





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Receipt 876  
 Date 1-4-94  
 Rec'd By [Signature]  
 File No. # 3 94

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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			S. 4th St.		<input checked="" type="checkbox"/> Right-of-Way Easement

PROPERTY OWNER(S)                       DEVELOPER                       REPRESENTATIVE

<u>John E. Cadez</u>	<u>James R. Cadez</u>	
Name	Name	Name
<u>P.O. Box 489</u>	<u>P.O. Box 489</u>	
Address	Address	Address
<u>Grand Junction, CO 81502</u>	<u>Grand Junction, CO 81502</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>303/243-0024</u>	<u>303/243-0024</u>	
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representatives must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

<input checked="" type="checkbox"/> <u>[Signature]</u>	<u>12/28/93</u>
Signature of Person Completing Application	Date
<input checked="" type="checkbox"/> <u>[Signature]</u>	<u>12/28/93</u>
<input checked="" type="checkbox"/> <u>[Signature]</u>	<u>12/28/93</u>
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	

2945-143-39-014  
SCOTTY INVESTMENTS  
405 PITKIN AVE  
GRAND JUNCTION, CO 81501-2513

2945-143-39-015  
CARMEN CHIODO  
JOHN CHIODO ESTATE  
442 SOUTH AVE  
GRAND JUNCTION, CO 81501-2515

2945-143-39-019  
DON LEE FLANNERY  
CHESTER H FLANNERY  
P O BOX 1261  
GRAND JUNCTION, CO 81502-1261

2945-143-39-013  
SHELLEY J LUFF  
JOSEPH A  
552 - 23 RD  
GRAND JUNCTION, CO 81503

2945-143-39-020  
SHELLEY J LUFF  
JOSEPH A  
552 - 23 RD  
GRAND JUNCTION, CO 81503

2945-143-39-022  
WILLIAM L SHUMAN  
FREDA  
3320 CRESTVIEW WAY  
GRAND JUNCTION, CO 81506-4071

2945-143-38-011  
FREDERICK J STASTNY  
ROMA K  
322 SOUTH AV  
GRAND JUNCTION, CO 81501

2945-143-38-013  
BELINDA C COUTEE  
353 PITKIN AVE  
GRAND JUNCTION, CO 81501-2414

2945-143-38-009  
MANUEL J VIGIL  
EVYIA G  
302 SOUTH AVE  
GRAND JUNCTION, CO 81501-2417

2945-143-44-001  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-002  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-003  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-004  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-005  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-006  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-44-007  
THOMAS G LITTON  
A K  
BOX 1356  
GRAND JUNCTION, CO 81502-1356

2945-143-39-010  
STOUT'S ELECTRIC MOTOR SERVICE  
430 S 4TH ST  
GRAND JUNCTION, CO 81501-2507

2945-143-39-021  
STOUT'S ELECTRIC MOTOR SERVICE  
430 S 4TH ST  
GRAND JUNCTION, CO 81501-2507

2945-143-38-010  
SIMON D TRUJILLO  
J B  
312 SOUTH AVE  
GRAND JUNCTION, CO 81501-2417

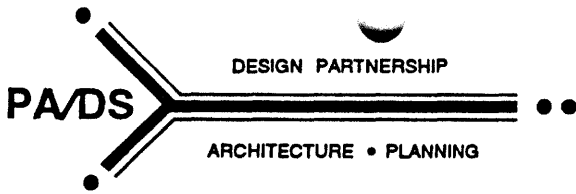
2945-143-38-017  
~~MUFFLER REPAIR & REAL ESTATE I~~  
~~DBA SCOTTI MUFFLER INVEST CO~~  
~~405 PITKIN AVE~~  
GRAND JUNCTION, CO 81501-2513

2945-143-38-014  
ROYCE C GIBSON  
MARIANNA R  
202 NORTH AVE #202  
GRAND JUNCTION, CO 81501-7540

2945-143-38-015  
~~ROYCE C GIBSON~~  
~~MARIANNA R~~  
~~202 NORTH AVE #202~~  
GRAND JUNCTION, CO 81501-7540

2945-143-38-016  
~~ROYCE C GIBSON~~  
~~MARIANNA R~~  
~~202 NORTH AVE #202~~  
GRAND JUNCTION, CO 81501-7540

2945-143-38-012  
JERRY D CHICK  
JUDY E  
2823 1/2 C RD  
GRAND JUNCTION, CO 81503-3170



Re: Street Vacation  
4th Street  
January 3, 1994

# 3 94

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## GENERAL PROJECT REPORT

**PROJECT:**

A request to vacate 4th Street south of South Street; that portion that is situated between Central Distributing and Litton/Mayflower Moving warehouse.

**OWNER/PETITIONER:**

CENTRAL DISTRIBUTING COMPANY  
245 South Avenue  
Grand Junction, CO 81501

**REASON FOR VACATION:**

New warehouse area; parking and access for new addition to existing facility at 245 South Avenue.

**A. Project Description / Warehouse Addition**

1. Total area to be vacated is 80' x 140'; or .257 acres.
2. Total area of the warehouse addition and parking/access area is 2.48 acres and includes additional parking at the northwest corner of 3rd Street and South Avenue.
3. The proposed building will be used as a warehouse for storage.

**B. Public Benefit**

This is a private development.

**C. Project Compliance**

1. Request for a street vacation for a building expansion and a loading dock.
2. Land use surrounding the site is Zoned I-1 for Light Industrial Use.
3. Site is accessible from South Avenue and 4th Street.

4. Utilities are currently in the existing building. All utility mains are located in South Avenue. There is a gas line in 4th Street that stops at the railroad track. There is also an overhead electrical line in the right of way of 4th Street. There are fire hydrants on South Avenue at the corners of 3rd, 4th, and 5th Streets. An easement may be maintained for utilities pursuant to review.
5. There will be no large extra demands on the existing utilities.
6. The effects on public facilities would be negligible.
7. N/A.
8. The proposed building would have no impact on site geology.
9. Hours of operation would be from 7:00 AM to 5:00 PM, Monday through Friday.
10. No additional signs are proposed for the building.

**D. Development Schedule and Phasing**

The building is to be constructed in early 1994 as one continuous project.

Respectfully submitted,  
PA/DS design partnership  
Petitioner's Representative



**Litton-Mayflower**

Litton Moving & Storage Co. / 433 South Avenue / Grand Junction, CO 81501 / (303) 242-2497

*January 3, 1994*

*RE: Reduction of 4th Street at South Avenue*

*Gentlemen,*

*Our property lies directly east of the property owned by Central Distributing Co. and is separated by 4th Street which falls between us. We have reviewed the proposal to reduce that portion of 4th Street and have no objection to the request. We have always worked with Central Distributing in a cooperative manner and expect that relationship to continue.*

*Sincerely,*

  
*Thomas G. Litton*

*President*

**# 3 94**

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MEMBER  
MAYFLOWER WAREHOUSEMEN'S ASSN



An agent for Mayflower Transit, Inc.  
ICC No. MC-2934

# SUBMITTAL CHECKLIST

## VACATION

# 3 94

Location: South of South Avenue

Project Name: 4th St. ROW

ITEMS		DISTRIBUTION																TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire Department	City Police Department	City Attorney	City Sanitation	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	County Planning	Irrigation District	Drainage District	Water District	Sewer District		U.S. West	Public Service	GVRP	Original Do NOT Remove From Office	
● Application Fee	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
● Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1
● <del>XXX</del> Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1
● Names and Addresses	VII- <del>2</del>	1																					
● Legal Description - of ROW. to be vacated	VII-2	1			1									1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1
● Vicinity Sketch	IX- <del>33</del>	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1

8/2/11

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.



PRE-APPLICATION CONFERENCE

Date: 12/16/93
Conference Attendance: Kristen Ashbeck / Frank Prevss
Proposal: 4th St ROW Vacation
Location: 4th St South of South

Tax Parcel Number:
Review Fee: \$450

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

Additional ROW required?
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? Estimated Amount:
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)

# REVIEW COMMENTS

Page 1 of 3

FILE #3-94

TITLE HEADING: Right-of-Way Vacation - 4th  
Street, S of South Avenue

LOCATION: 245 South Avenue

PETITIONER: John E. Cadez & James R. Cadez  
Central Distributing

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 489  
Grand Junction, CO 81502  
243-0024

PETITIONER'S REPRESENTATIVE: Frank A. Preuss

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., JANUARY 25, 1994.**

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**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**1/6/94**  
**244-1591**

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Contact CDOT for their input. They may have a problem with it in relation to access to the 5th Street Viaduct Project.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**1/7/94**  
**244-2695**

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ELECTRIC & GAS: Object to street vacation due to existing electric and gas distribution facilities in this street. These facilities service customers south of this location.

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

**1/13/94**  
**244-3587**

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I contacted employees of the railroad and of CF Coley asking them if they use South 4th Street to get their semi-trailers in and out of their yard south of Central Distributing & Mayflower. They said yes. If that access is closed, or not accessible, they have no way to get their trailers in and out. They can't safely cross 5th Street to go northbound or to turn southbound on 5th Street. They can't get their trailers maneuvered around the curve under the viaduct. Even if only a portion of the right-of-way was vacated, I still see a potential problem for access to the south businesses because of where the loading dock for the new addition is located on the SE corner. Once a semi-trailer backs up to the loading dock, it will probably block the right-of-way to the south businesses using South 4th Street.

Maybe Central Distributing can eliminate the SE loading dock - or move it to an inside loading dock - or maybe explain better how it can work as it is proposed. Recommend denial at this time.

**U.S. WEST**  
**Leon Peach**

**1/11/94**  
**244-4964**

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Telephone would require retention of 10' of street right-of-way, presumably the eastern most portion as there is a buried cable crossing South Avenue in 4th Street right-of-way heading south almost to the railroad right-of-way then turns east and rises above ground on the west end of Litton/Mayflower warehouse building (SEE ATTACHED PRINT).

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

**1/14/94**  
**244-1400**

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1. Access for emergency vehicles must be maintained at all times.
2. A fire flow survey must be completed prior to the issuance of a building permit. Submit a complete stamped set of building plans.

**COLORADO DEPARTMENT OF TRANSPORTATION**  
**Engineering Office**

**1/14/94**  
**248-7232**

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Colorado Department of Transportation is opposed to vacation of 4th Street right-of-way as proposed. The widening and replacement of the 5th Street viaduct will require establishment of public access back to 4th Street at this location. This is the area for access for the industrial area when the Colorado Department of Transportation widens the viaduct. This street is a vital link to a heavy transportation area. The loss of this street would cause traffic and safety problems.

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

**1/18/94**  
**244-1590**

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SEWER - no comment

WATER - The proposed warehouse may require the installation of additional hydrants, i.e. a possible water line extension from South Avenue may require an "Utility Easement" be left in lieu of the right-of-way. Check with Fire Department for requirements. No other comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**1/18/94**  
**244-1437**

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1. This portion of South Avenue is used quite heavily for truck traffic to/from properties to the south because of the difficult access onto 5th Street. The narrative should suggest how the impacts of this vacation would be mitigated.
2. If the right-of-way vacation is approved, easements for affected utilities must be retained as requested.

3. In addition to the comments provided, Colorado Department of Transportation is opposed to a partial vacation as well (e.g. provide a 48-foot right-of-way). Development of a street in a narrower right-of-way seems as if it would not align with 4th Street on the north side of South Avenue and loading/unloading maneuvers would appear to impede traffic flow.
4. Regardless of the outcome of the Vacation request, there are some concerns with the subsequent Site Plan Review.
  - I. Is parking on the northwest corner of 3rd Street and South Avenue owned by same property owner? If not, a lease for use of any spaces at that location will be required.
  - II. Any new parking developed must meet landscape requirements.
  - III. Will need more detailed landscape plan to review requirements.
  - IV. Street and/or alley improvements may be required.

FILE # 3-94

TITLE HEADING: Right-of-way Vacation  
Change To:  
48 Foot Commercial  
Right-of-way

**RESPONSE TO**  
REVIEW COMMENTS

PUBLIC SERVICE

Utility easement would be provided for all utilities.  
No building will be done in right-of-way.

GRAND JUNCTION POLICE DEPARTMENT

A 48 foot commercial right-of-way would allow access  
to the south. Trucks making deliveries to Central  
Distributing would be parallel to 4th Street.

U.S. WEST

Commercial right-of-way would not impact U.S. West's  
telephone line.

GRAND JUNCTION FIRE DEPARTMENT

1. Road way would not be changed and the Fire Department  
would have access to the south.
2. Fire flow survey would be requested at Site Plan re-  
view.

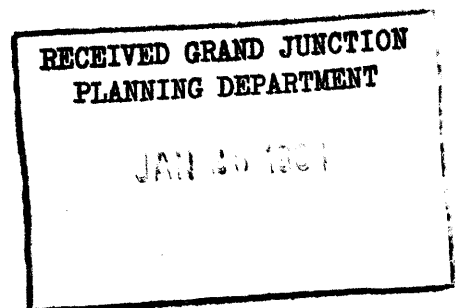
CITY UTILITY ENGINEER

Water - The proposed commercial right-of-way would allow  
possible utility extension in street.

COMMUNITY DEVELOPMENT DEPARTMENT

1. A 48 foot commercial right-of-way would not impact  
the area south of the railroad spur. The area is zoned  
I-1 Light Industrial and a commercial right-of-way  
would be acceptable in this zone.
2. Utilities would remain in the right-of-way.
3. Site Plan Review concerns.
  - I. The parking on the north west corner of 3rd Street  
and South Avenue is owned by Central Distributing.
  - II. The area is currently used as a parking area. Fur-  
ther development would not be required. Trees have  
been planted along 3rd Street and South Avenue.
  - III. There is currently approximately 8700 square feet  
of landscaping.
  - IV. The alley along the railroad tracks and the existing  
warehouse was vacated in 1985.

**PROVIDED  
BY PETITIONER**



COLORADO DEPARTMENT OF TRANSPORTATION

The reduction of width would not reduce the size of the roadway, and the alignment would not change with 4th Street to the north. It is an acceptable right-of-way for a I-1 zone.

**PROVIDED  
BY PETITIONER**

STAFF REVIEW

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FILE: 3-94

DATE: January 28, 1994

REQUEST: Right-of-Way Vacation

LOCATION: 4th Street South of South Avenue

APPLICANT: Central Distributing Company

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EXISTING LAND USE: Commercial - Warehouse

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Commercial - Automobile Maintenance

SOUTH: Railroad Right-of-Way

EAST: Industrial - Warehouse

WEST: Industrial - Warehouse

EXISTING ZONING: Light Industrial (I-1)

SURROUNDING ZONING: All Light Industrial (I-1)

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RELATIONSHIP TO COMPREHENSIVE PLAN: No plan exists for this area; however, it is included in the planning area for the South Downtown/Riverside Master Plan which is currently being developed. No specific recommendations for this area have been determined.

STAFF ANALYSIS: The petitioner's original request was to vacate the entire 80-foot right-of-way of 4th Street south of South Avenue to its dead end at the railroad right-of-way. Most review agencies were opposed to the proposal due to the existing use of the right-of-way for circulation and/or utility purposes. The petitioner responded by proposing to vacate only the westerly 16 feet of right-of-way--up to the present curb and gutter. This would leave the street itself as is; however, it would not meet the City standard for an industrial street (see attached standard). The standard requires a 14-foot multi-purpose easement outside of the right-of-way which would not be provided with the revised proposal and, therefore is not acceptable. In addition, a cul-de-sac would be required rather than just dead-ending the street.

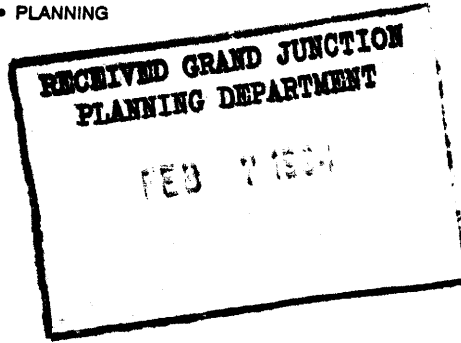
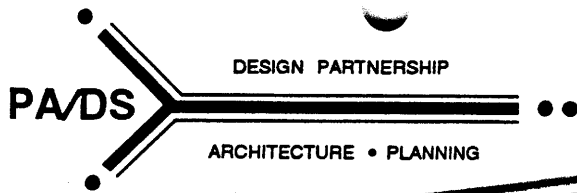
The greater concerns are those relative to the Colorado Department of Transportation (CDOT). CDOT is in the very early stages of designing the new 5th Street viaduct. Preliminary design concepts include closure of the northbound on-ramp and rerouting northbound traffic to the west. This portion of 4th Street will then become the only access for parcels between 4th and 6th Streets south of South Avenue. The site design for the proposed warehouse expansion into the vacated portion of the 4th Street right-of-way shows that trucks would be maneuvering in the remaining right-of-way to back to the docks. This is an obvious safety concern, particularly if traffic increases due to redesign of the viaduct. Also, given that the viaduct design is in such an early stage, it is unclear what right-of-way might be needed in this area. Thus, CDOT recommends, and Staff concurs, that the right-of-way (all or part) not be vacated until the viaduct design and its impact on surrounding circulation patterns are better defined.

Finally, this proposal does not meet the criteria set forth in Section 8-3 of the Zoning and Development Code for a vacation: 1) the proposal appears to have adverse safety impacts; 2) the master plan for this area is being developed--thus, it is unknown if this proposal conflicts with adopted policies for land use and circulation; and 3) the proposal does not improve traffic circulation.

**STAFF RECOMMENDATION:** Denial of vacation request for all or part of right-of-way.

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item number 3-94 a request to vacate a portion of the 4th Street right-of-way south of South Avenue, I move we forward this item on to City Council with a recommendation for denial for the following reasons: 1) the proposal appears to have adverse safety impacts; 2) the master plan for this area is being developed--thus, it is unknown if this proposal conflicts with adopted policies for land use and circulation; and 3) the proposal does not improve traffic circulation.





*Denied  
7-0*

Re: Vacation of R.O.W.  
#3-94/Central Distributing  
February 7, 1994

To: Grand Junction Community Development Department  
Attn.: Carl Metzner

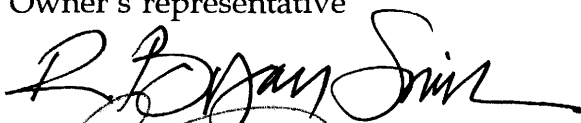
Dear Carl:

We wish to appeal the decision of the City Planning Commission to the City Council on the referenced item on the following grounds:

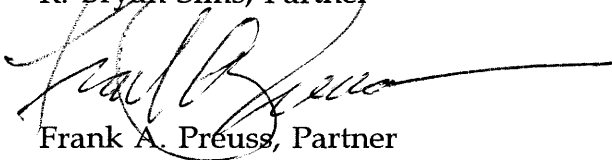
1. Originally, this request was for a vacation, and we have amended our request to a reduction of Right of Way from 80 feet to a typical City industrial street section of a 48-foot R.O.W. According to presently accepted City data, this section allows up to 3000 average daily trips (ADT). Based on current use by Central Distributing, there are approximately six ADTs.
2. The issue of safety is addressed with the construction of a sidewalk along the west side of the street, and a 40-foot roadway is planned which meets or exceeds current City standards for a commercial or industrial street.
3. Original R.O.W. standards of 80 feet were originally instituted in the downtown area to allow for turnaround of a horse and wagon in the middle of the street. Obviously, this requirement is no longer valid, and a more modern interpretation needs to be applied in this situation.
3. The 120-foot length of 4th Street to the railroad tracks from South Avenue dead ends at the property line of the railroad property. This is private property and, in reality, leads only to the abandoned alleyway along the south side of Central Distributing and a few abandoned buildings that belong to the railroad. The owners of this property could close this access at any time, since this portion of South Avenue and 4th Street is only used presently by private vehicles who use the area to turn around when they take a wrong turn. This access currently poses a possible security problem, since access is allowed to the vacant site and to the rear portion of Central Distributing.

4. The owners of Central Distributing have previously gone to personal expense of relocating utilities in this area, providing landscaping, construction of concrete drives and gutters, and maintaining the short section of 4th Street, south of South Avenue. At the present time, there are no utilities presently in the area to be abandoned nor should there be any reason to extend them to the adjacent property.
5. Objections raised by the Colorado Department of Transportation appear to be based on conjecture and assumption. The conjecture is that 4th Street will somehow become a major thoroughfare which leads to an indefinite tie-in with the 5th Street bridge. At the same time, there is a highly improbable assumption that somehow the private owner of the property south of the railroad tracks will allow this to happen; simultaneously, the master plan for the area 'possibly' requires an 80-foot right of way rather than a normal commercial or industrial section? We feel the request for reduction to a smaller right of way is in keeping with the acceptable standards, while still allowing future plans to go about without imposition.
6. Should the Reduction of Right of Way be granted, Central Distributing has agreed to insert more landscaping than is minimally required and maintain the roadway for the use of its own traffic and its neighbors.

Respectfully submitted,  
PA/DS design partnership  
Owner's representative



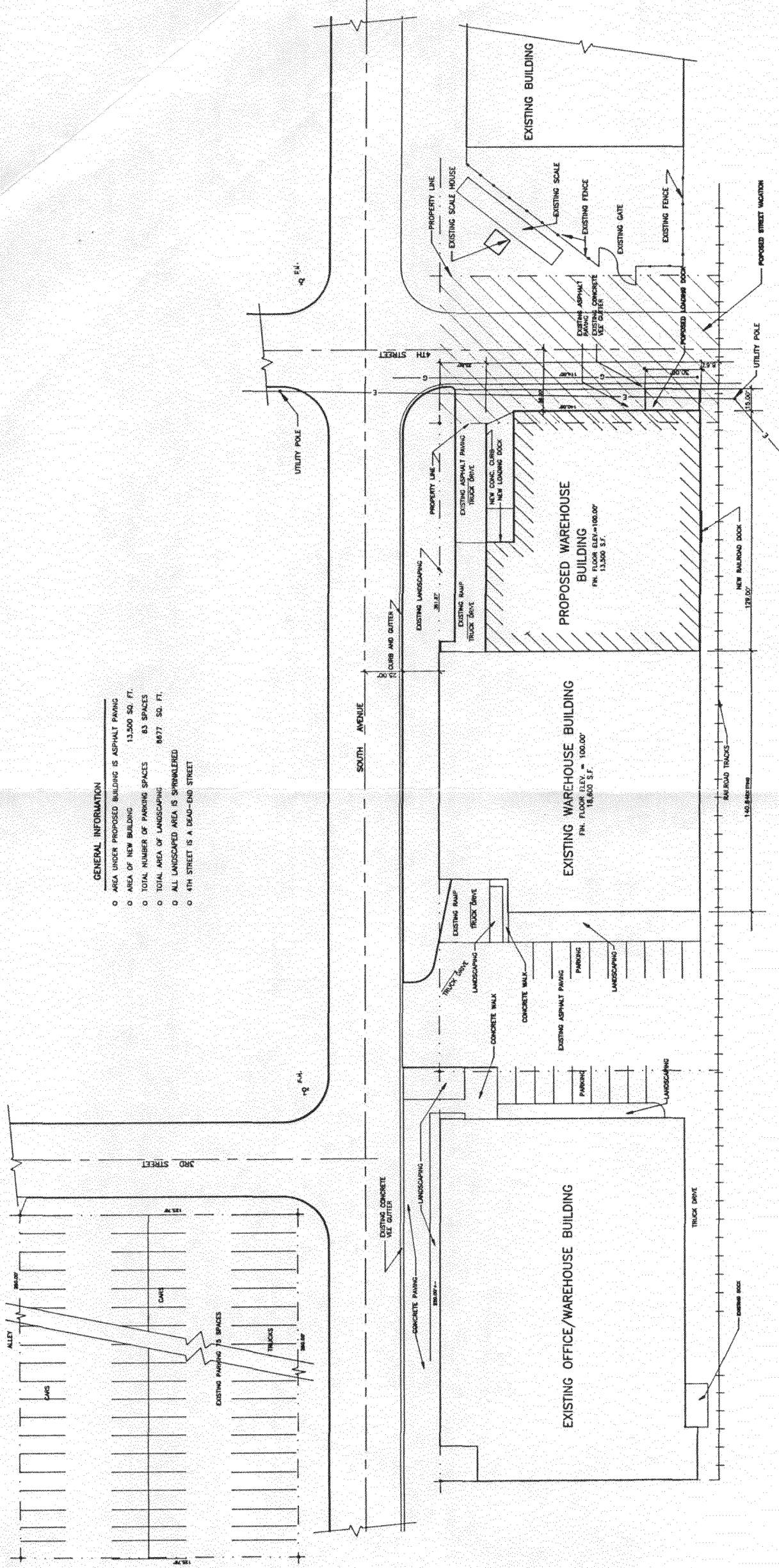
R. Bryan Sims, Partner



Frank A. Preuss, Partner

Original  
Do NOT Remove  
From Office

B 94



- GENERAL INFORMATION**
- AREA UNDER PROPOSED BUILDING IS ASPHALT PAVING
  - AREA OF NEW BUILDING 13,500 SQ. FT.
  - TOTAL NUMBER OF PARKING SPACES 83 SPACES
  - TOTAL AREA OF LANDSCAPING 8677 SQ. FT.
  - ALL LANDSCAPED AREA IS SPRINKLERED
  - 4TH STREET IS A DEAD-END STREET

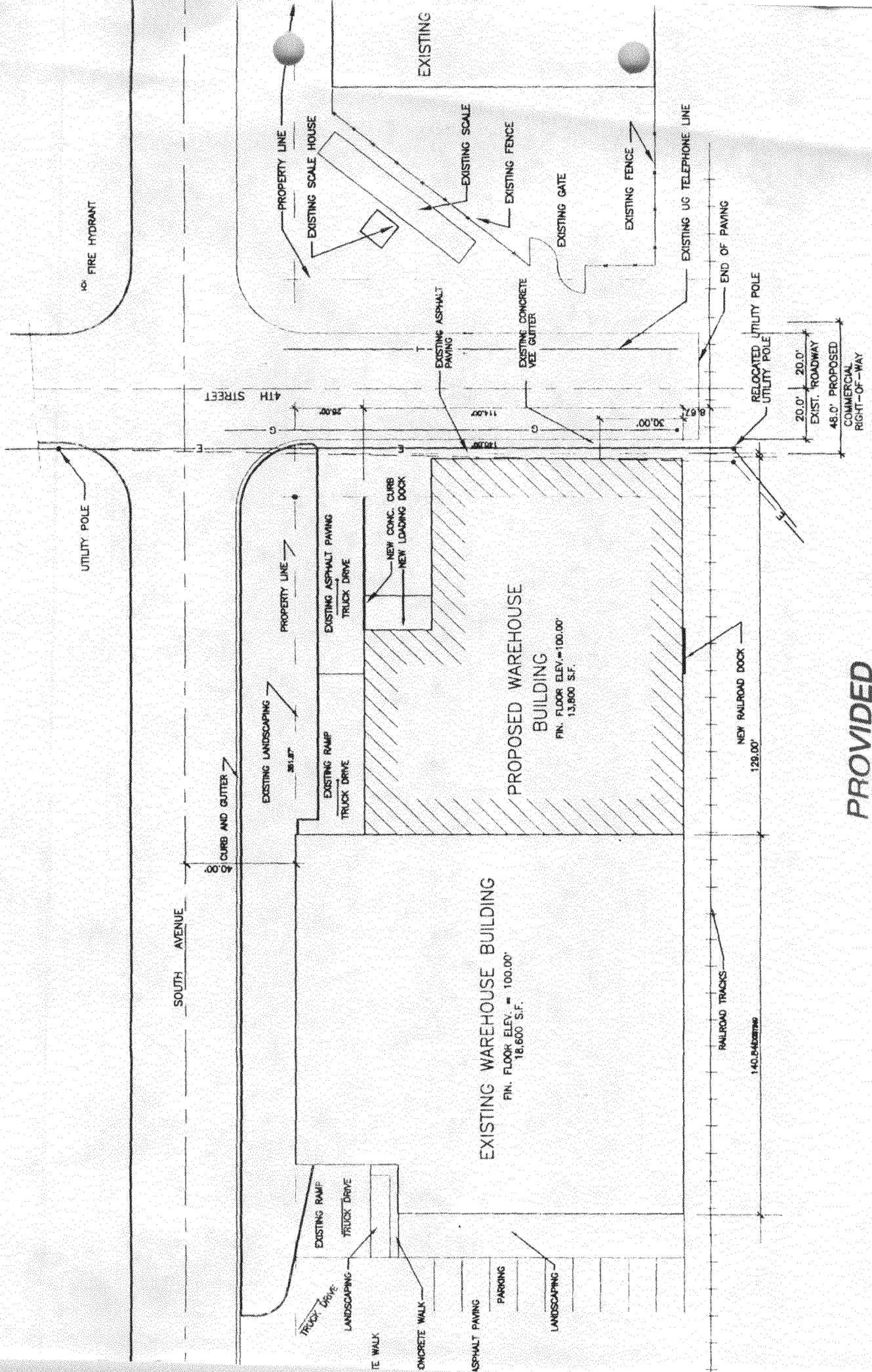
**SITE PLAN**  
SCALE: 1"=30.00'



394

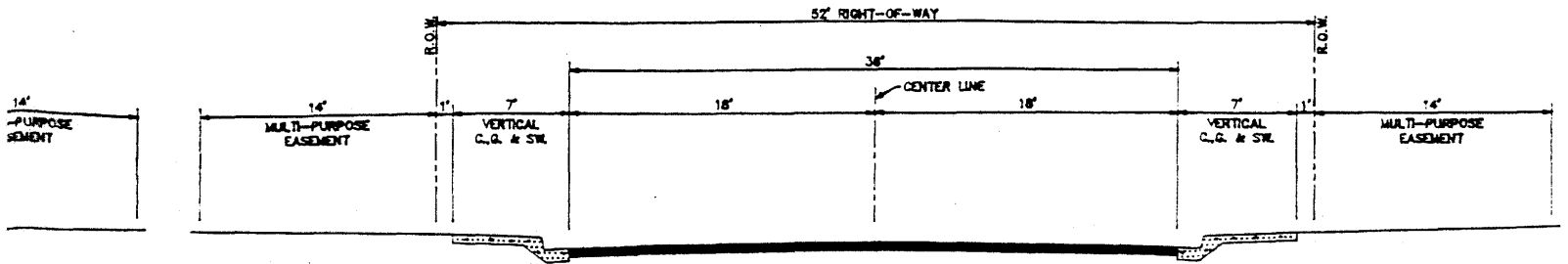
NO. DATE REVISIONS ▲ ▲ ▲ ▲	DATE 12/93 DESIGNER FAP DRAWN FP CHECK BS	PROJECT TITLE WAREHOUSE ADDITION CENTRAL DISTRIBUTING 245 SOUTH AVE., GRAND JUNCTION, CO. SHEET TITLE SITE PLAN	DRAWING <b>SP-1</b> SHEET 1 OF 10
	ENGINEER ARCHITECTURE FUMER 917 Main Street • Grand Junction, Colorado 81501		

0 TOTAL SITE AREA 2.48 ACRES INCLUDING NORTH WEST CORNER  
OF SOUTH AVENUE AND 3RD STREET



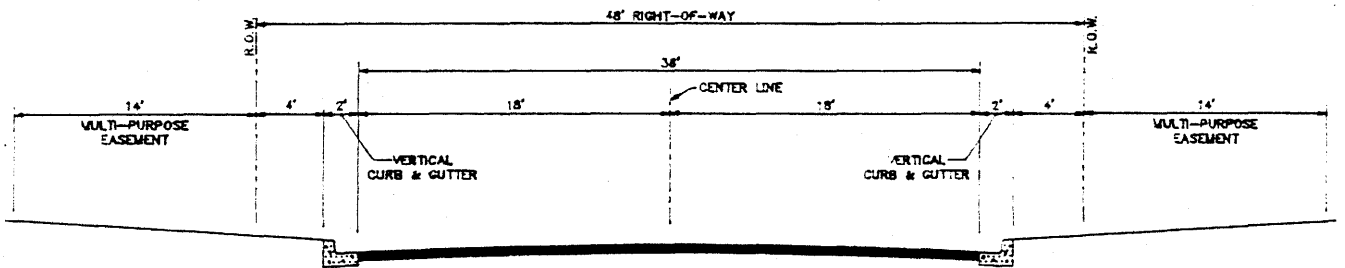
PROVIDED  
BY PETITIONER





**COMMERCIAL STREET SECTION**

0 to 3000 ADT  
NO ON-STREET PARKING

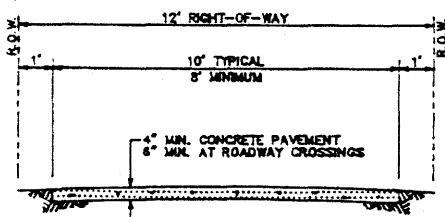


**INDUSTRIAL STREET SECTION**

0 to 3000 ADT  
NO ON-STREET PARKING

NOTE:  
STREETS IN INDUSTRIAL AREAS MAY BE CONSTRUCTED WITH 5' WIDE LONGITUDINAL "V" PANS IN LIEU OF CURBS & GUTTERS WHERE APPROVED BY THE CITY ENGINEER.

**RESIDENTIAL TRIP GENERATION RATES**



**TWO-WAY OFF STREET BICYCLE PATH**

DEVELOPMENT TYPE	VEHICLE TRIPS PER DWELLING UNIT	
	WEEKDAY	PEAK HOUR
SINGLE-FAMILY DETACHED	0.55	1.02
APARTMENT, GENERAL	6.47	0.88
CONDOMINIUMS/TOWNHOUSES	5.86	0.54
MOBILE HOME PARK	4.81	0.58
RETIREMENT COMMUNITY	3.50	0.34
PLANNED UNIT DEVELOPMENT	7.44	0.72
CHURCH - TRIPS PER 1,000 SQ. FT. FLOOR AREA	8.32	1.42

REFERENCE FOR ABOVE AND OTHER DEVELOPMENTS:  
LATEST EDITIONS OF THE "TRIP GENERATION MANUAL"  
BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (I.T.E.)

A.D.T.-AVERAGE DAILY TRAFFIC

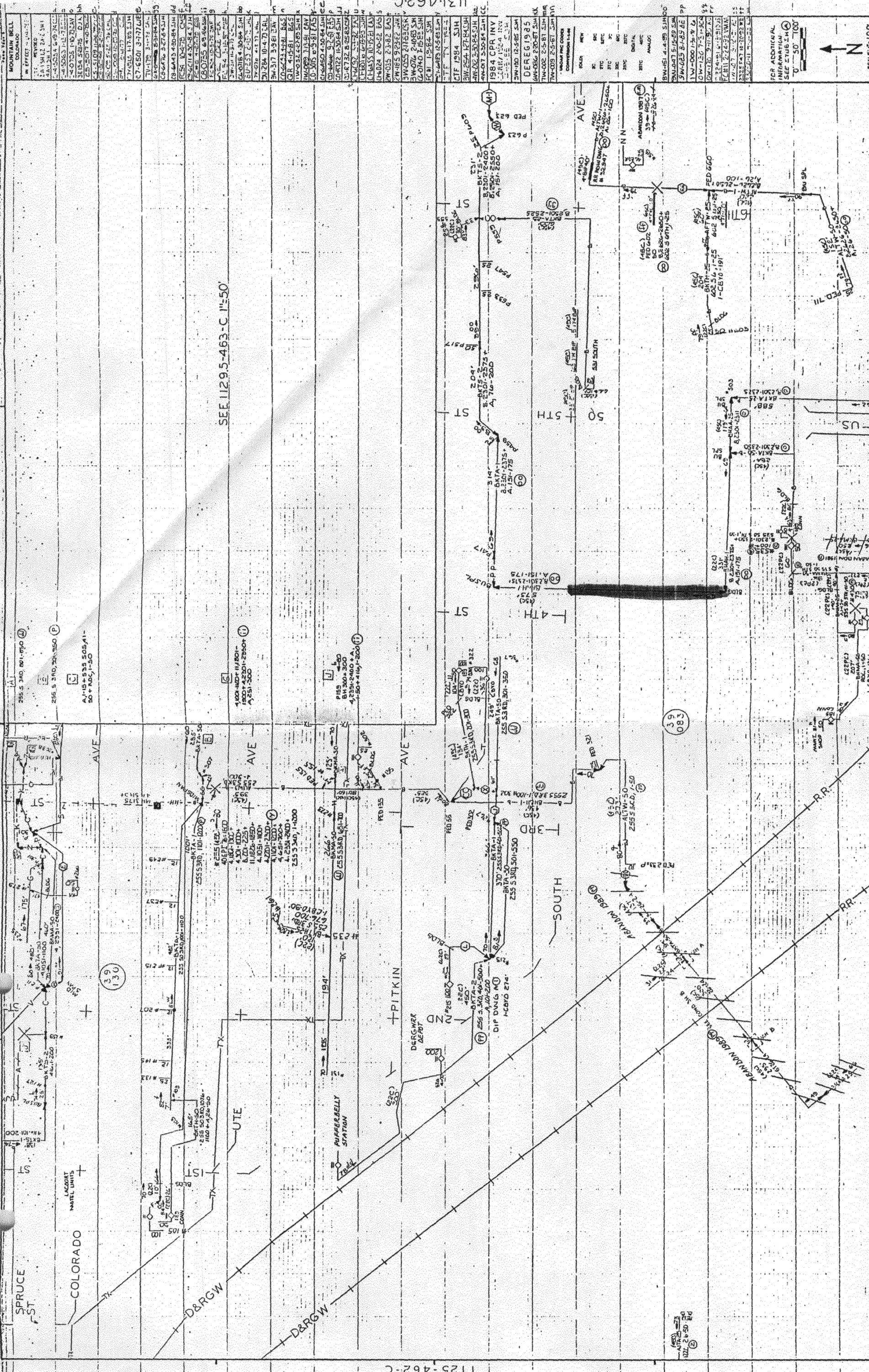
**NOTES:**

- ① DRIVE OVER CURBS SHALL BE INSTALLED ONLY ON RESIDENTIAL STREETS WITH LESS THAN 1000 A.D.T.
- ② ALL STREETS AND ROADWAYS SHALL BE SURFACED WITH HOT BITUMINOUS PAVEMENT (HBP) OR PORTLAND CEMENT CONCRETE (PCC). ALL PAVEMENT STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH THE COLORADO DIVISION OF HIGHWAYS, ROADWAY DESIGN MANUAL, (LATEST EDITION), OR OTHER APPROVED METHOD. MINIMUM ASPHALT PAVEMENT THICKNESS SHALL BE 3" ON RESIDENTIAL STREETS AND 4" ON COMMERCIAL, INDUSTRIAL OR MIXED USE STREETS.
- ③ SEE EXHIBIT "C" FOR DETAILS OF MULTI-PURPOSE EASEMENTS ADJACENT TO ROAD RIGHT-OF-WAY.
- ④ DRIVEWAY CULVERTS ON RURAL ROADS SHALL BE INSTALLED AND MAINTAINED BY PROPERTY OWNERS.

1128-464-C 1"=50'

1128-462

13-462-C



SEE 11295-463-C 1"=50'

NO.	DESCRIPTION	DATE	BY	REVISION
1	AS-BUILD	1975		
2	ADD BKT-A-1	1975		
3	ADD BKT-A-2	1975		
4	ADD BKT-A-3	1975		
5	ADD BKT-A-4	1975		
6	ADD BKT-A-5	1975		
7	ADD BKT-A-6	1975		
8	ADD BKT-A-7	1975		
9	ADD BKT-A-8	1975		
10	ADD BKT-A-9	1975		
11	ADD BKT-A-10	1975		
12	ADD BKT-A-11	1975		
13	ADD BKT-A-12	1975		
14	ADD BKT-A-13	1975		
15	ADD BKT-A-14	1975		
16	ADD BKT-A-15	1975		
17	ADD BKT-A-16	1975		
18	ADD BKT-A-17	1975		
19	ADD BKT-A-18	1975		
20	ADD BKT-A-19	1975		
21	ADD BKT-A-20	1975		
22	ADD BKT-A-21	1975		
23	ADD BKT-A-22	1975		
24	ADD BKT-A-23	1975		
25	ADD BKT-A-24	1975		
26	ADD BKT-A-25	1975		
27	ADD BKT-A-26	1975		
28	ADD BKT-A-27	1975		
29	ADD BKT-A-28	1975		
30	ADD BKT-A-29	1975		
31	ADD BKT-A-30	1975		
32	ADD BKT-A-31	1975		
33	ADD BKT-A-32	1975		
34	ADD BKT-A-33	1975		
35	ADD BKT-A-34	1975		
36	ADD BKT-A-35	1975		
37	ADD BKT-A-36	1975		
38	ADD BKT-A-37	1975		
39	ADD BKT-A-38	1975		
40	ADD BKT-A-39	1975		
41	ADD BKT-A-40	1975		
42	ADD BKT-A-41	1975		
43	ADD BKT-A-42	1975		
44	ADD BKT-A-43	1975		
45	ADD BKT-A-44	1975		
46	ADD BKT-A-45	1975		
47	ADD BKT-A-46	1975		
48	ADD BKT-A-47	1975		
49	ADD BKT-A-48	1975		
50	ADD BKT-A-49	1975		
51	ADD BKT-A-50	1975		
52	ADD BKT-A-51	1975		
53	ADD BKT-A-52	1975		
54	ADD BKT-A-53	1975		
55	ADD BKT-A-54	1975		
56	ADD BKT-A-55	1975		
57	ADD BKT-A-56	1975		
58	ADD BKT-A-57	1975		
59	ADD BKT-A-58	1975		
60	ADD BKT-A-59	1975		
61	ADD BKT-A-60	1975		
62	ADD BKT-A-61	1975		
63	ADD BKT-A-62	1975		
64	ADD BKT-A-63	1975		
65	ADD BKT-A-64	1975		
66	ADD BKT-A-65	1975		
67	ADD BKT-A-66	1975		
68	ADD BKT-A-67	1975		
69	ADD BKT-A-68	1975		
70	ADD BKT-A-69	1975		
71	ADD BKT-A-70	1975		
72	ADD BKT-A-71	1975		
73	ADD BKT-A-72	1975		
74	ADD BKT-A-73	1975		
75	ADD BKT-A-74	1975		
76	ADD BKT-A-75	1975		
77	ADD BKT-A-76	1975		
78	ADD BKT-A-77	1975		
79	ADD BKT-A-78	1975		
80	ADD BKT-A-79	1975		
81	ADD BKT-A-80	1975		
82	ADD BKT-A-81	1975		
83	ADD BKT-A-82	1975		
84	ADD BKT-A-83	1975		
85	ADD BKT-A-84	1975		
86	ADD BKT-A-85	1975		
87	ADD BKT-A-86	1975		
88	ADD BKT-A-87	1975		
89	ADD BKT-A-88	1975		
90	ADD BKT-A-89	1975		
91	ADD BKT-A-90	1975		
92	ADD BKT-A-91	1975		
93	ADD BKT-A-92	1975		
94	ADD BKT-A-93	1975		
95	ADD BKT-A-94	1975		
96	ADD BKT-A-95	1975		
97	ADD BKT-A-96	1975		
98	ADD BKT-A-97	1975		
99	ADD BKT-A-98	1975		
100	ADD BKT-A-99	1975		
101	ADD BKT-A-100	1975		

FOR ADDITIONAL INFORMATION SEE STUD 1128-462-C

SCALE: 1"=100'

TAX AREA: MESA COUNTY

PROJECT: 1128-456-C8 GRAND JUNCTION

DATE: 11/28/75

BY: [Signature]