

JON H. GIGUERE
COMMISSIONER DIST. NO. 1
A. H. HAYDEN, JR.
COMMISSIONER DIST. NO. 2
GEORGE D. AMAYA
COMMISSIONER DIST. NO. 3



JON H. GIGUERE
CHAIRMAN OF BOARD
LUCILLE WILSON
CLERK OF BOARD
JAMES V. PHELPS
COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS
PUEBLO COUNTY, COLORADO

December 13, 1984

Mr. Jerry Crane
The JL Crane Company
United Bank Building
201 West 8th Street
Pueblo, Colorado 81003

Re: Subdivision Variance No. 218

Dear Jerry:

Please accept this letter as an inquiry as to your progress on securing the dedication and construction agreements for the public improvements in Subdivision Variance No. 218. On July 9, 1984, you indicated to Mr. Spaccamonti that said agreements would be provided to the County as soon as possible.

A response to our inquiry before the end of the year will be greatly appreciated.

Sincerely,

Charles J. Finley, Deputy Director
Department of Planning and Development

CJF:lr

Enclosure: Memorandum, Spaccamonti to file, July 9, 1984

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November 23, 1983

Mr. Glen D. Burke and
Mr. Daniel L. Hartman
2901 4th Avenue
Pueblo, Colorado 81008

Re: PUEBLO COUNTY PLANNING COMMISSION
Map Amendment No. 728
2751 North Pueblo Boulevard
2765 (tentatively) North Pueblo Boulevard

Dear Mr. Burke and Mr. Hartman:

Please be advised that the Pueblo County Planning Commission, at its regular meeting on November 22, 1983, at 7:30 p.m., voted to approve your application for Map Amendment No. 728 contingent upon the following conditions:

- 1) Prior to the Pueblo Board of County Commissioners' meeting on November 29, 1983, the applicant shall provide a written instrument for access across the Burke property to the Hartman property, which shall terminate upon the construction of the Pueblo Boulevard frontage road.
- 2) The applicant shall screen all storage and repair areas, including those areas used for the storage and repair of vehicles, vehicle parts, and other items related to the business. Storage shall not include junk or junked automobiles.

A copy of this action will be sent to the Pueblo Regional Planning Commission and a copy retained in this office for future reference.

If you should have any questions, please do not hesitate to contact this office at 543-3550, ext. 281.

Sincerely,

James E. Spaccamonti, Director
Department of Planning and Development

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MEMORANDUM

TO: The Twenty-Five Partnership File, Subdivision Variance No. 218
FROM: James E. Spaccamonti, Director of Planning and Development
DATE: July 9, 1984
SUBJECT: In office visit by Mr. Crane

On July 9, 1984 Mr. Jerry Crane appeared in the office to discuss Subdivision Variance No. 218 and the proposed sale of Lot 2 to GTE Sprint, Enterprises and further the necessary public improvements to be required by the County as set forth in his November 15, 1978 letter.

I indicated to Mr. Crane that one of two improvement plans may be acceptable by the Board.

1. The developer obtain and construct 29th Street extended from Pueblo Boulevard to the intersection of the "T" street which runs north and south along the back lot lines of lots 2 through 4. The construction standard required would be asphalt, curb and gutter.
2. Or the developer could opt to construct the frontage street along lots 2 through 4 and the intersection at 29th extended to Pueblo Boulevard and dedicate to the public the right-of-way of 29th Street extended plus the additional 380' of frontage right-of-way of Lot 1. No improvements would be required at this time for these two segments. The frontage road along Lots 2, 3, and 4 would be constructed to Pueblo County roadway standards, asphalt, curb and gutter. This would provide access to all 3 developed lots and further initiate the closing of the temporary access to Lot 4 by the State Highway Department.

I indicated to Mr. Crane that it would be the developer's responsibility to provide documentation dedicating the frontage road to Pueblo County and further to provide a construction agreement requiring all owners to participate in the construction of the frontage road and the 29th Street access on Pueblo Boulevard prior to the Board approving this scheme. It will further be the responsibility of the developer to provide plan and profile sheets for County Engineering approval prior to construction of the street.

Mr. Crane and I discussed also the provisions of my last letter in which I indicated that no building permits would be issued until the improvements were constructed. I indicated to Mr. Crane that my position had not changed, however, if sufficient assurance is provided indicating that the roadway would be built simultaneously with the GTE construction plan, we would allow the building permit to be obtained, however no Certificate of Occupancy would be issued until all construction had been completed.

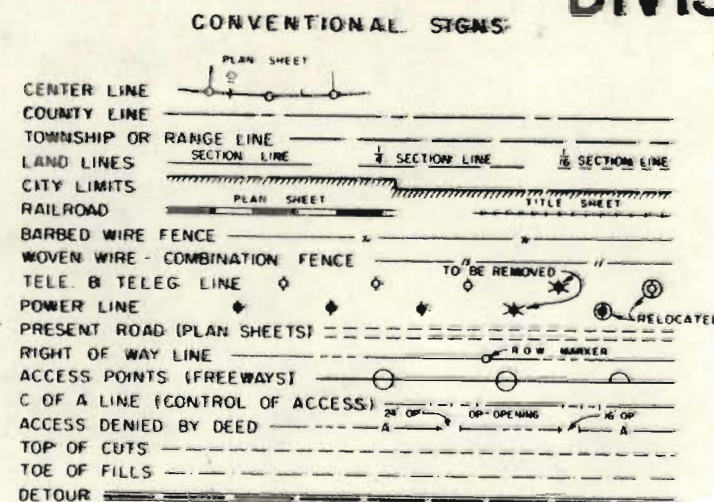
Mr. Crane indicated that he would obtain the necessary dedication agreements and construction agreements and provide them to the County as soon as possible. I indicated to Mr. Crane that upon presentation of the documents, I would provide the Board of County Commissioners with the favorable recommendation to proceed with the plan.

JES:vst

TITLE SHEET

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
XIII	COLORADO	US 0045(4)	1
RIGHT OF WAY FROM S.E. TO S.E. 50			
INDEX OF SHEETS			
REVISIONS			



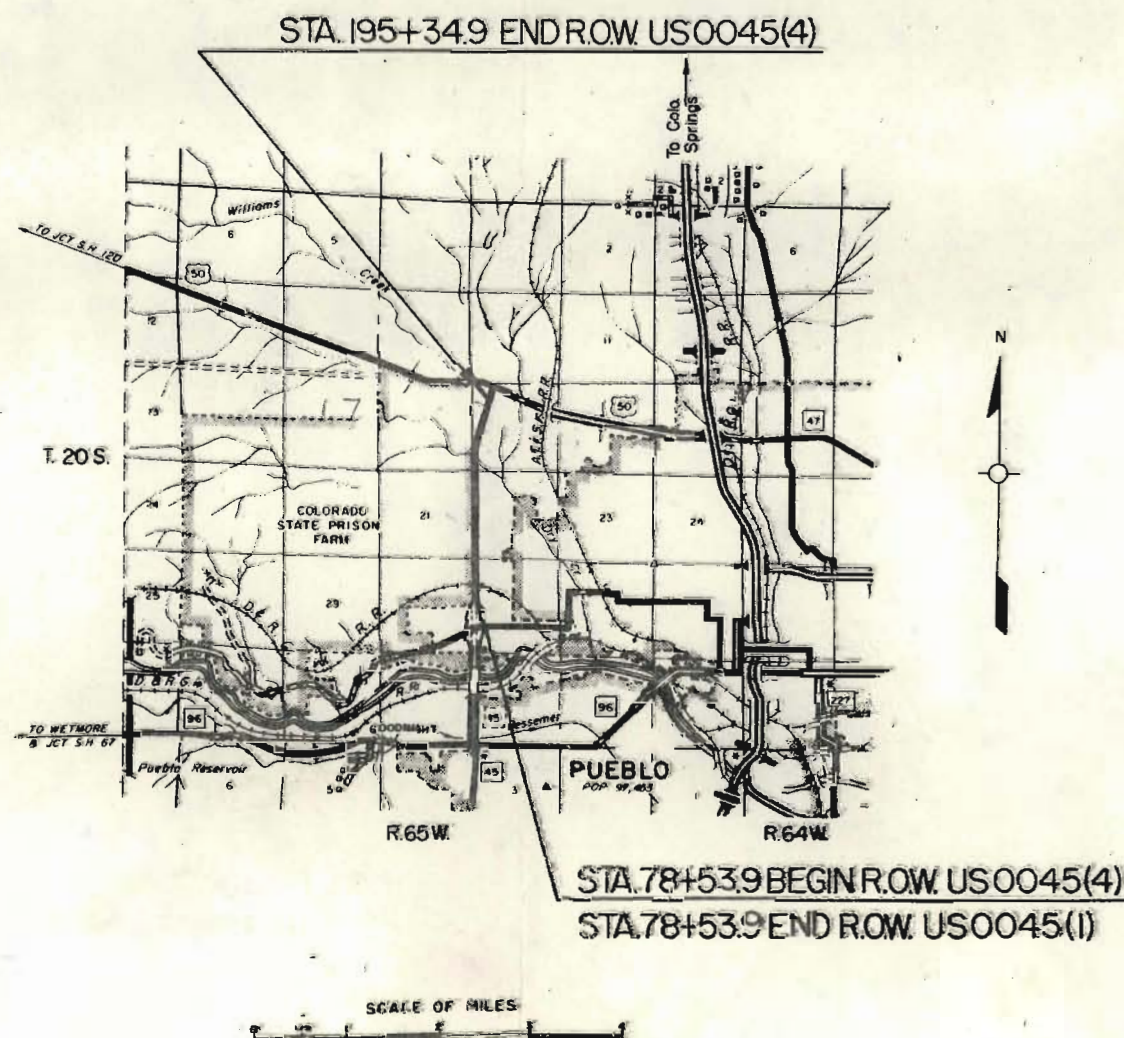
PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. US 0045(4) STATE HIGHWAY NO. 45 PUEBLO COUNTY

SHEET NO.

1
2
3-9
10 & 11

TITLE SHEET
TABULATION OF PROPERTIES SHEET
LINE SHEETS
OWNERSHIP MAPS

SCALES OF ORIGINAL DRAWINGS
ON PLAN 1 IN. = 100 FT.
ON OWNERSHIP MAP 1 IN. = 400 FT.
LENGTH OF PROJECT (R.O.W.) = 2.212 miles



FILE COPY
DO NOT REMOVE

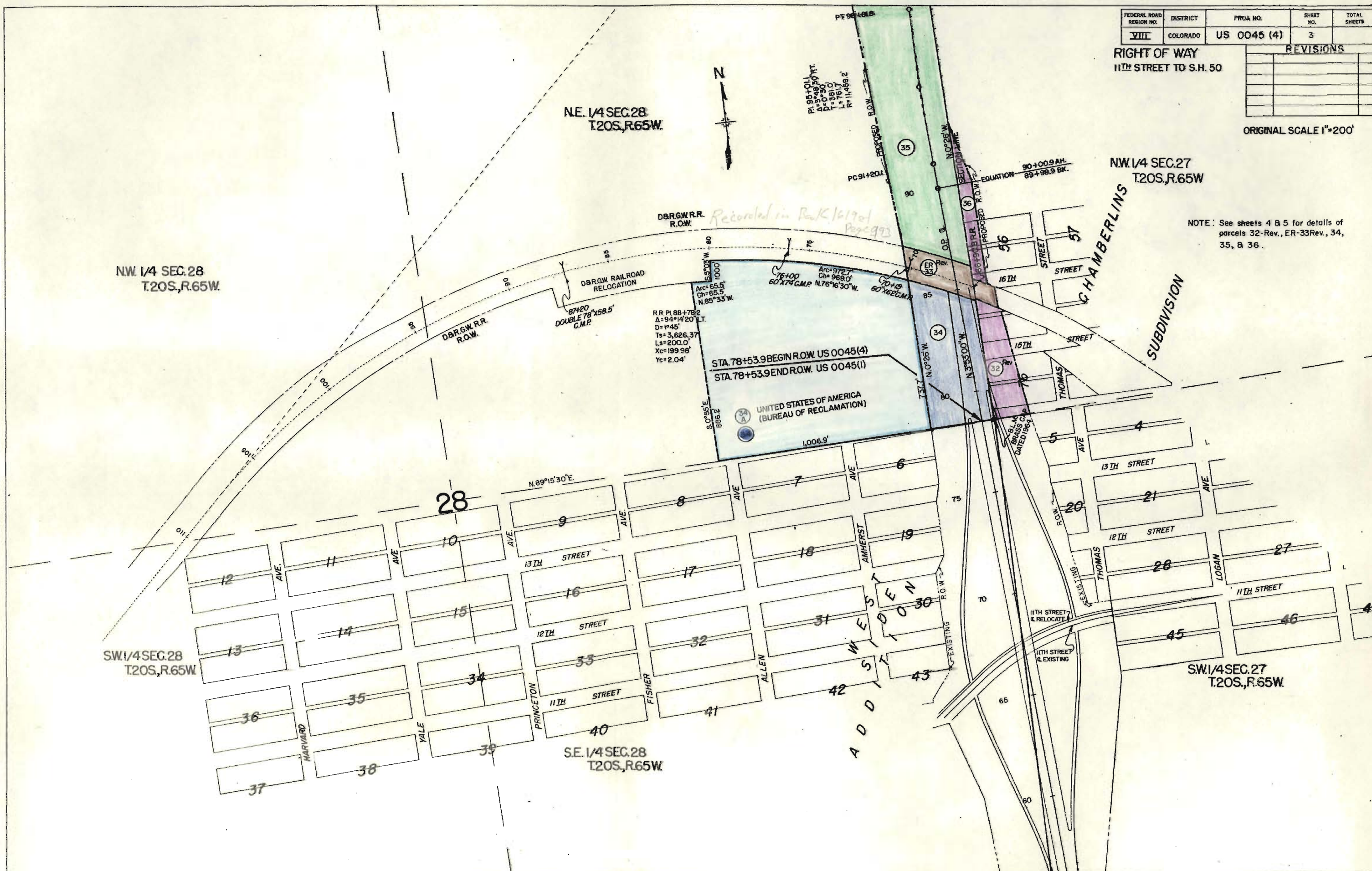
[illegible]

ORIGINAL SCALE 1"=200'

RIGHT OF WAY
11TH STREET TO S.H. 50

N.W. 1/4 SEC. 27
T.20S., R.65W.

NOTE: See sheets 4 & 5 for details of parcels 32-Rev., ER-33Rev., 34, 35, & 36.



NOTE: THIS SHEET SHOWS R.O.W.
INFORMATION FOR PARCELS
34 & 34A ONLY.

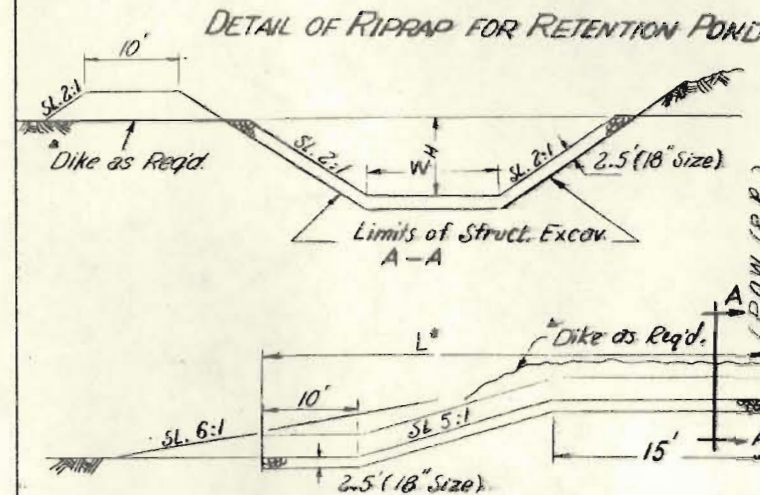
REVISIONS	

RIGHT OF WAY
11 TH ST. TO SH. 50

85 ± 1200 ± 4 ft.
Ditch (W=12"). Riprap Rundown
(See Details this sheet.)

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
<u>VIII</u>	COLORADO	US-0045(4)	4	

GRADING PLAN & DETENTION POND



LOCATION	H-ft	W-ft	L ² -ft
85 ± 120 ft	3.5	12	44
86 ± 175 ft	3.0	Ø4	78
88 ± 720 ft	3.0	Ø4	78

- * L is length of Riprap @ Retention Pond Rundown.
- Ø Flare to 10' @ Exist. Conc. Apron.
- ▲ Dikes to be Constructed of material from Rundown areas.

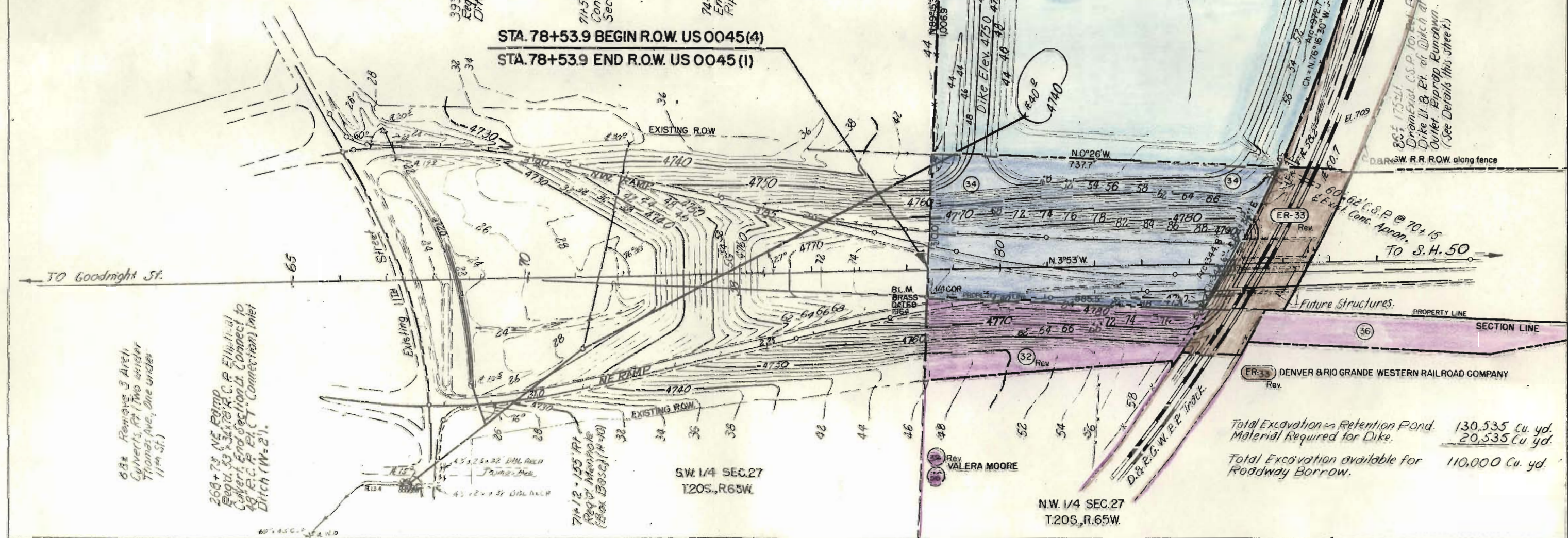
393+00 NW Ramp
Regrd. 53' x 34' 56", R.C.P. Elliptical Culv.
Ditches (W=2'). End Sections.

S.E. 1/4 SEC. 28
T.20S., R. 65W.

74 x 20" Resid. 48" x 1502" R.C.R
End sections. Outlet ditch. (W=5')
Riprap at outlet.
Q.A. = 530 Acres.
Q₉₀ = 650 cfs. / 145 cfs.
A.H.W. = 47.7
D.H.W. = 47.7
V₀ = 14 f.p.s.

STA. 78+53.9 BEGIN R.O.W. US 0045(4)

STA. 78+53.9 END R.O.W. US 0045 (1)



Total Excavation & Retention Pond. 130,535 Cu. yd.
Material Required for DiKE. 20,535 Cu. yd.

Total Excavation available for Roadway Borrow. 110,000 Cu. yd.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	US 0045(4)	5	

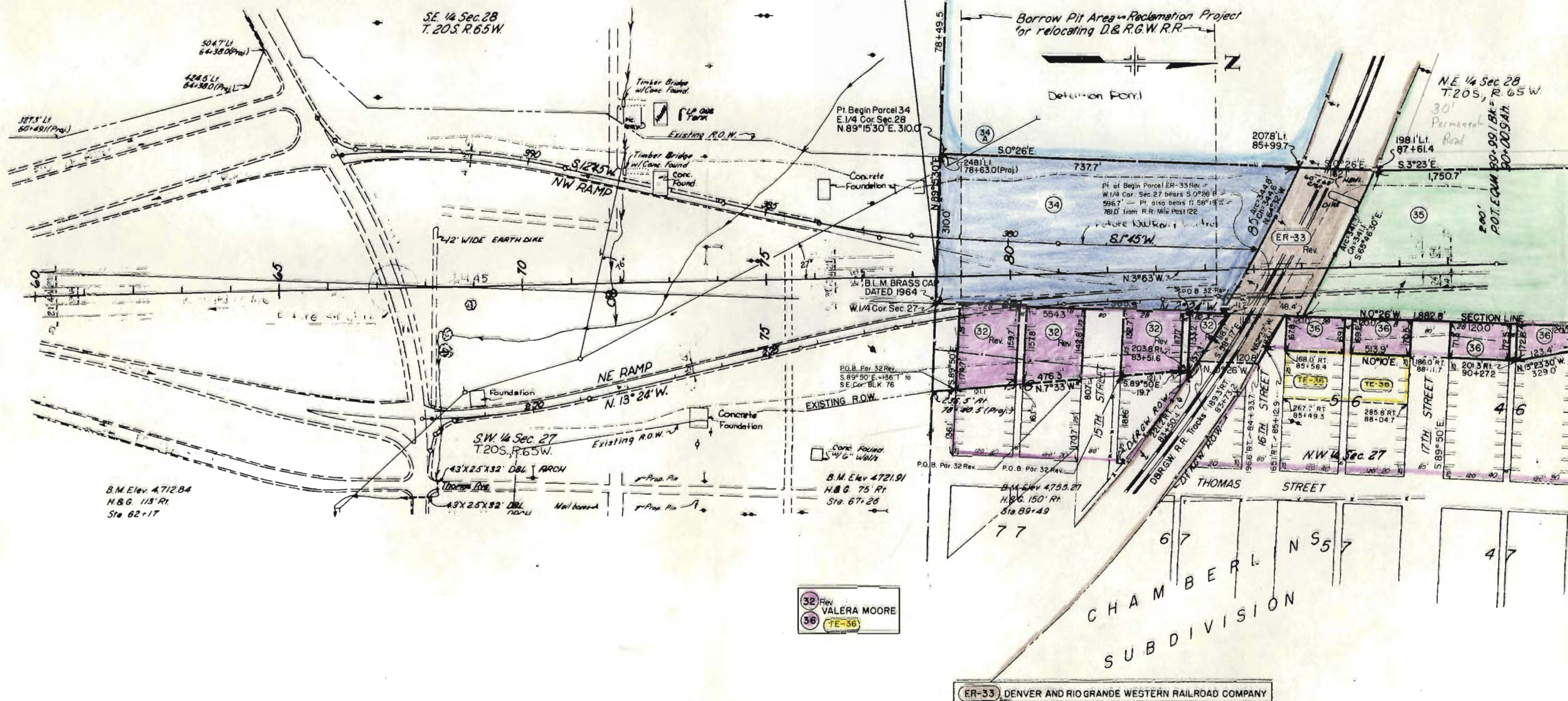
REVISIONS		
7-30-73	Add TE-36	KC

RIGHT OF WAY
 11TH ST. TO SH. 50

UNITED STATES OF AMERICA
 (BUREAU OF RECLAMATION)

STATE OF COLORADO

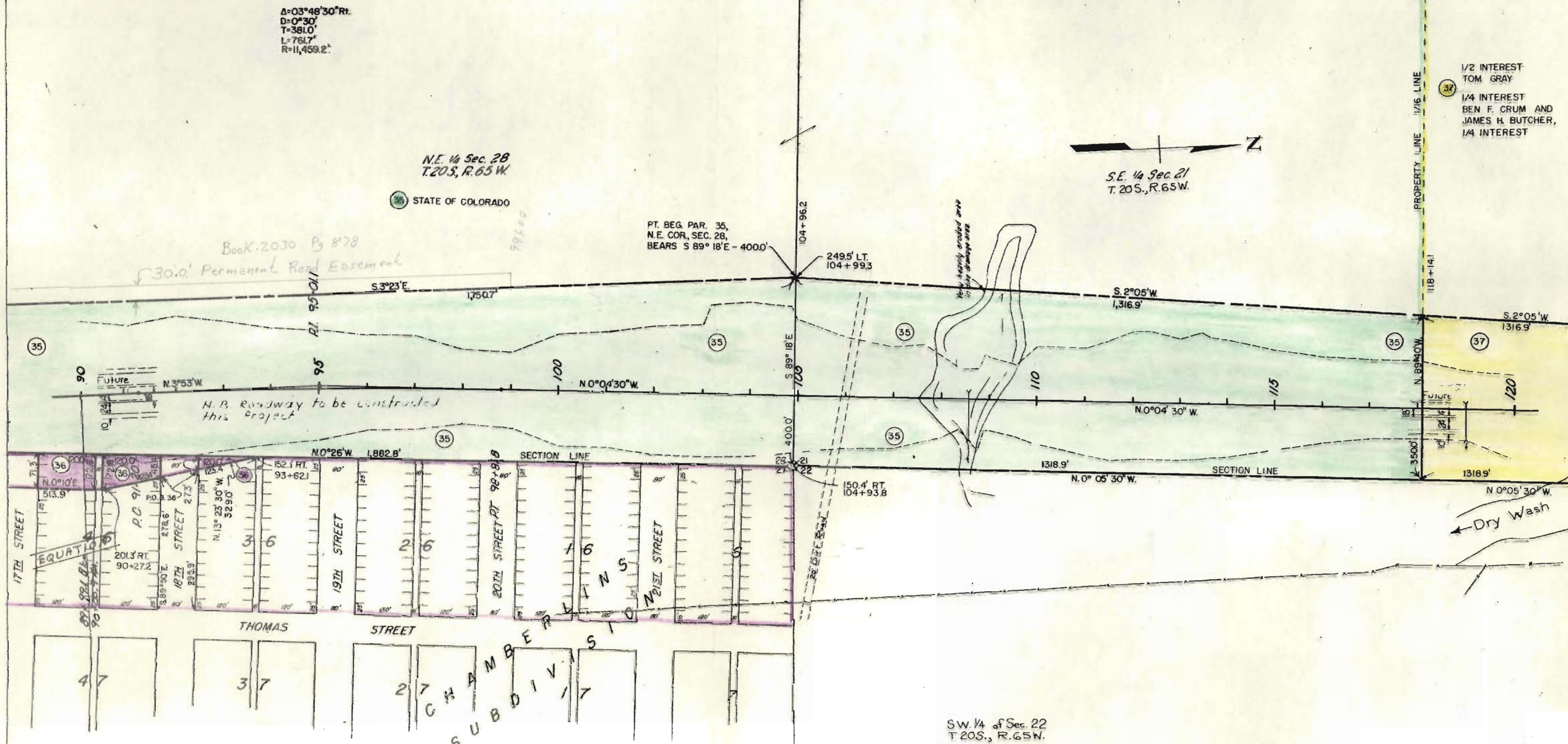
STA. 78+53.9 BEGIN R.O.W. US 0045(4)
 STA. 78+53.9 END R.O.W. US 0045(1)



32 Rev. VALERA MOORE
 36 TE-36

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	US 0045(4)	6	

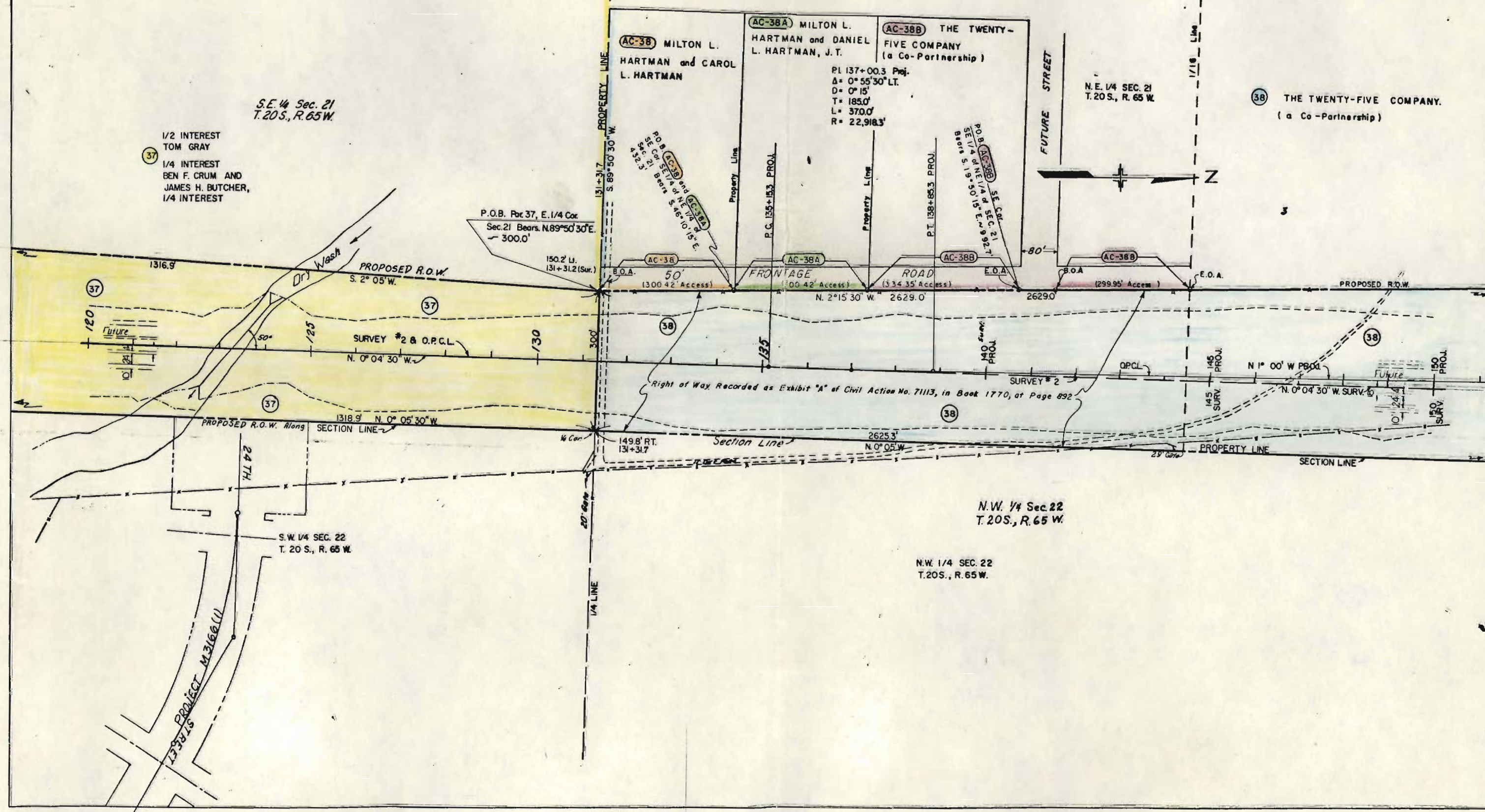
RIGHT OF WAY 11TH ST. TO S.H. 50		REVISIONS	



VALERA MOORE

REVISIONS		
9-17-73	Name change Par. 38	K
9-19-79	Add AC-3B, AC-38A, AC-38E	—
—	Connected Project M 3166(f)	T

RIGHT OF WAY
11TH ST TO S.H. 50



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	US 0045(4)	9	

REVISIONS		
9-26-73	Revise Pgr. 41	KC
3-29-74	Revise Frontage Rd. 190+ &	
	Add Structure 207+	KC

RIGHT OF WAY
11TH ST. TO S.H. 50

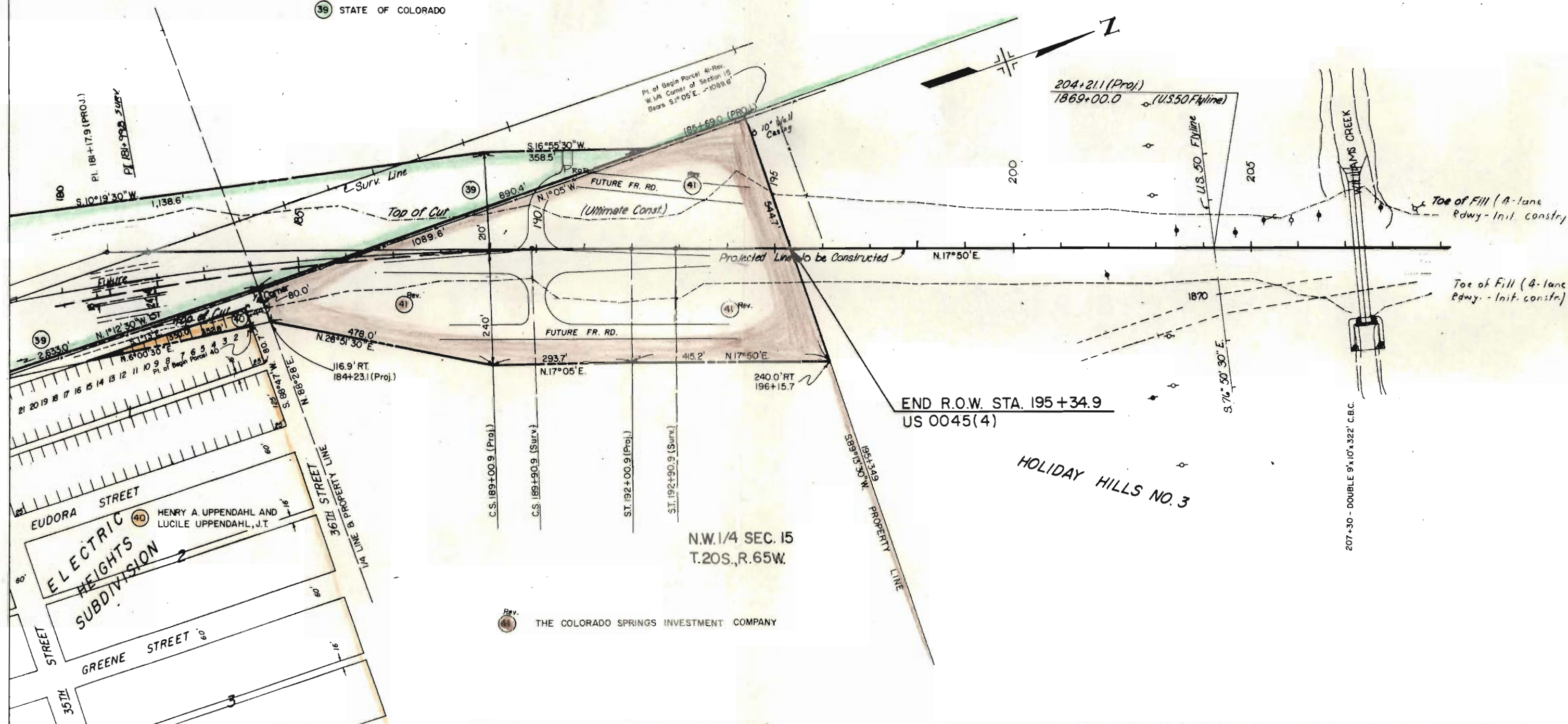
SURVEY #2 LINE
 $\Delta = 19^{\circ}00' RT.$
 $T_s = 1,108.9'$
 $\Delta c = 16^{\circ}00'$
 $D_c = 1^{\circ}00'$
 $T_c = 805.2'$
 $L_c = 1600.0'$
 $R_c = 5729.6'$

PROJ. LINE
 $\Delta = 18^{\circ}50' RT.$
 $T_s = 1,100.3'$
 $\Delta c = 15^{\circ}50'$
 $D_c = 1^{\circ}00'$
 $T_c = 796.7'$
 $L_c = 1583.3'$
 $R_c = 5729.6'$

$\theta = 1^{\circ}30'$
 $L_s = 300'$
 $L.T. = 2000'$
 $ST. = 1000'$

N.E. 1/4 SEC. 16
T.20S., R.65W.

STATE OF COLORADO



END R.O.W. STA. 195+34.9
US 0045(4)

HOLIDAY HILLS NO. 3

N.W. 1/4 SEC. 15
T.20S., R.65W.

Rev. THE COLORADO SPRINGS INVESTMENT COMPANY

ER-33 DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY
REV

34 UNITED STATES OF AMERICA
(BUREAU OF RECLAMATION)

FEDERAL ROAD DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII COLORADO	US 0045 (4)	10	

REVISIONS	
7-30-73	Add TE-36 KC
9-17-73	Name change pr. 38 KC
9-26-73	Rev. Par. 41 KC
9-17-79	Add AC-38, AC-38A, AC-38B TP
Connected Project M 3166(1)	

11th Street TO S.H.50

RIGHT OF WAY OWNERSHIP MAP

PLAT

SHOWING CLAIMANTS WITH REGARD TO RIGHT OF WAY FOR PROJECT US 0045 (4)

ORIGINAL SCALE 1" = 400'

T.20S,R.65W

AC-38 MILTON L. HARTMAN AND CAROL L. HARTMAN
AC-38A MILTON L. HARTMAN AND DANIEL L. HARTMAN, J.T.

WEST SIDE ADDITION

WEST SIDE ADDITION

CHAMBERLINS SUBDIVISION

See line sheets for details of Subdivision, D & R.G.W. Railroad, and Bureau of Reclamation Detention Pond

T. 20 S., R. 65 W.

STA. 78+53.9 BEGIN R.O.W. US 0045(4)=
STA. 78+53.9 END R.O.W. US 0045 (1)

TE-40 40 HENRY A. UPPENDAH and LUCILE UPPENDAH, J.T.

41 THE COLORADO SPRINGS INVESTMENT COMPANY

TOADY STREET
PARISS STREET
WILKINSON STREET
MARKED ST