

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: September 30, 1976

OFFICE COPY

Development Name: Centennial Plaza

Filing _____

Location of Development: TOWNSHIP 1 S RANGE 1 W SEC 2 1/4 SE

Owner(s) NAME C. B. W. Builders, Inc.

ADDRESS P.O. Box 2163, Grand Junction, Colo. 81501

Developer (s) NAME C. B. W. Builders, Inc.

ADDRESS P.O. Box 2163, Grand Junction, Colo. 81501

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
() Apartments	_____	_____	_____
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(xx) Commercial	N. A.	2	35 %
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	_____	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL	2	35 %

*By Map Measure

Estimated Water Requirements Minimal gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement Minimal gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

#62-73

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 surgi-center 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,



Warren E. Gardner

C.B.W. BUILDERS, INC.

BOX 2163

GRAND JUNCTION, COLO. 81501

242-3517

OFFICE COPY

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.

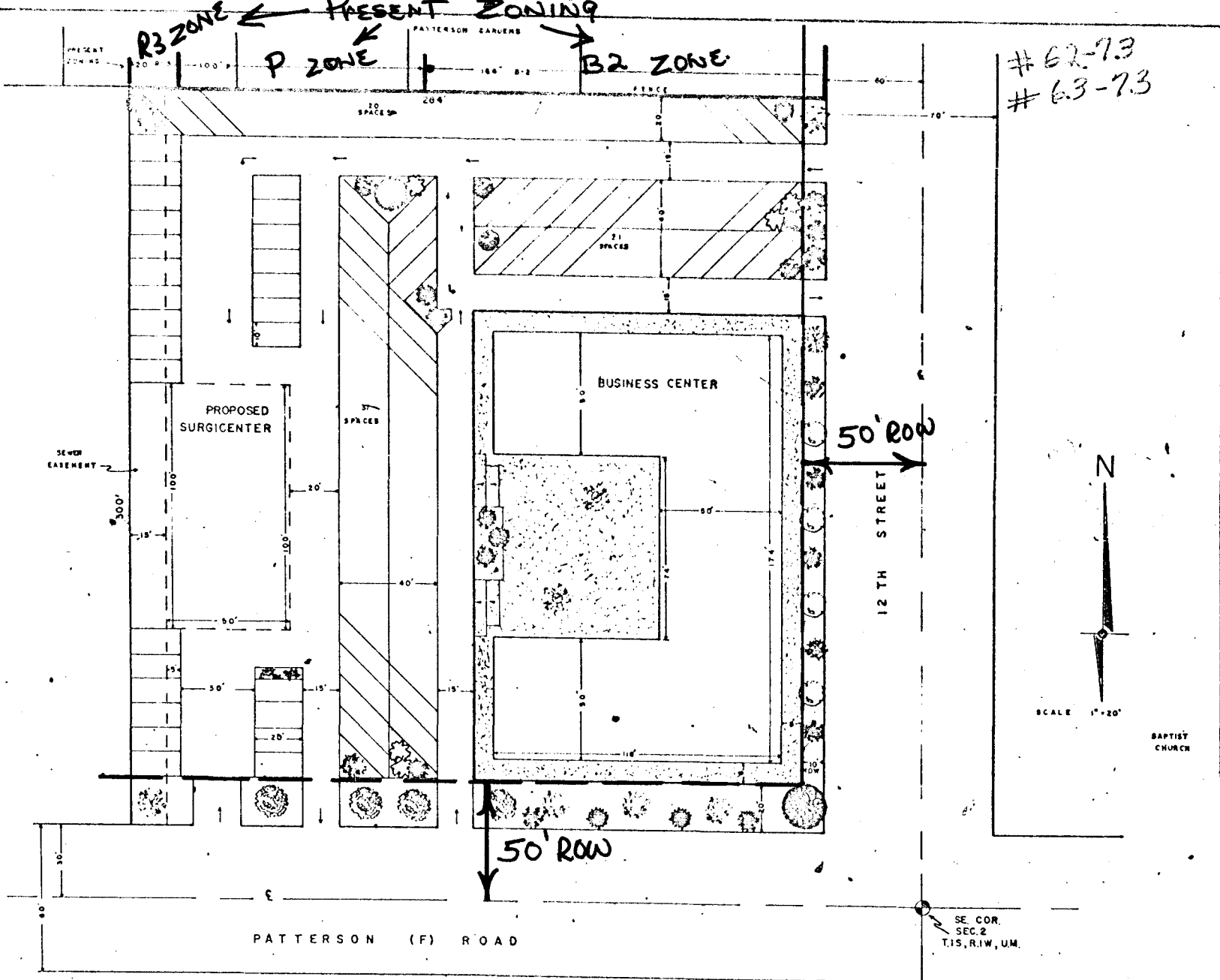
There has been considerable interest shown in placing a restaurant on this location to serve the north side of Grand Junction. These requests have varied from 1000 square feet in the mall area to 4000 square feet. One request for the 4000 square feet asked for a portion on the mall and a portion on the 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,

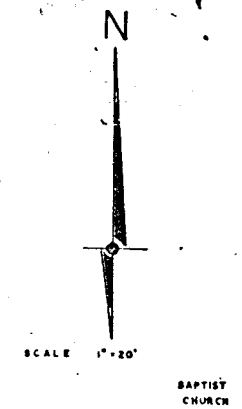


Warren E. Gardner

Agent for The Whispers



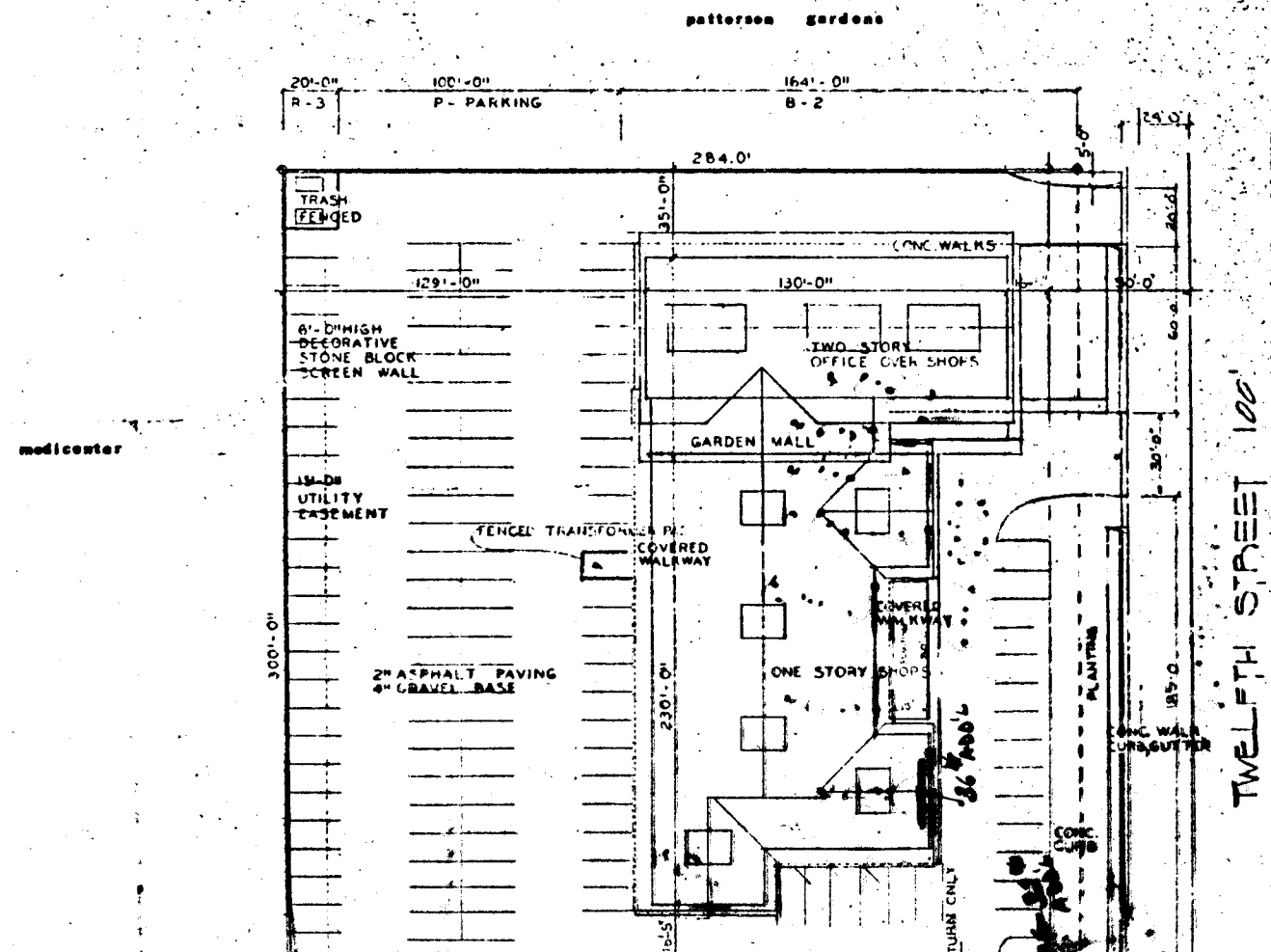
62-73
63-73



SE. COR.
SEC. 2
T.1S, R.1W, U.M.

SITE PLAN	
12 TH & PATTERSON ROAD	
	12-6-73 <i>CSW</i>
CSW BUILDERS	GRAND JCT., COLO
BOX 2103	

a shopping-office complex by :
C. B. W. BUILDERS
 grand junction, colorado



233.6 REMAINS ABOVEGRADE PRESENTLY
 123.6 REMAINS W. ADDITIONS



SCALE 1" = 30'-0"
 DEC. 18, 75

NO 118

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