## **Table of Contents**

File	<u>1976-0076</u>

Date\_\_\_\_\_5/8/00

Project Name: C.B.W. Builders Inc.

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the										
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There										
s	n	I are also documents specific to certain files not found on the standard list. For this reason, a checklist has been										
e	n	included.										
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a										
t	d	quick guide for the contents of each file.										
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed										
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.										
X	X	*Summary Sheet – Table of Contents										
		Application form										
		Receipts for fees paid for anything										
		*Submittal checklist										
		*General project report										
		Reduced copy of final plans or drawings										
		Reduction of assessor's map										
		Evidence of title, deeds										
		*Mailing list										
		Public notice cards										
		Record of certified mail										
		Legal description										
		Appraisal of raw land										
		Reduction of any maps – final copy										
		*Final reports for drainage and soils (geotechnical reports)										
		Other bound or nonbound reports										
		Traffic studies										
		Individual review comments from agencies										
	_	*Consolidated review comments list										
		*Petitioner's response to comments										
		*Staff Reports										
	_	*Planning Commission staff report and exhibits										
		*City Council staff report and exhibits										
		*Summary sheet of final conditions										
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or										
		expiration date)										
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:										
L.,												
I	X	Follow-Up Form										
X		Review Sheets										
X	X	Letter from Warren Gardner to C.B.W. Builders, Inc. – 9/29/76										
X	X	Site Plan										
X	X	Letter from Warren E. Gardner to Planning Commission – 12/3/73										
X		Plan Sketch										
X	X	Petition and Application for Rezoning										
$\left  - \right $												
	_											

Date 10/12/16	Item # 26-26
Petitioner C.B.W. B	ULDERS
	<u> </u>
Preliminary	E Final
Review Agencies Comments	Review Agencies Comments
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Action Taken	Action Taken
.c. Approved 270ct. 1976 .c. Approved 17 Na, 1976	Action Taken
.c. Approved 17 Nav. 1976	₩ C.C
Comments	Comments
·	
ITEMS	REQUIRED FROM DEVELOPER
CheckUtilit	y Agreement Title Investigation aping Covenants
Drainage Landsc Improvements Guarantee	Annexation Other (Specify)

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CITY OF GRAND JUNCTION	LOPMENT SUMMARY F	ORM	
Date: September 30, 1976			OTFILE CUPY
Development Name: Cen	tennial Plaza		LELIUL UUL L
L gyanning by any and		]	Filing
Location of Development:	TOWNSHIP 1 S F	ANGE 1 W	SEC_21/4_SE
Owner(s) NAME C.B.	W. Builders, Inc.		
ADDRESS P.O. B	ox 2163, Grand Juncti	on, Colo. 8150	01
Developer (s) NAME	C. B. W. Builders, Ind	o	
ADDRESS	P.O. Box 2163, Grand	Junction, Colo	o. 81501
			<u>25 %</u>
Type of Development	Number of Dwelling Units	Area* (Acres)	و of * Total Area
( ) Single Family		· · · · · · · · · · · · · · · · · · ·	
( ) Apartments			
() Condominiums		-	
( ) Mobile Homes			
( <sub>xx</sub> ) Commercial	N. A.	2	35 %
( ) Industrial	N. A.		
() Other (specify)			
	Street		
•• • • • • • • • •	Walkways		
Dedicated Sch			
Reserved Scho		<del></del>	
Dedicated Par		<u></u>	Application and a state of the
Reserved Park	Sites	Contract of the second	<u></u>
Private Open	Areas	417711-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
Easements		alites The Report to the Address of	
Other (Specif	Y)		
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\*By Map Measure

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Page 1 of 2

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Estimated Wate	r Requirement	s	Mini	mal	_gallons/day.
Proposed Water	Source(s)		City o	of Grand	
Estimated Sewa					_gallons/day.
VCTION:					
Planning	Commission R	ecomm	encatio	on	
	Approval	(	)		
	Disapproval	(	)		
	Remarks			·····	
	Date			,19	
City Council					
	Approval	(	)		
	Disapproval	(	)	. · ·	
	Remarks				
	Date			,19	

Note:	This	for	m is	required	by	C.R.S.	. 106-	·3-3	7 (4)	but	is	not	а
	part	of	the	regulation	ns o	of the	City	of	Grand	Junc	tic	on.	

Page 2 of 2

### PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO) ) ss.

COUNTY OF MESA )

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

#### Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Beginning at a point 50 feet West of the SE Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West along the South line of said Section 2, a distance of 274.67 feet to the East boundary line of a tract of ground deeded to Peterson Gardens, Incorporated, a Colorado corporation, in deed recorded in Book 901 at Page 830, Mesa County records, thence North 0<sup>o</sup>01' East 330.56 feet along East boundary of said tract recorded in Book 901 at Page 830, thence East along the South boundary line of Patterson Gardens Subdivision as recorded in Plat Book 11 at Page 24 of Mesa County records, to the West Boundary line of 12th Street, thence South along said West boundary line of 12th Street to the point of beginning, EXCEPT the South 50 feet for road right-of-way; Mesa County, Colorado.

Containing Two (2) acres, more of less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from B = 2 f R - 3 zone to P D B zone.

Respectfully submitted,

and

C. B. W. Builders, Inc. C

STATE OF COLORADO) ) ss. COUNTY OF MESA )

The foregoing instrument was acknowledged before me this <u>30th</u> day of <u>September</u>, 1976 By <u>Warren E. Gardner</u> for the purposes therein set forth.

My commission expires: December 10, 1979

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\*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

#### C.B.W. BUILDERS, INC. BOX 2136 GRAND JUNCTION, COLO. 81501

242-3517

December 3, 1973

Grand Junction City Planning Commission Planning Commission Office Grand Junction, Colorado 81501

Atten: Rich Cesar

Gentlemen:

The property as described on the petition and application for rezoning is now owned by a group headed by Ben Carnes of Home Owner's Realty. Therefore, Mr. Carnes has signed the application for rezoning although the rezoning request is on behalf of a group of doctors, dentists and business men represented by Warren E. Gardner.

Presently the land is zoned under three classifications: R-3, P, B-2, which zoning allows for a building with uses as shown on the attached sketch. The problem arises in that the area zoned R-3 has sufficient square footage for a surgi-center building, but the shape makes it impossible to construct such a building. Therefore it is our desire to rezone this to PBD, planned business development, so that the surgicenter can occupy the space or close to this space as shown on the accompanying plat.

The alternative to rezoning would be to exchange the R-3 area for an area in a shape which would fit the surgicenter building. We feel that better control can be exercised by the Grand Junction City Planning Commission if this is rezoned PBD. The main building as shown on the artist's concept and the plat will be for dentist offices, doctor offices, general office space and possibly pharmacy, boutiques, interior decorator space, etc.

The surgi-center or separate building as shown on the plat would be a non-overnight hospital facility for minor type operations. This service could also utilize the Medi-center: bed facilities under emergency conditions. The present R-3 zoning allows this type of operation.

The 8-10 doctors, dentists, businessmen, etc. involved in this operation would have sufficient capital and/or financial statements to effect the improvements as shown if leases can be obtained. At the present time it is the feeling of this group that the above facilities are needed. Contact has been made for leases to occupy approximately 15,000 square feet. We are convinced that the remainder of the leases will not be difficult to obtain. The surgicenter will be operated by the three doctors involved in the land purchase and building construction. It is believed that the necessary leases and financing will be obtained within one year so that construction should be able to commence at least in a year to eighteen months.

Yours truly, Warner Janlas O

Warren E. Gardner

#### C.B.W. BUILDERS, INC. BOX 2163 GRAND JUNCTION, COLO. 81501

242-3517

September 29, 1976

To Whom It May Concern:

The Centennial Plaza, located on the northwest corner of 12th and Patterson, 2721 N. 12th, Grand Junction, is a combination office and neighborhood shopping center. It is designed with an inside mall of 1600 square feet. The ground floor of 20,000 square feet is primarily for shops. A portion of this faces east and west on the parking area, and a portion is entered into from the mall. Also, a portion of the 20,000 square feet may be used for offices. The second floor system has 7,800 square feet, of which a possible 3,000 square feet could be shops overlooking the mall area.

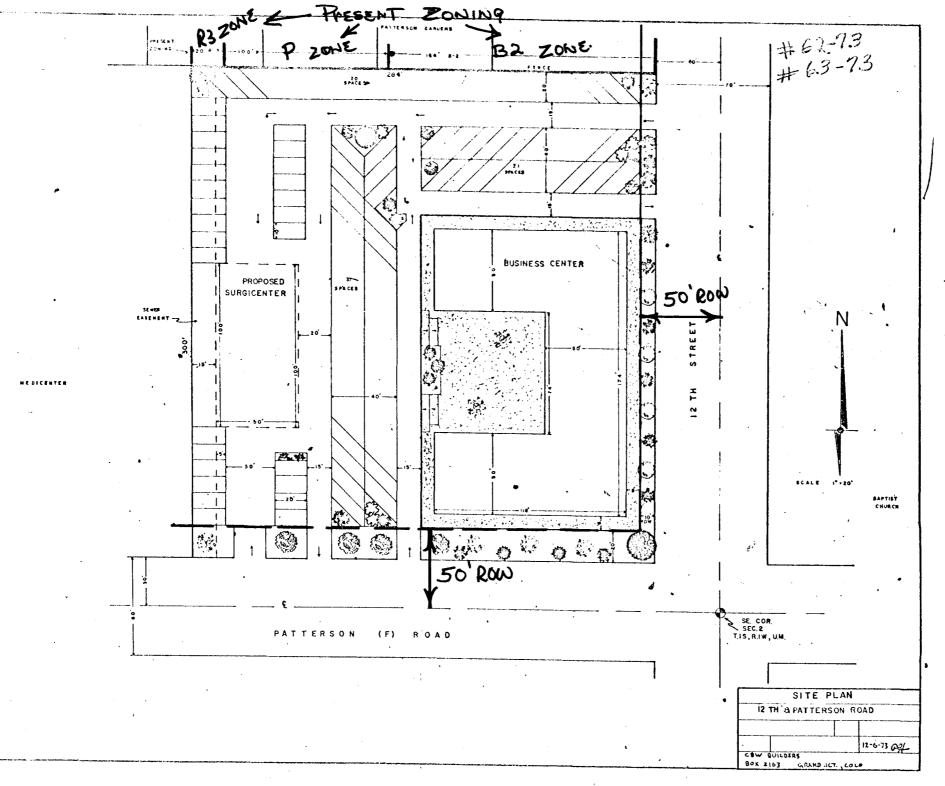
There has been considerable interest shown in placing a restaurant on this location to serve the north side of Grand Junction. These requests have varied from 1000 square feet in the mall area to 4000 square feet. One request for the 4000 square feet asked for a portion on the mall and a portion on the second floor above it. All shops and offices allowed in this complex will be compatible with each other and must conform to our requirements on signs as presented to the City Planning Commission.

Respectfully, 1 licensig

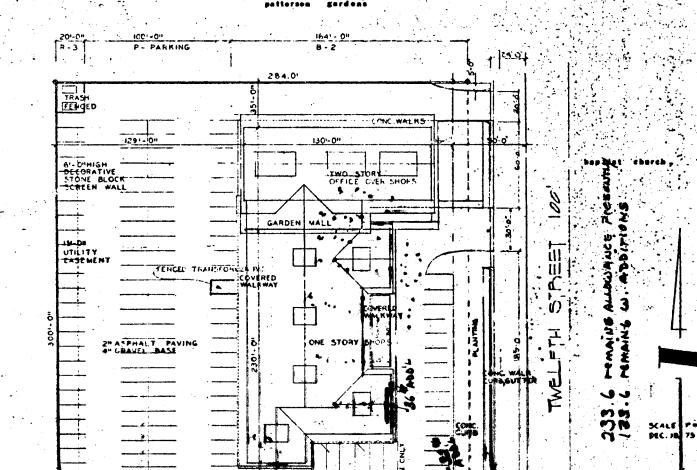
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Warren E. Gardner Agent for The Whispers



# a shopping office complex C.B.W. BUILDERS grand junction, colorado



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