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File MS-1996-158

Name: 3D Systems H Rd. / Falcon Way -- Minor Subdivision

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS  
**r** **c** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development  
**e** **a** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will  
**s** **n** be found on the ISYS query system in their designated categories.  
**e** **n** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**n** **e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for  
**t** **d** the contents of each file.

X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
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		Review Sheets
		Receipts for fees paid for anything
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X	X	<b>*General project report</b>
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
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		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Planning Clearance – 8/4/99 - **			
X	X	Correspondence			
X	X	Property Profile – 8/6/96			
X		Treasurer's Certificate of Taxes Due – 6/25/96			
X		Posting of Public Notice Signs – 7/25/96			
X		Abstract and Title Company – Commitment to Insure – 10/11/95			
X	X	Planning Commission Minutes – 11/5/96 - **			
X		Permanent Easement – Bk 2279 / Pg 852 – not conveyed to City			
X		Certification of Plat – 11/25/96			
X	X	Utility Coordinating Committee approval – not signed – see note			
X	X	Grayscale Map			
X	X	Site Plan			
X	X	Plat – GIS Historical Maps - **			
X		Planning Commission – Notice of Public Hearing – 7/26/96			



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. \_\_\_\_\_

*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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	20 Acres	H Road & Falcon Way		
<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"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

3D Systems Corporation

Mesa Co. Economic Dev. Council

Banner Associates, Inc.

Name

Name

Name

26081 Avenue Hall

2828 Walker Field Dr., 3rd Flr.

2777 Crossroads Blvd.

Address

Address

Address

Valencia, CA 91355

Grand Junction, CO 81506

Grand Junction, CO 81506

City/State/Zip

City/State/Zip

City/State/Zip

(805) 295-5600

(970) 245-4332

(970) 243-2242

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 representative(s) must be present at all required 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.*

Signature of Person Completing Application

Date

*R.E. Howell*

*6/26/96*

Signature of Property Owner(s) - attach additional sheets if necessary

Date

# SUBMITTAL CHECKLIST

## MINOR SUBDIVISION

Location: GRAND JUNCTION

Project Name: 3D SYSTEMS MINOR SUBDIVISION

ITEMS		DISTRIBUTION																TOTAL REQ'D.																
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.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District		Drainage District GRAND JUNCTION	Water District UTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCL Cable				
● Application Fee <u>\$700+</u>	VII-1	1																														1		
● Submittal Checklist*	VII-3	1																														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	17		
● 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	1	1	1	25		
● Reduction of 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	1	1	25			
● Evidence of Title	VII-2	1		1			1																									3		
○ Appraisal of Raw Land	VII-1	1		1	1																											1		
● Names and Addresses*	VII-2	1																														2		
● Legal Description*	VII-2	1		1																														
<del>● Easements</del>	VII-1	1		1			1																											
○ Easements	VII-2	1	1	1	1		1														1	1	1											
○ Avigation Easement	VII-1	1		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																															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	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	25	
● Location Map <u>FULL SIZE ASSESSORS</u>	IX-21	1																															1	
○ Composite Plan <u>MAP</u>	IX-10	1	2	1	1																													
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	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	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	17	
○ 11"x17" Reduction of Final Plat	IX-15	1						8	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	1								
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1											
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1							1	1			
○ Roadway Plan and Profile	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																					
○ 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																							1								
● Site Plan	IX-29	1	2	1	1		1																											6

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

**BRUCE & WILMA CURRIER**  
2760 H Road  
Grand Junction, CO 81506-1749

**KAY C. SCOTT**  
7713 Bristol Square Ct.  
Springfield, VA 22153-3100

**SUNDSTRAND CORP.**  
4949 Harrison Ave.  
Rockford, IL 61108-7987

**WEST STAR AVIATION INC.**  
Post Office Box 4490  
Grand Junction, CO 81502-4490

**WALKER FIELD PUBLIC  
AIRPORT AUTHORITY**  
2828 Walker Field Dr. 211  
Grand Junction, CO 81506

## GENERAL PROJECT REPORT 3D MINOR SUBDIVISION

The proposed **3D Minor Subdivision** is located at the northwest corner of the intersection of H Road with Falcon Way near Walker Field Airport. This site is where 3D Systems, Inc. has recently completed the construction of their new Grand Junction facility. This 20-acre tract, which makes up the proposed **3D Minor Subdivision**, was deeded over to 3D Systems, Inc. from Colorado West Improvements, Inc., dba Industrial Development, Inc., as part of the Incentive Agreement with the understanding that the "back", or north, 10 acres would be deeded back IDI by May 1, 1997. This proposal is simply to complete this part of the agreement. The result of this minor subdivision is to create two lots, Lot 1 will be the south 10-acre lot where 3D Systems is located and Lot 2 being the north 10-acre lot remaining vacant. Lot 2 will be ultimately owned and marketed by IDI as property in which to attract future businesses to Grand Junction.

At the end of April of 1996, a petition to annex this 20-acre site into the City of Grand Junction was started by 3D Systems. It is anticipated that this application will be processed concurrently with this annexation procedure.

Land use in the area consists of both commercial and agricultural uses. Immediately to the east and north of this parcel is Walker Field Airport along with the maintenance facilities for several of the rental car operations. The Sunstrand facility is located immediately to the southeast, with the remainder of the area to the south and west remaining as agricultural.

Access to the site will be H Road and Falcon Way into Lot 1, or 3D Systems, as currently constructed. Access to Lot 2 will be via Landing View Way, which essentially fronts approximately 90 feet at the northeast corner of the lot. Landing View Way continues to the north to provide access to the BLM airport facility. To complete this access, an easement will need to be secured from the Airport Authority, such as was the case with 3D Systems.

Utilities to the subdivision currently exist to Lot 1 and can easily be extended to Lot 2. As it is unknown what facility may ultimately be constructed on Lot 2, no extensions have been proposed. 3D Systems has the option to complete the purchase of Lot 2 if they so desire.

In September of 1995, an in-depth Subsurface Soils Investigation was completed by Lincoln-DeVore, Inc. This report covered development for Lot 1, however, the general conclusions can be assumed to include Lot 2. The general statement included in this report states "no geologic conditions were apparent during our reconnaissance which would preclude the site development".

No additional developments other than the already constructed 3D Systems are planned for the **3D Minor Subdivision**.

# REVIEW COMMENTS

Page 1 of 3

FILE #MS-96-158

TITLE HEADING: 3D Systems Minor Subdivision

LOCATION: NW corner H Road & Falcon Way

PETITIONER: Mesa County Economic Development Council

PETITIONER'S ADDRESS/TELEPHONE: 2828 Walker Field Drive  
3rd Floor  
Grand junction, CO 81506

PETITIONER'S REPRESENTATIVE: Banner Associates, Inc.

STAFF REPRESENTATIVE: Mike Pelletier

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**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., JULY 26, 1996.**

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**CITY COMMUNITY DEVELOPMENT**

7/16/96

**Mike Pelletier**

244-1451

1. Verify that lot 2 will abut Landing View Lane for approximately 90 feet as is stated in the narrative. The vicinity map provided on the site plan and plat shows Landing View Lane to be separated from the parcel.
2. Provide confirmation that you have received an easement to access onto the Airport's Landing View Lane.

**CITY DEVELOPMENT ENGINEER**

7/16/96

**Jody Kliska**

244-1591

1. Falcon Way and Landing View are shown as private streets, yet the dedication language indicates they are? will be? dedicated to Mesa County. Please clarify.
2. Use The City Guide to Plat Dedications for all plat dedication language.
3. The private streets need to have an ingress/egress easement.
4. The vicinity map does not show Landing View Drive abutting this parcel.

**CITY UTILITY ENGINEER**

7/16/96

**Trent Prall**

244-1590

Based on the fact that The 20' General Utility Easement on east side of property already has water, gas, and overhead power within the easement, a 15-20' easement should be provided for sewer service to Lot 2. This easement would also facilitate a straight alignment north of the existing manhole in H Road.

**CITY FIRE DEPARTMENT**

7/12/96

**Hank Masterson**

244-1414

No comments.

**CITY PROPERTY AGENT**

7/15/96

**Steve Pace**

256-4003

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1. In the surveyor certificate remove Mesa County and replace with the City of Grand Junction Development Code.
2. Remove County Planning Commission and Board of County Commissioners certificate and replace with City of Grand Junction approval certificates.
3. Lien holder approval certificate? (if needed)
4. We may require a 14' multi-purpose easement along H Road.
5. Is the private property date of 1888, the deed of entry or date of patent?

**CITY POLICE DEPARTMENT**

7/15/96

**Dave Stassen**

244-3587

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No comments.

**GRAND JUNCTION DRAINAGE DISTRICT**

7/11/96

**John Ballagh**

242-4343

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The site is outside the boundaries of The Grand Junction Drainage District.

**UTE WATER**

7/15/96

**Gary Mathews**

242-7491

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No objections. Policies and fees in effect at the time of application will apply.

**PUBLIC SERVICE COMPANY**

7/10/96

**John Salazar**

244-2781

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GAS & ELECTRIC: No objections.

**LATE COMMENTS**

**COLORADO GEOLOGICAL SURVEY**

8/21/96

**James M. Soule**

303-866-2611

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1. The geology of this site consists of a clayey alluvial (water deposited) residual soil derived from sheetwash deposits that originated in the Mancos Shale bedrock outcrops of the Book Cliffs. The thickness of these deposits is not know (and cannot be determined without drilling) but they do overlie the Mancos Shale. it is possible that they are interbedded with ancient stream gravels and that perched water table(s) occur within them and that the highest water table is relatively shallow.
2. The soils described above tend to be low density and subject to settlement if subjected to relatively heavy or concentrated structural and-or percussive wheel loads. Because of this and also because of the possibility of perched water, the most suitable kind of structure that could be constructed on them without incurring serious structural problems is a relatively light weight one using a shallow foundation system consisting of wide footings and pads. Their exact sizes should be determined by a qualified soils and foundation engineer after reviewing building plans with its architect and an industrial building, determining both live and dead floor and wall loads. For this particular site, the slopes in the vicinity make the parcel subject to shallow sheet flooding during heavy rainstorms. This and the possible water-table condition probably will preclude use of below-grade space unless active surface (surface-water interception by ditches) and subsurface drainage-control measures (such as pumped foundation drains) are incorporated into building design(s).

3. During the course of fieldwork, I inspected the EXTERIOR of the existing 3D building and noticed some settlement damage, especially in the parking lot(s). This problem can be partially avoided in the future by appropriate soil testing and precompaction in areas that are to be paved.

Generally, this site is completely suitable for continued development as an industrial site. If the recommendations made above are considered seriously in future development plans, then we have no geology-related objection to continued development in this area.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney  
Mesa County Planning  
Walker Field Airport  
U S West Communications  
TCI Cablevision  
Persigo Wash Wastewater Treatment Facility



**RESPONSE TO REVIEW COMMENTS**

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 26 1996

**FILE:** #MS-96-158

**TITLE HEADING:** 3D Minor Subdivision

**LOCATION:** NW corner H Road & Falcon Way

**PETITIONER:** Mesa County Economic Development Council

**PETITIONER'S ADDRESS/TELEPHONE:** 2828 Walker Field Drive, 3rd Floor  
Grand Jct., CO 81506  
245-4332

**PETITIONER'S REPRESENTATIVE:** Banner Associates, Inc.  
2777 Crossroads Blvd., G.J., CO  
243-2242

**STAFF REPRESENTATIVE:** Mike Pelletier

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**COMMUNITY DEVELOPMENT DEPARTMENT**

1. The Vicinity Map that was prepared and included on the drawing that were submitted was not drawn at the correct scale. This Vicinity Map has been corrected and is attached.
2. On July 23rd, Steven Ausmus, representing MCEDC, and David Chase, of BANNER, met with Corrine Nystrom and Dennis Wiss of the Walker Field Airport Authority to discuss the access into Lot 2 from Landing View Lane. It is anticipated that obtaining this Access Easement will not be a problem, however, it is a process that involves Board action. The procedure to obtain the easement is underway.

**CITY DEVELOPMENT ENGINEER**

1. This topic was also discussed with Ms. Nystrom and Mr. Wiss during our July 23rd meeting. This dedication language is typical of most subdivisions, that is why it appears on this plat. However, Falcon Way and Landing View Lane are private roads but are not restricted to public use. This issue will be clarified with the Airport Authority, but it is anticipated that the roadways will not be dedicated to the City.

## **RESPONSE TO REVIEW COMMENTS**

#MS-96-158, 3D Minor Subdivision

Page 2

2. The City Guide to Plat Dedications will be used for all plat dedication language.
3. See Response #1 to CITY COMMUNITY DEVELOPMENT.
4. See Response #2 to CITY COMMUNITY DEVELOPMENT.

### **CITY UTILITY ENGINEER**

The existing 20' General Easement appears to have adequate clearance with existing utilities to construct a sanitary sewer line north to Lot 2. In talking with the Airport staff, there is a preference to relocate Falcon Way to this north-south alignment at some point in the future. If this is done, it would be preferable to have the sewer line within this roadway. Regardless, the MCEDC is working with 3D Systems to obtaining a 15' to 20' utility easement along the east property line of Lot 1.

### **CITY FIRE DEPARTMENT**

No response necessary.

### **CITY PROPERTY AGENT**

1. Mesa County will be replaced with City of Grand Junction Development Code in the surveyor certificate.
2. The County certificates will be replaced with City of Grand Junction certificates.
3. There is no lien holder.
4. There currently exists a 16.5' Telephone Easement along H Road.
5. Appears to be the deed of entry.

### **CITY POLICE DEPARTMENT**

No response necessary.

**RESPONSE TO REVIEW COMMENTS**

#MS-96-158, 3D Minor Subdivision

Page 3

**GRAND JUNCTION DRAINAGE DISTRICT**

No response necessary.

**UTE WATER DISTRICT**

No response necessary.

**PUBLIC SERVICE COMPANY**

No response necessary.

As of July 26, 1996, the PETITIONER has not received Review Comments from:

City Attorney

Mesa County Planning

Walker Field Airport (met with Airport staff on 07-23-96)

U S West Communications

TCI Cablevision

Colorado Geological Survey

Persigo Wash Wastewater Treatment Facility

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

AUG 20 1996

COLORADO GEOLOGICAL SURVEY  
Division of Minerals and Geology  
Department of Natural Resources  
1313 Sherman Street, Room 715  
Denver, Colorado 80203  
Phone (303) 866-2411  
FAX (303) 866-2461

# STATE OF COLORADO

FAXED  
8/21/96



DEPARTMENT OF  
NATURAL  
RESOURCES

August 21, 1996

MA-97-0004

Roy Romer  
Governor

James S. Lochhead  
Executive Director

Michael B. Long  
Division Director

Vicki Cowart  
State Geologist  
and Director

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

Re: 3D Minor Subdivision -- Northwest of the Intersection of H Road and Falcon Way,  
Walker Field Airport Area, Grand Junction

Gentlemen:

At your request, we have reviewed the proposed plat submitted for and made a site inspection of the parcel indicated above. The following comments summarize our findings.

(1) The geology of this site consists of a clayey alluvial (water deposited) residual soil derived from sheetwash deposits that originated in the Mancos Shale bedrock outcrops of the Book Cliffs. The thickness of these deposits is not known (and cannot be determined without drilling) but they do overlie the Mancos Shale. It is possible that they are interbedded with ancient stream gravels and that perched water table(s) occur within them and that the highest water table is relatively shallow.

(2) The soils described above tend to be low density and subject to settlement if subjected to relatively heavy or concentrated structural and/or percussive wheel loads. Because of this and also because of the possibility of perched water, the most suitable kind of structure that could be constructed on them without incurring serious structural problems is a relatively light weight one using a shallow foundation system consisting of wide footings and pads. Their exact sizes should be determined by a qualified soils and foundation engineer after reviewing building plans with its architect and, for an industrial building, determining both live and dead floor and wall loads. For this particular site, the slopes in the vicinity make the parcel subject to shallow sheet flooding during heavy rainstorms. This and the possible water-table condition probably will preclude use of below-grade space unless active surface (surface-water interception by ditches) and subsurface drainage-control measures (such as pumped foundation drains) are incorporated into building design(s).

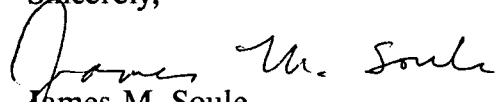
(3) During the course of fieldwork, I inspected the exterior of the existing 3D Building and noticed some settlement damage, especially in its parking lot(s). This problem can be par-

City of Grand Junction  
Community Development Department  
August 21, 1996  
Page 2

tially avoided in the future by appropriate soil testing and precompaction in areas that are to be paved.

Generally, this site is completely suitable for continued development as an industrial site. If the recommendations made above are considered seriously in future development plans, then we have no geology-related objection to continued development in this area.

Sincerely,

  
James M. Soule  
Engineering Geologist



September 9, 1996

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

David Chase  
Banner Associates, Inc.  
2777 Crossroads Blvd.  
Grand Junction, CO 81506

Dear David,

As you know, the City requires documented evidence guaranteeing public access to the lot 2 in the proposed 3D minor subdivision. The City's Property Agent, Tim Woodmansee, suggests the petitioner secure a perpetual access easement from the Walker Field Airport Authority for lot 2. The language needs to grant ingress and egress rights for lot 2 along Landing View Lane and Falcon Way to H Road. If the Airport ever moves Landing View Lane, they must provide an alternative method for lot 2 to access a public right-of-way. The cost of such an alternative would be negotiated between the Airport and the owner's of lot 2 at that time.

In order to make the October 1, 1996 Planning Commission hearing, I'll need a written verification of the existence of the perpetual access easement by September 23rd.

Respectfully,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier  
Associate Planner

cc: Steve Ausmus

**ADDENDUM TO RESPONSES TO REVIEW COMMENTS**  
Submitted: October 25, 1996

**FILE:** #MS-96-158

**TITLE HEADING:** 3D Minor Subdivision

**LOCATION:** NW corner H Road & Falcon Way

**PETITIONER:** Mesa County Economic Development Council

**PETITIONER'S ADDRESS/TELEPHONE:** 2828 Walker Field Drive, 3rd Floor  
Grand Jct., CO 81506  
245-4332

**PETITIONER'S REPRESENTATIVE:** Banner Associates, Inc.  
2777 Crossroads Blvd., G.J., CO  
243-2242

**STAFF REPRESENTATIVE:** Mike Pelletier

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Additional information was gathered following recent conversations with Review Agencies, only those comments with a necessary additional responses are included.

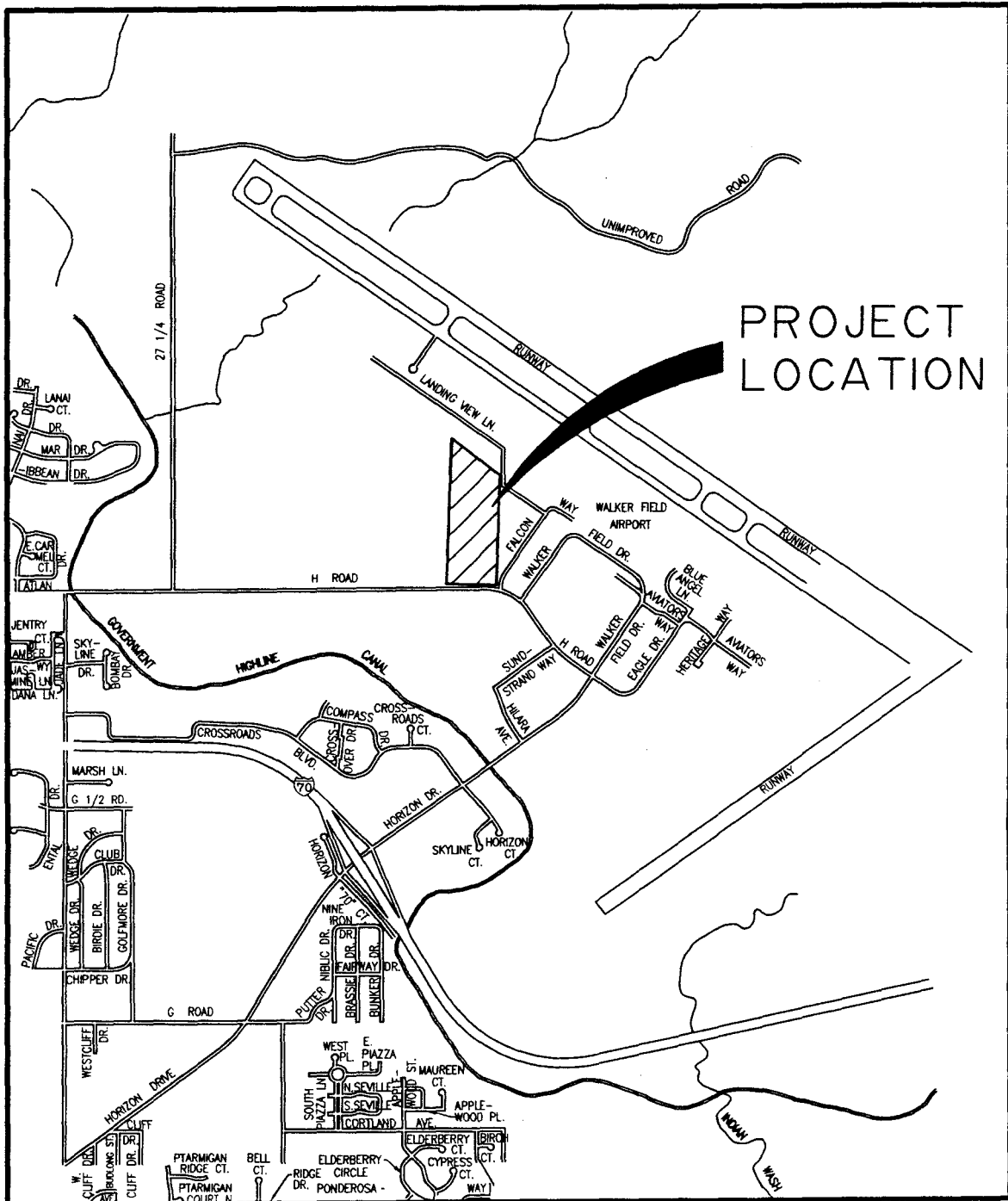
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**COMMUNITY DEVELOPMENT DEPARTMENT**

1. No change. This Vicinity Map has been corrected and is attached.
2. Over the recent months, the Petitioner has attended several meetings with the Walker Field Airport Authority to obtain the Access Easement to Lot 2. On October 22, this process was completed with the signing of a Permanent Access Agreement by the Authority Board. A copy of this Agreement is attached.

**CITY UTILITY ENGINEER**

We have verified that the existing 20' General Easement appears to have adequate clearance with existing utilities to construct a sanitary sewer line north to Lot 2. However, obtaining an additional utility easement along the east property line in Lot 1 was discussed with Mr. Bob Horrell of 3D Systems. Due to the extensive landscaping and irrigation lines in this area, it would be their preference to locate any future sewer lines outside of this area. With the existing easement in place, it is felt that this can be done without the new easement.



VICINITY MAP



# PROPERTY PROFILE

8/6/96

PREPARED BY: Mike Pelletier  
PREPARED FOR:  
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

## OWNER INFORMATION

JACK HALL  
2522 HIGHWAY 6 AND 50  
GRAND JUNCTION, CO 81505-7166

CO OWNER: TRUSTEE & NORWEST BAN

## PROPERTY INFORMATION

PARCEL NUMBER: 2701-254-00-264  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG 943FT S OF NE COR NE4 SE4 SEC 25 1N 1W N 54DEG54' W 2056FT S 35DEG06' W 310FT S 54DEG54' E TO E LI SEC 25 N TO BEG

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 14.89    ABST: 540    IMP SQ FT: 0

## SALE INFORMATION

DATE SOLD: 06/01/93    PRICE: 0    RECORDING INFO - BOOK: 2095    PAGE: 22

## TAX INFORMATION

TAC: 11200    MIL LEVY: 82.8730    MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	8,930.00	LAND ASSESS:	2,590.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	8,930.00	TOTAL ASSESS:	2,590.00

TAXES: 214.65    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00  
CODE 2: AMT 2: 0.00  
CODE 3: AMT 3: 0.00  
OTHER: N

*Property between  
3D and airport  
on North side of  
3D*

**PLANNING COMMISSION STAFF REPORT**

FILE: MS-96-158

DATE: November 5, 1996

STAFF: Mike Pelletier

REQUEST: Minor Subdivision of 3D Systems Property

LOCATION: Northwest corner of H Road and Falcon Way

APPLICANT: 3D Systems Corporation

**EXECUTIVE SUMMARY:**

3D Systems Corporation desires to subdivide their lot at 805 Falcon Way into 2 lots so that they can deed the northern lot to Colorado West Improvements, Inc., dba Industrial Development Inc. (IDI). This action will satisfy part of an incentive agreement with IDI that attracted 3D Systems to locate in Grand Junction. There are no significant outstanding issues on this item.

EXISTING LAND USE: 3D Systems and vacant (northern area)

PROPOSED LAND USE: 3D Systems and New Business

**SURROUNDING LAND USE:**

NORTH: Landing View Lane and Airport

SOUTH: H Road, Sunstrand Aviation, & Agricultural

EAST: Airport & facilities for rental car operations

WEST: Agricultural

EXISTING ZONING: Planned Industrial

**SURROUNDING ZONING:**

NORTH: Planned Airport Development (City)

SOUTH: Planned Commercial (City)

EAST: Planned Airport Development (City)

WEST: AFT (County)

**RELATIONSHIP TO COMPREHENSIVE PLAN:**

None.

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**STAFF ANALYSIS:**

3D Systems Corporation desires to subdivide their lot at 805 Falcon Way into 2 lots so that they can deed the northern lot to Colorado West Improvements, Inc., dba Industrial Development Inc. (IDI). This action will satisfy part of an incentive agreement with IDI that attracted 3D Systems to locate in Grand Junction. The northern lot will then be marketed by IDI for a new business, however, 3D Systems will have an option to buy the land.

Providing access to the rear lot (Lot 2) has been the main issue of this subdivision. To guarantee access to the rear lot, Walker Field Airport Authority has granted a perpetual easement to the rear lot for ingress and egress across Airport property. The access is on Falcon Way and Landing View Lane, which are under private ownership of the Airport, to H Road. The perpetual easement guarantees access for Lot 2 even if the Airport changes the location of Falcon Way and Landing View Lane.

A few minor corrections need to be made to the subdivision plat prior to recording. These concerns do not require Planning Commission action.

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**STAFF RECOMMENDATION:**

Approval

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**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item MS-96-158, I move that we approve the minor subdivision of 3D Systems property located at 805 Falcon Way.

CITY OF GRAND JUNCTION FILE #MS-96-158 MINOR SUBDIVISION - 3D SYSTEMS  
LOCATED AT NW CORNER OF H ROAD & FALCON WAY HAS BEEN REVIEWED  
AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

↓ Hold: Trest - needs info from Calmar re: 20' easement from sewer?  
↓ GVRP - easement along western edge.

CITY OF GRAND JUNCTION FILE #MS-96-158 MINOR SUBDIVISION - 3D SYSTEMS  
LOCATED AT NW CORNER OF H ROAD & FALCON WAY HAS BEEN REVIEWED  
AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

ESM# 1206 w/ P.L. 6U BURR POWER

DESCRIPTION OF 3D MINOR SUBDIVISION

A tract of land located in the SE 1/4 of Section 25, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado more fully described as follows:

Beginning at the southeasterly corner of 3D Minor Subdivision, being on the easterly line of said Section 25, T.1 N., R.1 W., U.M., whence the Section corner common to Sections 25 and 36, T.1 N., R.1 W., U.M., and Sections 30 and 31, T.1 N., R.1 E., U.M., which is a Mesa County Survey Marker, bears S 01° 56' 47" W, 30.00 feet;

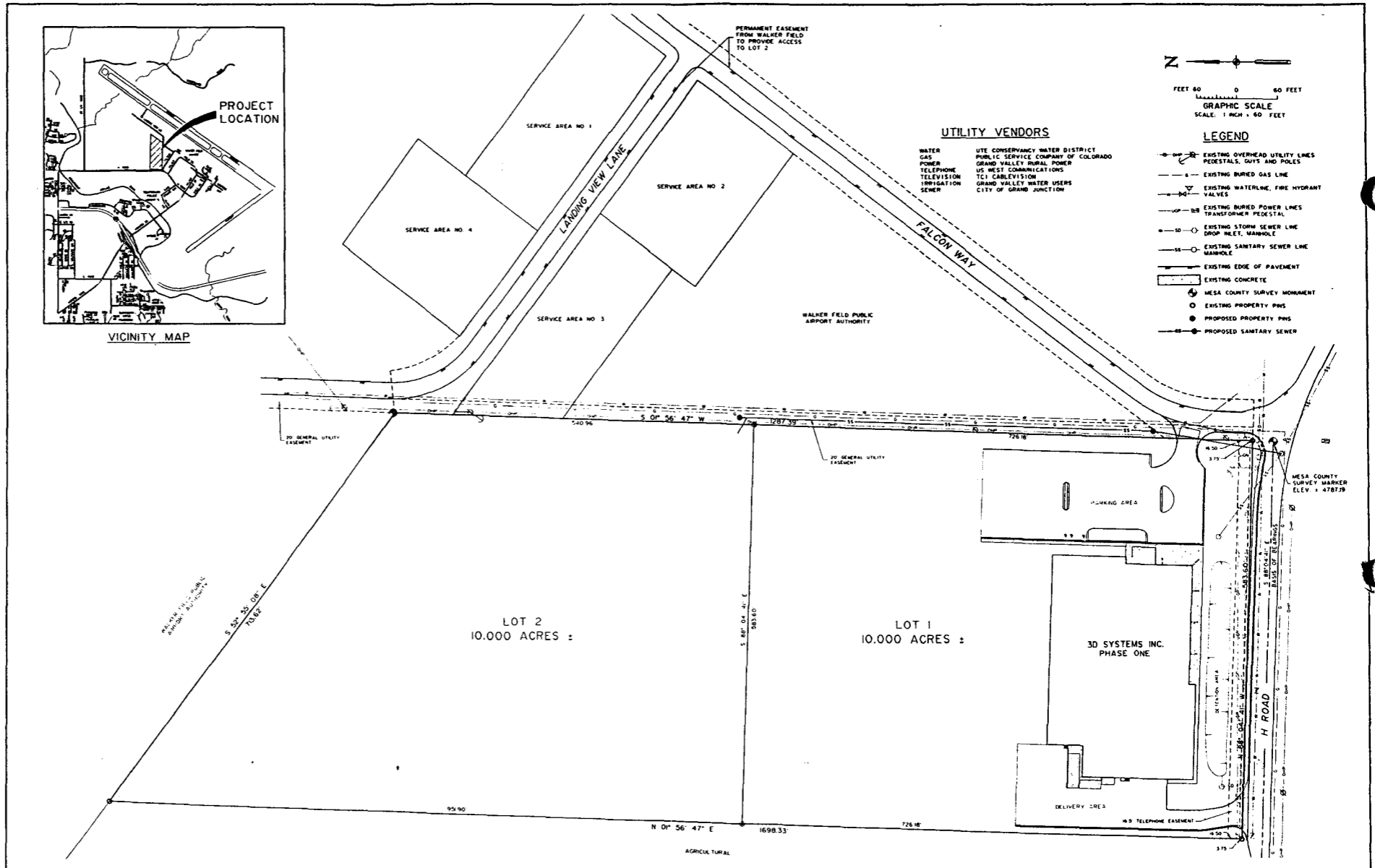
1. Thence N 88° 04' 41" W, 583.60 feet running parallel to the south line of the SE 1/4 of said Section 25;
2. Thence N 01° 56' 47" E, 1698.33 feet;
3. Thence S 52° 55' 08" E, 713.66 feet to a point on the east line of the SE 1/4 of said Section 25, whence the S 1/16 corner common to Section 25, T.1 N., R.1 W., and Section 30, T.1 N., R.1 E., U.M., bears N 01° 56' 47" E, 2.55 feet;
4. Thence S 01° 56' 47" W, 1287.39 feet to the Point of Beginning.

3D Minor Subdivision as described above contains 20.000 acres more or less.



FALCON WAY

H ROAD



DRAWN BY: F.J.B. DESIGNED BY: D.E.C. CHECKED BY: D.E.C.	REVISION: 1 DATE: 10-25-96 DESCRIPTION: REVISE PER REVIEW COMMENTS	BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 80608 • (970) 243-2242 605 E. MAIN • SUITE 5 • ASPEN, CO 81608 • (970) 925-5007	MESA COUNTY ECONOMIC DEVELOPMENT COUNCIL GRAND JUNCTION, COLORADO	SCALE: 1" = 60' JOB NO: 8332-02 DATE: 7-26-96 SHEET NO: 1 of 1
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PLAT OF 3D MINOR SUBDIVISION IN THE SE 1/4 OF SECTION 25, T.1 N., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO

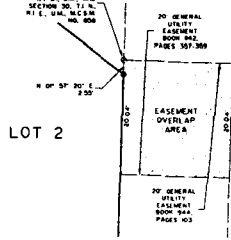
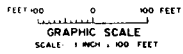
N



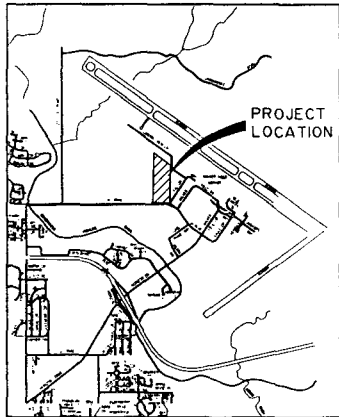
LEGEND

- SET THIS SURVEY 5/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED BANNER M.C. 20032
- ⊙ FOUND M.C.S.M. MONUMENT, 3" BRASS TABLE IN CONCRETE
- ⊙ FOUND IN PLACE REBAR WITH CAP MARKED L.F. 10057, TO BE SET IN CONCRETE THIS SURVEY.
- ⊙ INDICATES MONUMENT IS SET IN CONCRETE

CITY LIMITS OF GRAND JUNCTION



DETAIL A



VICINITY MAP

County Planning Commission (Seal)

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996

County Planning Commission of the County of Mesa, Colorado

Chairman

NOTES

1. NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE LINE BETWEEN THE SE CORNER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, AND THE SOUTH 1/4 CORNER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN IS ASSUMED TO HAVE A RECORD BEARING OF N 88° 03' 49" W, WITH ALL OTHER BEARINGS HEREON RELATIVE THERE TO.
3. BASIS OF ELEVATIONS: THE W CORNER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, BEING A 3" BRASS CAP SET IN CONCRETE, M.C.S.M. NO. 88 IS ASSUMED TO HAVE AN ELEVATION OF 4787.8 FEET AS GIVEN BY COUNTY RECORDS.
4. EASEMENT RESEARCH: EASEMENT RESEARCH OF SUBJECT PROPERTY AS PLATTED HEREON WAS CONDUCTED BY ABSTRACT AND TITLE COMPANY OF MESA COUNTY, INC. AS GIVEN BY POLICY NO. A-10-00-000, FILE NO. 899509 OF THEIR RECORDS. EASEMENT RESEARCH OF ADJOINING PROPERTIES WAS DONE BY BANNER ASSOCIATES, INC.
5. EXISTING PROPERTY CORNER MARKS WERE RECOVERED DURING THIS SURVEY. MONUMENTS WERE SET WITHIN 275 FEET ± OF THE POSITION OF RECORDS WERE ACCEPTED AS BEING IN THE PROPER LOCATION AS SHOWN BY RECORDS.

DELEGATE OF COMMISSIONER AND RESOLUTION

WHEREAS ALL MEN BY THESE PRESENTS had 3D Systems Corporation, a Delaware Corporation being the owner in fee simple of that certain portion of the metes and bounds described in Book 223 of Page 926 in the records of the office of the Mesa County Clerk and Recorder upon which the 3D Minor Subdivision is marked in the SE 1/4 of Section 25, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, shall hereby give their full authority under the name and style of 3D Minor Subdivision in accordance with the Plat shown herein.

DESCRIPTION OF 3D MINOR SUBDIVISION

A tract of land located in the SE 1/4 of Section 25, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado more fully described as follows:

Beginning at the southeasterly corner of 3D Minor Subdivision, being on the easterly line of said Section 25, T.1 N., R.1 W., U.M., namely the Section corner common to Sections 25 and 26, T.1 N., R.1 W., U.M. and Sections 20 and 21, T.1 N., R.1 E., U.M., north to the Mesa County Survey Marker, bears S 0° 37' 20" W, 30.00 feet to:

1. Thence N 88° 03' 49" W, 583.60 feet running parallel to the south line of the SE 1/4 of said Section 25, to:
2. Thence S 0° 37' 20" W, 1000.00 feet to:
3. Thence S 0° 37' 20" W, 1000.00 feet to a point on the east line of the SE 1/4 of said Section 25, which has a 1000.00 foot common to Section 25, T.1 N., R.1 W., U.M. and Section 26, T.1 N., R.1 E., U.M. bears S 0° 37' 20" E, 250.00 feet to:
4. Thence S 0° 37' 20" W, 1000.00 feet to the Point of Beginning.

3D Minor Subdivision as described above contains 20.000 acres more or less. That said same does hereby dedicate and shall grant free property to, grant and dedicate to the Plat shown herein as follows:

1. All certain rights of way and easements to the County of Mesa for the use of the public and for the use of the public, including but not limited to the following:
  - a. Public Collection, Fire, Police, Emergency Vehicles, and County of Mesa Services.
2. All easements within the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their heirs and assigns, together with the right to work or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall enjoy the same in a reasonable and prudent manner. Furthermore the burden of such easements shall not be borne by any party, and easements by means of which no improvements thereon shall be created, easements and egress to and from the easements.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of \_\_\_\_\_ A.D. 1996

3D SYSTEMS CORPORATION, a Delaware Corporation

Robert E. Havel  
Vice-President of Operations

State of Colorado \_\_\_\_\_  
County of Mesa \_\_\_\_\_

I, \_\_\_\_\_ A.D. 1996, before me the undersigned official, personally appeared Robert E. Havel as Vice President of Operations and \_\_\_\_\_ a Commissioner and acknowledged that they executed the foregoing Certificate of Dedication, for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal  
My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

County Clerk and Recorder \_\_\_\_\_

State of Colorado \_\_\_\_\_  
County of Mesa \_\_\_\_\_

I hereby certify that 3D Minor Subdivision in the SE 1/4 of Section 25, T.1 N., R.1 W., Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996 in Book \_\_\_\_\_ Page \_\_\_\_\_ according to the

Mesa County Clerk and Recorder \_\_\_\_\_

Notary \_\_\_\_\_

Board of Commissioners Certificate \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996  
Board of County Commissioners of the County of Mesa, Colorado

Chairman \_\_\_\_\_

Surveyors Certificate \_\_\_\_\_

I, \_\_\_\_\_ a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that 3D Minor Subdivision in the SE 1/4 of Section 25, T.1 N., R.1 W., Ute Meridian, shown herein has been prepared under my direct supervision and according to a survey conducted under my direct supervision. This survey complies with applicable laws and regulations of Mesa County and Colorado laws and regulations of the State of Colorado and of my jurisdiction of the State.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1996

Walter J. Beyer  
P.L.S. No. 20032



PLAT OF  
3D MINOR SUBDIVISION  
IN THE SE 1/4 OF SECTION 25,  
T.1 N., R.1 W., UTE MERIDIAN,  
MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.  
GRAND JUNCTION, COLORADO

SCALE: 1" = 100' JOB NO: 8332-02 DATE: 10-25-96 SHEET NO: 1 of 1

DATE: 10-25-96 BY: WJB/PLS/20032