Table of Contents

Fil	e	1978-0007	ļ				
Date_			Project Name: CBW Office Building				
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a 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					
X	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. 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					
	\neg	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					
4		*Consolidated review comments list *Petitioner's response to comments					
-		*Staff Reports					
-		*Planning Commission staff report and exhibits					
1	-	*City Council staff report and exhibits					
	\neg	*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:					
X	X	X Follow-Up Form					
X	X	X Review Sheets					
X	X	X Letter from Karl Metzner to CBW Builders Inc.					
X	X						
X	X	read signature) to Sam Haupt, Home Loan – 12/4/80					
X	X						
X	X	X Floor Plan					
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	_	 					
	_						

17 - Development in H. O. I lication (Preliminary and inal)
\$265 <u>12-28-11</u>
Fee Paid Date
Eighteen (18) copies this application required. Numbering system
corresponds with Grand Junction Development Regulations. If questions
not applicable indicate by N/A.
C.B.W. Office Bldg.
Name of Development
N.W. Cor. Crossroads Blvd. & Crossroads Ct., Grand Junction
Common Location
Names and Addresses of land ormans or developers
Names and Addresses of land owners or developers.
C.B.W. Builders, Inc.
NAME NAME NAME
P.O. Box 2163, Grand Junction
ADDRESS ADDRESS ADDRESS
242-3517
BUSINESS PHONE BUSINESS PHONE BUSINESS PHONE
The following check list shall be completed to insure that the maps
contain the essential information required by the Development Reg-
ulations. (See regulations for detailed information).
17.6 Dimensional Standards X
17.7 Off-street parking and loading X
17.8 Access and Traffic controls X
•
15.D.3.C (1) Street systems, lot lines, lot designs X (See plat)
(2) Parks, playgrounds, public bldgs., etc. X(3) Building sites & common open area X
(3) Building sites & common open area X (4) Elevations and/or perspectives of all
proposed structures (3 copies) X
(7) Drainage Plan (3 copies)
(8) Existing and proposed sewer and water
lines and utility easements x
(9) (a) Off-street parking and loading X
(b) Traffic Circulation Plan X (c) Landscaping and tree planting plan X
(c) Landscaping and tree planting plan X
The following information may be submitted in report form or on the pla
at the discretion of the developer.

Development schedule Agreements, provisions or covenants

(5) (6) Legal Description of Development:

Lot 8, Block 1, Crossroads Colorado West Subdivision, City of Grand Junction A part of the Northwest Quarter of Section 36, T. 1 N., R. 1 W., Ute Meridian, Mesa County, Colorado

This application completed by

C.B.W. Builders, Inc.	
NAME	NAME
P.O. Box 2163	,4
Grand Junction, Colo. 81501	
ADDRESS	ADDRESS
December 28, 1977	
DATE	DATE

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.

CBW Builders Inc. P. O. Box 2163 Grand Junction, CO 81501

RE: File # 7-78 - Development in H.O. - CBW Office Building

Gentlemen:

The Grand Junction Planning Commission, on January 26, 1978, approved the development plan for your office building at Crossroads Blvd. and Crossroads Court. Approval was subject to two fire hydrants provided as per fire department specifications and revised landscaping as per city parks department. recommendations. (Revised landscape plan should be submitted prior to issuance of building permit.)

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions or comments concerning this approval, please contact us prior to this date.

Sincerely,

Karl G. Metzner Planner I

KGM:dlw

PLANNERS & DEVELOPERS LTD.



December 4, 1980

Mr. Sam Haupt
Home Loan & Investment 6
PO Box 363
Grand Junction Glorado 81502

This will indicate that the Architectural Control This will indicate that the Architectural Control Committee for Crossroads Colorado west Subdivision has reviewed proposed development plans for \$1 Lot 5 in the Replat of Lots proposed development plans for \$1 Lot 5 in the Replat of Lots 1 through 5, Block 2, Crossroads Colorado west for a proposed 1 through 5, Block 2, Crossroads Colorado west for a proposed 1 through 5, Block 2, Crossroads Colorado west for a proposed motel. These plans drawn for Regal & Inn daled November 1977 which have previously been approved by the Grand Junction City Council does meet requirements of the protective covenants for the subdivision.

Sincerely

Second Janenie

Reprosentative of

Architectural Control Committee

Subdivision		OFFICE	BOILDING
ate 3 JAN	8	Item #	
Petitioner C			
N.W. COR.	CROSSROA	os Blud E	CROSSROADS CY.
Review Agenci	es Commer	nts	Review Agencies Comments
Engineering —	street se	<u> </u>	
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Comment	s		Comments
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ser fiee dupt	spect.	<u>~</u> <u>B</u> _	
revised lands	coping o	so per	
1/4 pail des	of recon	mendation	
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Check	ITE	MS REQUIRE	D FROM DEVELOPER
Drainage	Lan	lity Agree	Covenants
Improvement	s uuarant	.ee .	Annexation Other (Specify)

维发

1997 July