed comment revisions will enable you to accept this plat, if not please call me.

Very truly yours,

BANNER ASSOCIATES, INC.



Wallace E. Beedle, PE, PLS  
Project Manager

# REVIEW COMMENTS

Page 1 of 2

FILE #120-93

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PETITIONER: D & RGW Railroad

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P.O. Box 5482  
Denver, CO 80217  
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PETITIONER'S REPRESENTATIVE: W.E. Beedle  
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Dan Wilson

10/5/93  
244-1505

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No comment.

CITY DEVELOPMENT ENGINEER  
Gerald Williams

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10/15/93  
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**10/19/93**  
**244-1400**

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Access for emergency vehicles must be provided. If any structures are planned for any of these lots, stamped plans are to be submitted to our office for review.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**10/20/93**  
**244-1447**

---

All review comments must be adequately addressed prior to recording the plat.

**MEMORANDUM**

DATE: July 16, 1993  
TO: Preparers and Reviewers of Plats  
FROM: Gerald Williams, Development Engineer  
City of Grand Junction  
SUBJECT: Plat Dedications  
=====

We continue to receive plats which use a generic dedicatory statement which is not only inconsistent in terminology, but is usually inappropriate for the easements presented on the plat. A dedicatory statement must be unique to the plat on which it appears. In order to help clarify what the City requires by way of dedication -- the separation of easements, beneficiaries, and purpose -- we submit the attached compilation of statements. The list is not intended to be complete, nor is it likely that the entire list would be used on a particular plat. The list is provided only as a guide. Of the statements preceded by an asterisk, use only those which pertain to the plat on which the dedicatory language appears, modified as appropriate. All others shall not be used. It is possible that other dedications may also be required which are not presented in the list. Where easements are provided, the final note regarding easements shall be added.

Multiple labels shall be used for easements having more beneficiaries or uses than are provided by a single easement as described in the list. For example, if a Drainage Easement and Irrigation Easement coincide, then the easement shall be labeled as Drainage and Irrigation Easement. Furthermore, limits of abutting, crossing and intersecting easements shall be clearly marked on the plat.

If you have questions regarding the above, please call 244-1591.

## A GUIDE TO PLAT DEDICATIONS

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- \* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- \* All Common Tracts to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of \_\_\_\_\_;
- \* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;
- \* All Irrigation Easements to the owners (Property/Homeowners Association) of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems;
- \* All GVVUA Easements to the City of Grand Junction for the use of the public and to the Grand Valley Water Users Association, its successors and assigns, for the installation and maintenances of GVVUA irrigation facilities;
- \* All GVIC Easements to the City of Grand Junction for the use of the public and to the Grand Valley Irrigation Company, its successors and assigns, for the installation, operation, maintenance and repair of GVIC irrigation water transmission facilities;
- \* All Drainage Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;
- \* All Detention/Retention Easements to the owners (Property/Homeowners Association) of lots and tracts hereby platted for the purpose of conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas;

- \* All GJDD Easements to the City of Grand Junction for the use of the public and to the Grand Junction Drainage District, its successors and assigns, for the installation, operation, maintenance and repair of GJDD facilities;
- \* All Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the general public pedestrian;
- \* All Ingress/Egress Easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests, and invitees, and also for use by public services, including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

file:cip\_geralddw/plat.ded

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October 26, 1993

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I hope the above listed comment revisions will enable you to accept this plat, if not please call me.

Very truly yours,

BANNER ASSOCIATES, INC.

  
Wallace E. Beedle, PE, PLS  
Project Manager

*Don't re-dedicate in the future*



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

NOV 12, 1993

**SUBDIVISION REVIEW.**

SUBDIVISION REVIEW NO SB-92-93

D& RGW RAILROAD SUBDIVISION, FILING SIX REPLAT LOTS 2, & 3  
SEC 23, T1S, R1W, UTE MERIDIAN.

OWNER: Denver and Rio Grande Western Railroad Company

SURVEYOR: Wallace E Beedle  
Banner Associates, Inc  
2777 Crossroads Blvd  
Grand Junction, Colo 81506  
Phone 243-2242

REVIEW D & RGW R/W FILING SIX Replat of lots 2 & 3

**TITLE BLOCK & TITLE HEADING**

You are showing a named subdivision titled both in the title block and title heading beginning with ADMINISTRATIVE. Administrative is a process or means of the execution of a procedure and should not be integrated in the title of a subdivision. Administration must be removed from the title heading and title block as it is irrelevant to the title description of a subdivision.

**EASEMENTS**

You have shown on your plat in designated lot 3 that there is a North R/R Spur & a Mid Spur easement. You had discussed with me that there is an existing extension of the railroad spur to the East which needs to be shown upon the plat, as this is an apparent easement and is required to be identified by Colorado Revised Statutes. The extension to the West can also be shown in faded line just as you have shown the 10 foot storm sewer easement.

**LOT NUMBERING**

You have shown two lots on the plat being lot 2 & 3, which is in numerical sequence with the previous subdivision Amended Plat of the "D" and RGW Railroad Subdivision Filing six. THIS IS A NEW SUBDIVISION and the lots need to be numbered in sequence so as not to confuse the prior deed ownership with the present. Suggested lot numbering may be used as Lot 1A & Lot 2A. This give the replat of the lots a distinction of there own.

**LOT NOTATIONS**

It is confusing when trying to recognizing the significance of the -M in your lot 2, and the + - M in your lot 3,

WHY THE DIFFERENCE.

Your Legend indicates Dimension measured this survey, why the Capital "M"? The acreage as designated is more than adequate. Besides that you have measured the boundary and calculated the Area. If your boundary is not in error then your acreage should be accurate.

**CURVE TABLE**

A Curve table needs to be shown to represent the configuration of you two lots on the Cul-De-Sack on Sixth Street Court as you have only show the total outer boundary dimensions.

Your curve table must show the correct data for lot frontage as you have shown for your total boundary curve.

F.W.

11/12/93

CITY OF GRAND JUNCTION DEVELOPMENT FILE 120-93, REPLAT OF LOTS 2 & 3 OF THE D&RGW RAILROAD SUBDIVISION, LOCATED ON 6TH STREET COURT IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Gary R. Mathews  
CHAIRMAN

11-10-93  
DATE

SUB NO. SB-92-93

FRED A. WEBER  
MESA COUNTY SURVEYOR  
544 ROOD AVE  
GRAND JUNCTION, COLO. 81501

RESIDENCE  
(303) 434-7772

OFFICE  
COUNTY COURT HOUSE  
(303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

REPLAT OF LOTS 2 AND 3 OF THE SECOND AMENDED PLAT,  
D AND RGV RAILROAD SUBDIVISION, FILING SIX

has been reviewed under my direction as Mesa County Surveyor and  
that to the best of my knowledge it conforms with the necessary  
requirements pursuant to the Colorado Revised Statute 1973  
38-51-102 for the recording of Land Survey Plats in the records of  
the County Clerk's Office.

This approval does not certify as to the accuracy of Surveys,  
Drafting, Calculations, nor to the possibility of omissions of  
easements and other Rights-of-Way or Legal Ownerships.

Dated this 03rd day of December, 1993.

Signed: Fred A. Weber by Ken Swearingin  
Fred A. Weber, Mesa County Surveyor.

**NOTE**

The recording of this  
plat is subject to all  
Approved Signatures &  
Dates.  
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: 12-6-93

TIME: 4:02 p.m.

BOOK: 14 PAGE 175

RECEPTION NO: 166309

DRAWER # AA 49

\*\*\*\*\*

**Lots 2 and 3, Second Amended Plat, D&RGW Railroad Subdivision, Filing 6**

Beginning at the northeast corner of Lot 2 whence the N $\frac{1}{4}$  corner of Section 23 bears N 00° 09' 31" W, 215.58 feet;

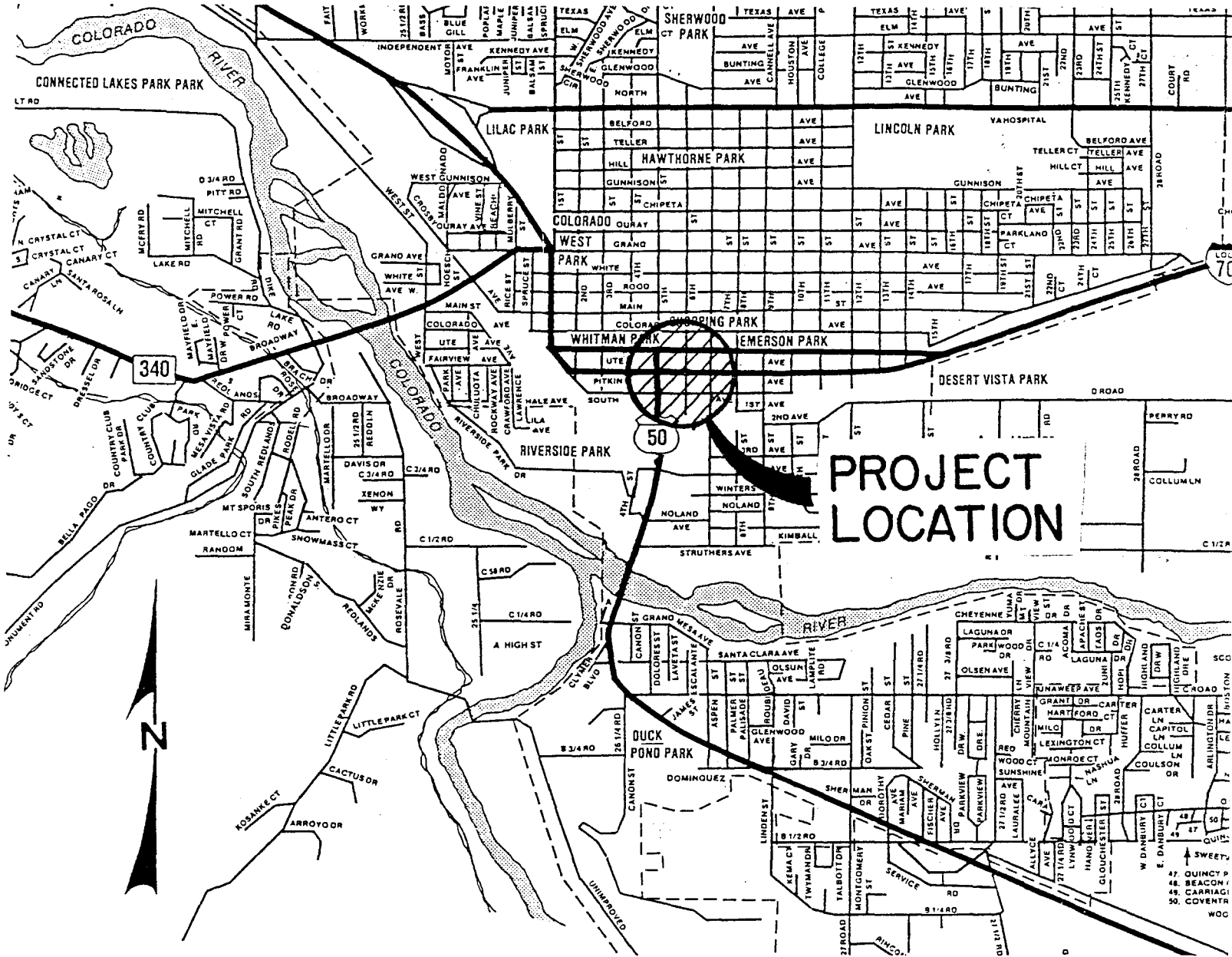
1. Thence S 00° 09' 31" W, 309.61 feet;
2. Thence S 71° 37' 51" W, 237.63 feet;
3. Thence N 22° 09' 30" E, 292.40 feet;
4. Thence N 15° 52' 29" E, 34.44 feet;
5. Thence northeasterly 128.54 feet along the length of a curve to the left with a radius of 50.00 feet a delta of 147° 17' 46" and a long chord bearing N 32° 14' 18" E, 95.96 feet;
6. Thence S 89° 52' 17" E, 276.05 feet to the Point of Beginning.

The Parcel as described above contains 2.306 acres more or less.

120 93

Original  
Do NOT Remove  
From Office

VICINITY MAP



**PROJECT  
LOCATION**

120 93

Original  
Do NOT Remove  
From Office