

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: 159 SW. & South Ave.

Project Name: D&RGW Depot

ITEMS		DISTRIBUTION																				TOTAL REQD.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.P.C. (8 sets)	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	Persino WWTF	
● Application Fee <u>\$400.00</u>	VII-1	<input checked="" type="checkbox"/>																												
● Submittal Checklist*	VII-3	<input checked="" type="checkbox"/>																												
● Review Agency Cover Sheet*	VII-3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
● Application Form*	VII-1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
● 11"x17" Reduction of Assessor's Map	VII-1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
● Evidence of Title	VII-2	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																							
● Appraisal of Raw Land	VII-1	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																									
● Names and Addresses	VII-3	<input checked="" type="checkbox"/>																												
● Legal Description	VII-2	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																										
○ Deeds	VII-1	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
○ Easements	VII-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
○ Avigation Easement	VII-1	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																							
○ ROW	VII-3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
● Covenants, Conditions, & Restrictions	VII-1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																							
○ Common Space Agreements	VII-1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																							
● County Treasurer's Tax Cert.	VII-1	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																							
○ Improvements Agreement/Guarantee*	VII-2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>																							
○ CDOT, 404, or Floodplain Permit	VII-3.4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
● General Project Report	X-7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
● Location Map	IX-21	<input checked="" type="checkbox"/>																												
● Composite Plan - <u>utility bldg</u>	IX-10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																										
● 11"x17" Reduction Composite Plan	IX-10	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
● Final Plat	IX-15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																		
● 11"x17" Reduction of Final Plat	IX-15	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
○ Cover Sheet	IX-11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
○ Grading & Stormwater Mgmt Plan	IX-17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
○ Storm Drainage Plan and Profile	IX-30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
● Water and Sewer Plan and Profile	IX-34	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>		
● Roadway Plan and Profile	IX-28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>													<input checked="" type="checkbox"/>													
○ Road Cross-sections	IX-27	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
○ Detail Sheet	IX-12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
○ Landscape Plan	IX-20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																										
○ Geotechnical Report	X-8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>				
○ Phase I & II Environmental Report	X-10,11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																											
○ Final Drainage Report	X-5,6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>													
○ Stormwater Management Plan	X-14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>						
○ Sewer System Design Report	X-13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>															<input checked="" type="checkbox"/>											
○ Water System Design Report	X-16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>														<input checked="" type="checkbox"/>												
○ Traffic Impact Study	X-15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																				<input checked="" type="checkbox"/>							

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: 1/27/94
Conference Attendance: Kathy P., Wallace B.
Proposal: Muni Subdivisions - RR Depot
Location: 159 SW. 4 South Ave.

Tax Parcel Number:
Review Fee: \$400.00
(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? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? YES 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 # NO
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
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
Screening/Buffering
Land Use Compatibility
Drainage
Landscaping
Traffic Generation
Floodplain/Wetlands Mitigation
Availability of Utilities
Geologic Hazards/Soils
Other

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.

Roger Wilcox for SPTCo. x Wallace E. Beall, PE, PLS
Signature(s) of Petitioner(s) by W.E. Beall Signature(s) of Representative(s)

LOT 1, FILING 7, D & RGW RAILROAD SUBDIVISION

NARRATIVE:

The Southern Pacific Transportation Company (Denver and Rio Grande Western Railroad) desires to transfer ownership of the property upon which the old depot now is located, therefore a new lot and Filing is created by this plat to enable the Railroad to carry out this plan. The old depot building may possibly be renovated and restored by the buyer.

#17 94

Original
Do NOT Remove
From Office

City of Grand Junction
Grand Junction, CO 81501

Roy E. Simmons
1621 N. 7th Street
Grand Junction, CO 81501

Minnie Fuoco
411 32 Road
Clifton, CO 81520

John R. & Patricia Zellner
473 N. Scenic Drive
Grand Jct, CO 81503-1571

Marjorie Montgomery
Jana
661 Hwy 50, Box A
Grand Jct, Co 81503-1983

Charles S. Esquibel
P.O. Box 295
Taos, NM 87571-0295

Guy Washburn
322 N 6th St, #2 Upstairs
Grand Jct, CO 81501-2730

Frank J. & Louise Chiaro
213 Willowbrook Road
Grand Jct, CO 81506

Mabel Ortego
237 Pitkin Avenue
Grand Jct, CO 81501-7805

Tormey Bewley Corp DBA
Western Colorado Credit
Bureau Ser
P.O. Box 1180
Grand Jct, CO 81502-1180

Fred Cunningham
c/o Mael Novella
2366 H Road
Grand Jct, CO 81502-9677

Lupe Harris
P.O. Box 5773
Santa Maria, CA
93456-5773

Anna Company
P.O. Box 489
Grand Jct, CO 81502-0489

Anna Company
245 South Avenue
Grand Jct, CO 81501-7807

Carlson Memorials
237 South Avenue
Grand Jct, CO 81501-7807

Avvon L. Leany
1990 S. Broadway
Grand Jct, CO 81503-9593

D&RGW Railroad, Co.
P.O. Box 1319
Houston, TX 77251-1319

Paul M. Kuykendall
Marjorie Montgomery, Trustee
661 Hwy 50, Box A
Grand Jct, CO 81503-1983

U.S. Bank of Grand Jct.
c/o AVTAX, Inc.
P.O. Box 2798
Littleton, CO 80161-2798

D & RGW - Real Estate Division
ATTN: Gary Hunt
Box 5482, Room 987
Denver, CO 80217

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

Southern Pacific Transportation
1515 Arapahoe St., #909
Denver, CO 80202

Roger Wilcox
c/o Lennon, Smith & Wilcox
551 Grand Av
17 94

Roger Wilcox
c/o Lennon, Smith & Wilcox
551 Grand Avenue
Grand Junction, CO 81501

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From Office

REVIEW COMMENTS

Page 1 of 2

FILE #17-94

TITLE HEADING: Minor Subdivision - D&RGW
Depot

LOCATION: 1st Street & South Avenue

PETITIONER: Southern Pacific Transportation Company

PETITIONER'S ADDRESS/TELEPHONE: 1515 Arapahoe Street, #909
Denver, CO 80202
595-2338

PETITIONER'S REPRESENTATIVE: Roger Wilcox
551 Grand Avenue
Grand Junction, CO 81501
245-5180

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.**

COLORADO DEPARTMENT OF TRANSPORTATION
Charles Dunn

2/3/94
248-7232

No comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

2/8/94
244-1591

No comment on subdivision.

Will there be sufficient parking for proposed restaurant?

U.S. WEST
Leon Peach

2/8/94
244-4964

No comments at this time.

PUBLIC SERVICE COMPANY
Dale Clawson

2/7/94
244-2695

ELECTRIC & GAS: No objections.

CITY UTILITY ENGINEER
Bill Cheney

2/14/94
244-1590

SEWER - An easement for the sewer line that crosses the southeast portion of Lot 1 will be required since it appears to fall outside the existing 8' utility easement.

No other comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

2/15/94
244-1437

1. Dedication language and signature blocks need to be revised/corrected - see attached red-lined drawing.
2. The Composite Map should show the small building south of the parking lot. It was supposed to have been a part of the sale of the Depot, so should be on Lot 1, Filing Number 7.
3. Proposed buyer of the parcel (Lot 1, Filing 7) should be aware of the parking requirement for the proposed use - 1 space per tree seats for a restaurant. Depending on the number of parking stalls that are in the existing lot, there may be a need to look at shared parking with an adjacent property owner.
4. A Preliminary Plan will be required to cover areas of any/all future filings.

DOWNTOWN DEVELOPMENT AUTHORITY
Barbara Creasman

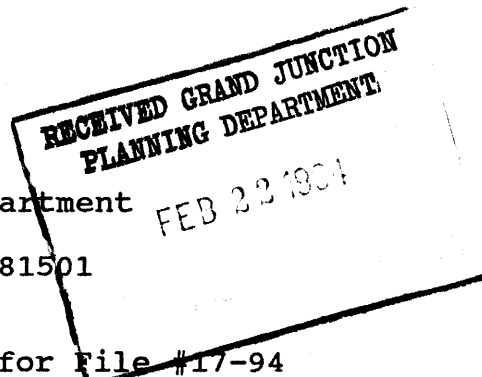
2/16/94
245-2926

Ok.

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

February 22, 1994

Ms. Kristen Ashbeck
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501



Re: Reviewer's Comments for File #17-94
Minor Subdivision - Filing 7, D & RGW Railroad Minor
Subdivision at 2nd Street and South Avenue

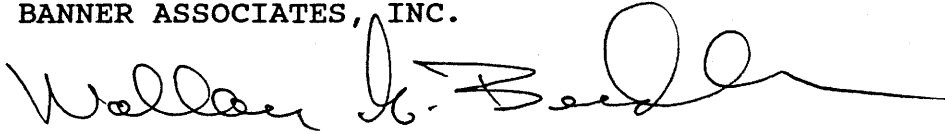
Dear Ms. Ashbeck:

Following are my responses to the items listed in your review letter of February 16, 1994:

1. CITY DEVELOPMENT ENGINEER - Jody Kliska
 - (1). Parking arrangements will be addressed by the Petitioner's Representative.
2. CITY UTILITY ENGINEER - Bill Cheney
 - (1). A 15 foot wide easement will be dedicated for the existing sewer line on the southeasterly corner of Lot 1, Filing 7. In addition a 15 foot wide easement will be dedicated across Lot 2 of Filing 5. Part of this easement will narrow to 3 feet where it is under the existing building. The easement will be of three dimensions under the building.
3. COMMUNITY DEVELOPMENT DEPARTMENT - Kristen Ashbeck
 - (1). The dedication language and certificates are changed in accordance with the red marked print and the description previously submitted for publishing.
 - (2). The small building is on Lot 2, Filing 5 rather than Lot 1, Filing 7, since the building was not on the subject property, it was not shown. However it is now added to the composite map.
 - (3). The parking arrangements will be addressed by the Petitioners Representative.

- (4). Preliminary Plans for future filings will be addressed by the Petitioner's Representative.

Very truly yours,
BANNER ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Wallace E. Beedle". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wallace E. Beedle, PE, PLS
Project Manager

LENNON, SMITH & WILCOX

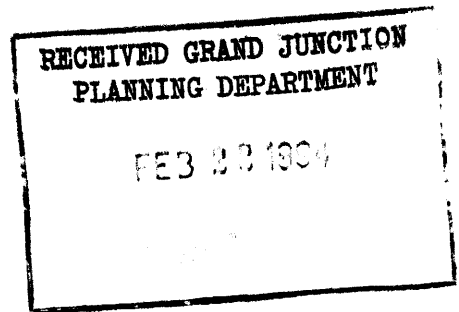
Commerical & Investment Properties
551 Grand Avenue, Suite A
Grand Junction, Colorado 81501

Roger Wilcox

303 • 245 • 5180

February 22nd, 1994

Ms. Kristen Ashbeck
City of Grand Junction
Planning Department
Grand Junction, Colorado 81501



RE: Depot Subdivision Application

Dear Ms. Asbeck,

This letter shall serve as the owners response to the development review comments on the proposed minor subdivision of the Depot.

Regarding comments concerning sufficient parking, the Southern Pacific contract for sale does not address any future use of the property, requiring only that the seller subdivides the property and delivers it to the buyer in its' "as is" condition. The owner believes that any future development plans and parking requirements would need to be addressed by the new owner at that time.

As to the small building east of the depot, it is wholly located on the previously subdivided lot 2 of filing number five. Although the purchase contract does include this lot, it is not part of this subdivision process.

Concerning preliminary plans for all future filings, Southern Pacific is unclear as to how this affects this subdivision process. Although they own other property in the City and County, they are not certain what their future needs or marketing plans will be and ask that you please clarify this request.

Should you need anything further please contact me.

Sincerely,

Roger Wilcox

RW/lk

KC- SP

STAFF REVIEW

FILE: 17-94

DATE: February 24, 1994

STAFF: Kristen Ashbeck

REQUEST: Minor Subdivision

LOCATION: D&RGW Railroad Depot

APPLICANT: Southern Pacific Transportation Company

EXISTING LAND USE: Vacant / Commercial

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Railroad Right-of-Way

EAST: Business/Commercial

WEST: Railroad Right-of-Way

EXISTING ZONING: Light Industrial (I-1)

SURROUNDING ZONING:

NORTH: Heavy Commercial (C-2)

SOUTH: I-1

EAST: C-2

WEST: I-1

STAFF ANALYSIS: This subdivision is required in order to facilitate the sale of the D&RGW Depot to a private investor. There are no outstanding issues regarding the proposal provided an easement is dedicated for the sewer line which runs across the southeast corner of the lot. This plat is the seventh in a series of filings that the railroad has done over the last few years. In order to avoid piecemeal review of any further platting of railroad-owned property, an overall Preliminary Plan will be required prior to filing final plats.

STAFF RECOMMENDATION: Approval

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, I move that we approve item #17-94, a request for a minor subdivision, with the following conditions: 1) approval by the Utility Coordinating Committee; and 2) submittal of an overall Preliminary Plan is required for any further subdivision of railroad-owned property.

SUB NO. SB-17-94

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

**LOT 1, FILING 7
D & RGW RAILROAD
MINOR SUBDIVISION**

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 8th day of March, 1994.

Signed: Fred A. Weber by Ken Swanson
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

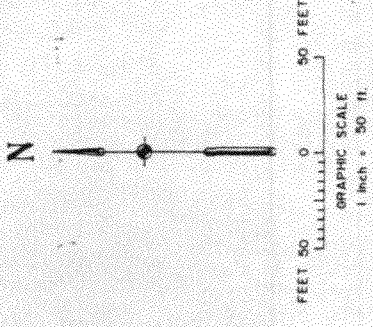
DATE: _____

TIME: _____

BOOK: 14 PAGE 270

RECEPTION NO: _____

AA124

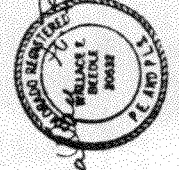


LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATIONS
- UTILITY POLE
- ⊗ FIRE HYDRANT

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 11 1994



Wallace L. Melick
Feb. 11 1994

