

\$265
 Fee Paid 12-28-77
 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 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 Regulations. (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
- (4) Elevations and/or perspectives of all proposed structures (3 copies) X
- (7) Drainage Plan (3 copies) X
- (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

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule X
- (6) Agreements, provisions or covenants X

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

P.O. Box 2163

Grand Junction, Colo. 81501

ADDRESS

December 28, 1977

DATE

NAME

ADDRESS

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.

January 31, 1978

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



December 4, 1980

Mr. Sam Haupt
Home Loan & Investment Co
PO Box 363
Grand Junction Colorado 81502

Gentlemen,

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

Sincerely

Leonard J. Jansen
Representative of
Architectural Control Committee

Subdivision CBW OFFICE BUILDING

Date 3 JAN 78 Item # _____

Petitioner CBW BUILDERS

N.W. COR. CROSSROADS BLVD & CROSSROADS CT.

Review Agencies Comments

Review Agencies Comments

① Engineering - street sec. OK.

② - Fire Dept. - 3 hydrants req'd. or not less than 8" flow line.



Action Taken

Action Taken

P.C. 1/26/78 approval.

P.C. _____

C.C. Approved 15 Feb 78

C.C. _____

Comments

Comments

2 fire hydrant provided as per fire dept. spec. & revised landscaping as per city park dept. recommendation



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)