

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY / Easement Vacation

Location: SW Corner 25 1/2 Rd & Hwy 6850

Project Name: Rimrock Marketplace

ITEMS

DISTRIBUTION

PP-95-61

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.I.P.C. (8 sets)
- City Downtown Dev. Auth.
- City Police
- County Planning
- Walker Field
- School Dist. #51
- Irrigation District
- Drainage District
- Water District
- Sewer District
- U.S. West
- Public Service
- GVNP
- CNOT
- Corps of Engineers
- Colorado Geological Survey
- U.S. Postal Service
- Percigo WWTF
- TCI

TOTAL REQD

ITEMS	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.I.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVNP	CNOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Percigo WWTF	TCI	TOTAL REQD
● Application Fee \$610 + \$15/acre	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Assessor's Map	VII-1	1	1	1	1	1	1	1	8	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			1																				
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	1																										
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	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.

March 29, 1995

City of Grand Junction
Community Development Department
250 North 5th. Street
Grand Junction, CO 81501

RE: RIMROCK MARKETPLACE

Dear Staff:

Accompanying is a Preliminary Plan application for Rimrock Marketplace, a new shopping center located on 52 acres northwest of 25 1/2 Road and U.S. Highway 6 & 50.

It is our understanding that this would be the first step of a two step process in gaining acceptance of Final Plat. The purpose of the Preliminary Plan and the future Final Plat is to establish the limits of various ownership. Prior to reviewing the attached material we would encourage review of the following documents which were submitted as part of the Conditional Use application which was recent accepted by the City:

1. General Project Report
2. Preliminary Master Drainage Study
3. Traffic Impact Analysis
4. Subsurface Soils Exploration

As your can see from the attached Preliminary Plan the proposal meets several objectives:

1. The creation of nine fee simple ownership lots. Future submittals will provide documentation for site maintenance and "cross" easements for ingress and egress thought out the parking and service drive areas.
2. The vacation of two easements; an existing irrigation easement and an existing sanitary sewer easement. The sewer easement is currently occupied by a 15 inch sanitary sewer main. Site development plans call for the relocation of this main to the southerly boundary.
3. The dedication of new utility easements for the installation of the relocated sewer main, domestic water main for fire protection, electric, natural gas, and communication lines.

4. The dedication of a multi-purpose easement adjacent to dedicated road right-of-way.
5. The dedication of a new right-of-way for the relocated Frontage Road alignment, additional right-of-way dedication for Independent Avenue and 25 1/2 Road.
6. The dedication of a new drainage easement for the proposed undergrounding of an existing drainage channel which crosses the site.

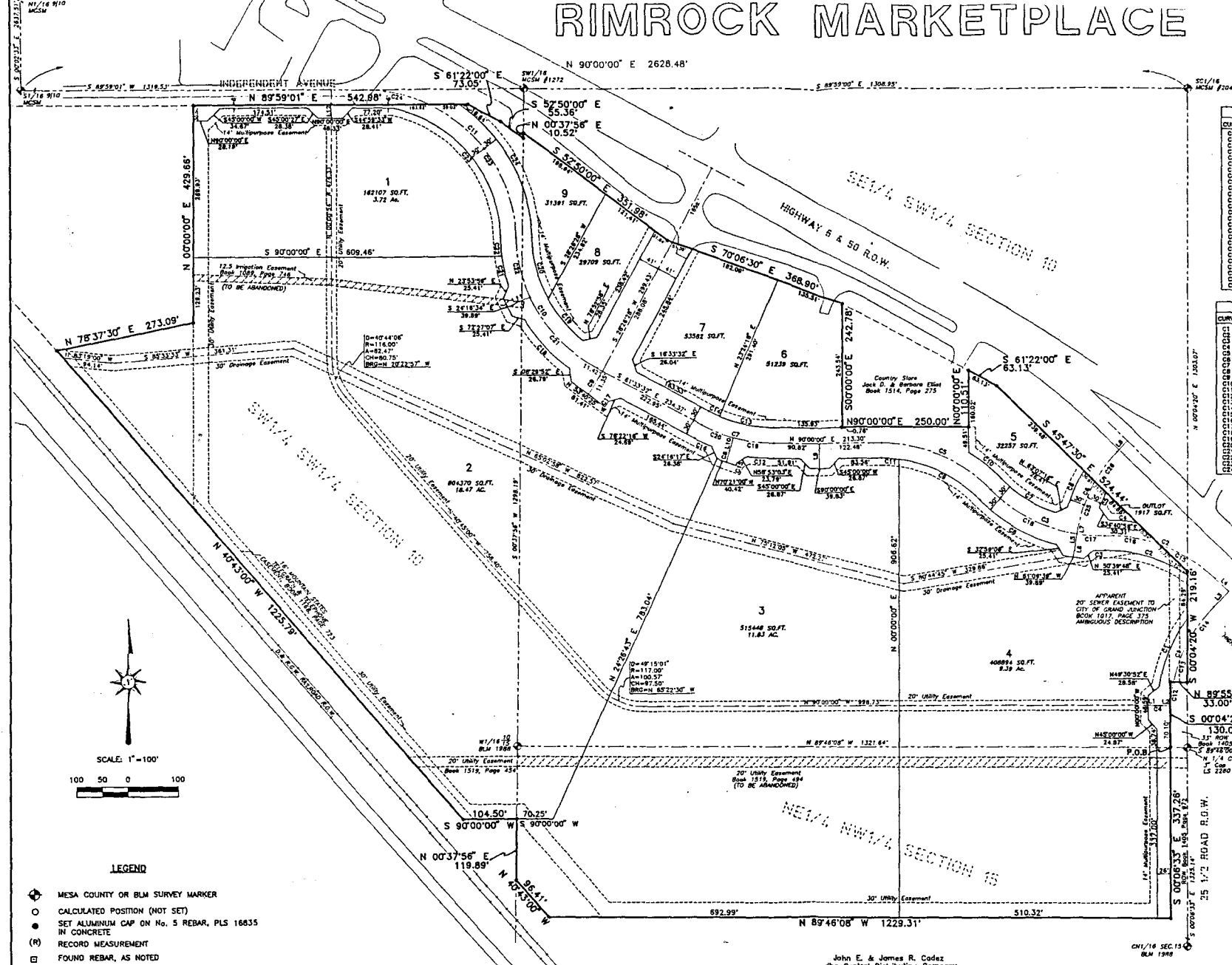
A member from Denver Holdings, Inc., the developer, and myself will be in attendance at the scheduled public meeting to personally discuss the request and answer any questions which may arise.

Respectfully,


Thomas A. Logue, project manager

xc: Dan Yacovetta, President DHI

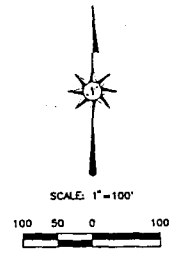
RIMROCK MARKETPLACE



LINE #	BEARING	DISTANCE
L1	N 90°00'00" W	12.57'
L2	N 89°59'01" E	429.66'
L3	N 89°59'01" E	542.88'
L4	N 89°59'01" E	542.88'
L5	N 89°59'01" E	542.88'
L6	N 89°59'01" E	542.88'
L7	N 89°59'01" E	542.88'
L8	N 89°59'01" E	542.88'
L9	N 89°59'01" E	542.88'
L10	N 89°59'01" E	542.88'
L11	N 89°59'01" E	542.88'
L12	N 89°59'01" E	542.88'

CURVE #	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	47°04'40"	300.00'	230.79'	121.43'	N 27°00'40" E	230.14'
C2	48°48'00"	300.00'	239.81'	128.63'	S 49°44'00" E	242.84'
C3	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C4	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C5	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C6	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C7	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C8	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C9	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C10	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C11	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C12	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C13	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C14	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C15	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C16	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C17	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C18	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C19	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'
C20	47°04'40"	300.00'	230.79'	121.43'	S 47°04'40" E	230.14'

CURVE #	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	28°58'42"	328.00'	147.81'	75.20'	N 27°04'47" E	148.25'
C2	38°33'29"	270.00'	172.43'	89.27'	S 73°19'18" E	168.55'
C3	40°02'11"	328.00'	147.81'	75.20'	S 89°59'01" E	148.25'
C4	40°02'11"	328.00'	147.81'	75.20'	S 89°59'01" E	148.25'
C5	40°02'11"	328.00'	147.81'	75.20'	S 89°59'01" E	148.25'
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C19	40°02'11"	328.00'	147.81'	75.20'	S 89°59'01" E	148.25'
C20	40°02'11"	328.00'	147.81'	75.20'	S 89°59'01" E	148.25'



- LEGEND**
- MESA COUNTY OR BLM SURVEY MARKER
 - CALCULATED POSITION (NOT SET)
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 16635 IN CONCRETE
 - (R) RECORD MEASUREMENT
 - FOUND REBAR, AS NOTED

Basis of bearings assume the North line of the Southwest Quarter of Section 10 to bear N 90°00'00" E 2628.48 feet. Both monuments on this line are Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Western Colorado Title Company, Policies No. 94-10-36k, 94-12-7k, 94-12-8k, and 94-12-13k.

SURVEYOR'S CERTIFICATION
 I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF RIMROCK MARKETPLACE A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF SAID TRACT THAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Date certified _____

John E. & James R. Cadaz
 dba Central Distributing Company
 Book 1295, Page 498

AREAS

OUTLOT	=	1917 SQ.FT.
LOT 1	=	162107 SQ.FT.
LOT 2	=	804370 SQ.FT.
LOT 3	=	515448 SQ.FT.
LOT 4	=	408894 SQ.FT.
LOT 5	=	32257 SQ.FT.
LOT 6	=	51239 SQ.FT.
LOT 7	=	53582 SQ.FT.
LOT 8	=	29709 SQ.FT.
LOT 9	=	31391 SQ.FT.
LOT 10	=	169852 SQ.FT.
R.O.W.'s	=	2260766 SQ.FT.
TOTAL	=	51,900 ACRES

PRELIMINARY PLAN
 RIMROCK MARKETPLACE
 SW 1/4 SECTION 10 AND
 NE 1/4 NW 1/4 SECTION 15
 T15S, R12E, UTE MERIDIAN
 MESA COUNTY, COLORADO

Professional Surveying Services
 P.O. BOX 4508, Grand Jct., CO 81502
 303-241-3841

SUR. BY: JF/LD DRAWN BY: DWJ/RJK
 JOB NO. 94176 SHEET 2 OF 2

Larry Beckner
PO Box 220
City 81502-0220

HAROLD Woolard
2541 Highway 6 & 50
City 81505-7168

PP #95-61

United
618 Dike Rd.
City 81503

John Starks
12537 State Hwy 82
Carbondale, CO 81623-9505

Anna Co.
PO Box 489
City 81502

Clarabelle McElley
2509 Hwy 6 & 50
City 81505-7165

Frostline USA
2525 River Rd.
City 81505

P. Lloyd
640 26 Rd.
City 81506-1969

Michael Gregg
241 North Ave
City 81501

C R Brown Oil Co.
703 23 1/2 Rd.
City 81505-9689

Albino Venegas
PO Box 1883
City 81502

Gamble Ent., Inc.
PO Box 2906
City 81502-2906

Edward Armstrong
PO Box 1681
City 81502-1681

Wal-mart
702 SW 8th St., # 6360
Bentonville, AR 72716-0621

Robert Wilson
PO Box 60221
City 81506-8758

REVIEW COMMENTS

Page 1 of 3

FILE #PP-95-61

TITLE HEADING: Preliminary Plan - Rimrock Market Place

LOCATION: SE corner 25 1/2 Road & Highway 6 & 50

PETITIONER: Denver Holdings

PETITIONER'S ADDRESS/TELEPHONE: 10065 E Harvard Avenue
Denver, CO 80231
303-338-9026

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., APRIL 24, 1995.

UTE WATER DISTRICT
Gary Mathews

04/07/95
242-7491

Ute water has a 8" main line on the South side of Hwy 6 & 50. The 8" line ends at the Country Store. It is yet to be decided if this line needs relocated due to the R.O.W. changes. If relocation is needed, the cost is at the developers expense.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY...

CITY FIRE DEPARTMENT
Hank Masterson

04/11/95
244-1414

The Fire Department has no problems with this Preliminary Plan. The specific Fire Department requirements for water lines, hydrant locations and access will be addressed during final Site Plan Review.

CITY POLICE DEPARTMENT
Dave Stassen

04/05/95
244-3587

At this point in the process, the Police Department has no concerns with this project.

CITY UTILITY ENGINEER
Bill Cheney

04/10/95
244-1590

Information required by Section IX-26 of the SSID Manual has not been provided. Consequently an adequate review cannot be done until such information has been provided.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

04/12/95
242-4343

The Drainage District prefers grant of easement directly with the district on our standard form then refer to the recording information on the plat. Access to the easement across a single lot does not force the District to follow exactly the easement only when inspecting or repairing one of the District's facilities.

Abandonment of the existing obvious open drain will only follow dedication of the easement for the new alignment (pipe)?

CITY DEVELOPMENT ENGINEER
Jody Kliska

04/14/95
244-1591

Dedications and computer printout of closures must accompany final plat.

COMMUNITY DEVELOPMENT DEPT.
Michael Drollinger

04/14/95
244-1439

See attached comments.

PUBLIC SERVICE
Dale Clawson

04/15/95
244-2695

No objections.

STAFF REVIEW

FILE: #PP 95-61
DATE: April 17, 1995
STAFF: Michael Drollinger
REQUEST: Preliminary Major Subdivision
LOCATION: SW Corner 25 1/2 Road and Hwy. 6&50
ZONING: C-1 & C-2

STAFF COMMENTS:

NO COMMENTS AT THIS TIME

RESPONSE TO REVIEW COMMENTS

April 24, 1995

Title: RIMROCK MARKETPLACE, Preliminary Plan

File No: PP-95-61

Location: SW Corner 25 1/2 Road and Hwy. 6 & 50

The following agency comments were informational in nature, do not require a response, or were addressed with the Conditional Use Application process:

UTE WATER
FIRE DEPARTMENT
POLICE DEPARTMENT
DEVELOPMENT ENGINEER
PUBLIC SERVICE COMPANY

RESPONSE TO UTILITY ENGINEER:

The information required by Section IX-26 of the SSID Manual was provided with the Conditional Use Application. Additional information in response to the Conditional Use comments will be provided in the near future with the Site Plan review application.

RESPONSE TO GRAND JUNCTION DRAINAGE DISTRICT:

An easement for the relocated drain will be granted to the district on their standard form prior to the recording of the final plat. The final plat will contain a notation of the recording information in respect to the drainage easement.

STAFF REVIEW

FILE: #PP-95-61

DATE: April 26, 1995

STAFF: Michael Drollinger

REQUEST: Preliminary Major Subdivision

LOCATION: SE Corner 25 1/2 Road and Hwy 6&50

APPLICANT: Denver Holdings, Inc.
10065 East Harvard Avenue
Denver, CO 80231

EXISTING LAND USE: Commercial (Hanson Equipment) & Vacant

PROPOSED LAND USE: Retail Center

SURROUNDING LAND USE:

NORTH: Commercial (Sam's Club)
SOUTH: Railroad
EAST: Vacant
WEST: Commercial (Various)

EXISTING ZONING: C-1 & C-2

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH: C-2
SOUTH: I (County Zoning)
EAST: C-1
WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

DHI recently received a Conditional Use Permit to construct up to a 550,000 square foot retail center with additional "pad" sites on a 52 acre parcel. This application is for subdivision of the subject property to better define pad site and right-of-way (ROW) locations which are depicted on the plan approved with the Conditional Use Permit. The Preliminary Plat identifies five (5) pad sites along the Hwy 6&50 frontage along with the ROW for the relocated frontage road. Fee simple lots are also proposed for the southern part of the property along with common ingress/egress and maintenance agreements.

The proposal also calls for the vacation of two easements (1) an existing irrigation easement and (2) an existing sanitary sewer easement. The sewer easement will be relocated and rededicated along with easements for other site utilities.

Final subdivision approval will be required for this proposal. Site development plans will require approval through the Site Plan Review process.

STAFF RECOMMENDATION:

Staff recommends approval of the application.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #95-61, a request for preliminary major subdivision, I move that the application be approved.

RESPONSE TO REVIEW COMMENTS

April 24, 1995

Title: RIMROCK MARKETPLACE, Preliminary Plan

File No: PP-95-61

Location: SW Corner 25 1/2 Road and Hwy. 6 & 50

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POLICE DEPARTMENT
DEVELOPMENT ENGINEER
PUBLIC SERVICE COMPANY

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RESPONSE TO GRAND JUNCTION DRAINAGE DISTRICT:

An easement for the relocated drain will be granted to the district on their standard form prior to the recording of the final plat. The final plat will contain a notation of the recording information in respect to the drainage easement.