



\$265  
Fee Paid

1/3/78  
Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Office Warehouse Complex  
Name of Development

Crossroads Colorado West Subdivision  
Common Location

Names and Addresses of land owners or developers.

Sam Haupt - Home Loan Realty & Investment Co. (Developer)

NAME	NAME	NAME
<u>141 North 3rd St.</u>	<u>Grand Junction, CO</u>	
ADDRESS	ADDRESS	ADDRESS
<u>243-8660</u>		
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  | <u>on plat</u>  |
| 17.7     | Off-street parking and loading   | <u>on plat</u>  |
| 17.8     | Access and Traffic controls  | <u>on plat</u>  |
| 15.D.3.C | (1) Street systems, lot lines, lot designs                               | <u>on plat</u>  |
|          | (2) Parks, playgrounds, public bldgs., etc.                              | <u>N/A</u>      |
|          | (3) Building sites & common open area                                    | <u>N/A</u>      |
|          | (4) Elevations and/or perspectives of all proposed structures (3 copies) | <u>Attached</u> |
|          | (7) Drainage Plan (3 copies)   | <u>on plat</u>  |
|          | (8) Existing and proposed sewer and water lines and utility easements    | <u>on plat</u>  |
|          | (9) (a) Off-street parking and loading                                   | <u>on plat</u>  |
|          | (b) Traffic Circulation Plan   | <u>on plat</u>  |
|          | (c) Landscaping and tree planting plan                                   | <u>on plat</u>  |

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

- |     |                                     |                |
|-----|-------------------------------------|----------------|
| (5) | Development schedule                | <u>on plat</u> |
| (6) | Agreements, provisions or covenants | <u>N/A</u>     |

Legal Description ( ) Development:

Lot 4 Block 2 Replat of Lots 1 through 5, Block 2  
Crossroads Colorado West Subdivision, City of  
Grand Junction

This application completed by  
HOME LOAN REALTY & INVESTMENT CO.

*Sam Haupt*  
NAME  
SAM HAUPT

191 North 3rd St.  
ADDRESS

1/2/78  
DATE

\_\_\_\_\_  
NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
DATE

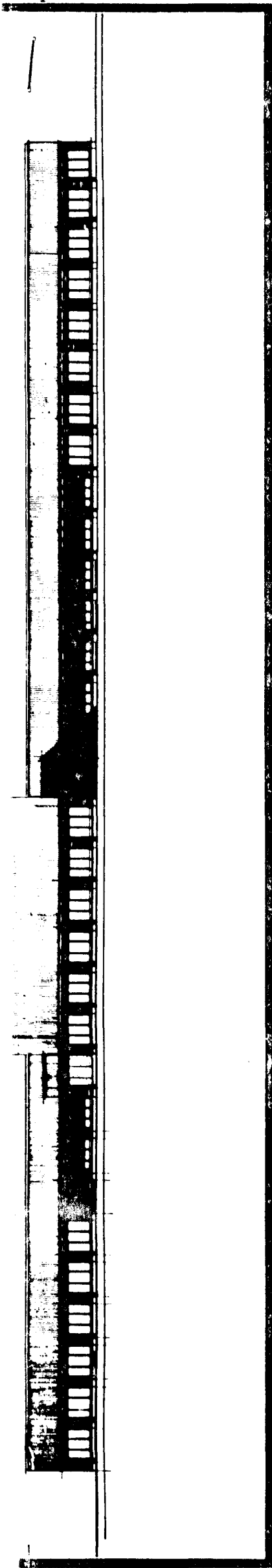
Note:

- 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.

OFFICE WAREHOUSE Complex  
FRONT ELEVATION EAST SIDE  
← OF Bldg.

Bldg to be OF MASONARY  
STRUCTURE WITH WINDOWS  
ON THE EAST SIDE WHERE  
OFFICES ARE LOCATED AND  
OVERHEAD DOORS ON WEST  
SIDE WHERE LOADING AREA  
will be located to WAREHOUSES.

Developer: SAM HAUP  
Home Loan Realty & Investment Co.  
141 N. 3<sup>RD</sup> ST.  
BRAND JUNCTION, Colo. 81501



February 1, 1978

Mr. Sam Haupt  
141 North 3rd St.  
Grand Jct., CO 81501

RE: File # 9-78 - Development in H.O. - Crossroads  
Business Complex

Dear Sam:

The Grand Junction Planning Commission, on January 26, 1978, approved the development plan for Crossroads Business Complex on Crossroads Blvd. Approval was subject to the following:

- 1) Landscaping and architecture to complement CBW office building across Crossroads Blvd. Revised landscape plan should be accomplished prior to City Council meeting. Please contact our office concerning this item.
- 2) Access must be provided to the fire hydrant on the rear of the Holiday Inn property.
- 3) One fire hydrant required at the entrance to the development on Horizon Blvd.
- 4) Provide walkway to Holiday Inn property.
- 5) Revised and straighten parking stall arrangement in Southeast corner.

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

Sincerely,

Karl G. Metzner  
Planner I

KGM:dlw

Subdivision Development in A.O. - Crossroads Business Complex  
 Date 3 JAN 78 Item # 9-78  
 Petitioner Sam Haupt / N.W. of Crossroads Blvd & Horizon Dr.

Review Agencies Comments

- \* City Utilities - No Comment
- \* Parks Dept - Birch Trees are unsuitable, suggest columnar type evergreen or junipers <sup>(purple leaf)</sup> plum
- \* Public Service - No objections, ~~will need to switch~~

Review Agencies Comments

- \* City Pub. Wks - Street layout appears to be OK, except access drives may need to be widened depending on size & nos of vehicles.

- \* Fire - Est. req. flow = 2750 gpm
- No water main for fire protection shall be smaller than 8" diam.
- Larger sizing may be req. where needed for flow due to distance

- \* - Complete loop from SE hydrant to NE corner hydrant. Access To Holiday Inn Hydrant
- Add'l hydrant needed at Crossroads Blvd and Crossroads Ct.

Action Taken

P.C. Approved 26 JAN 78  
 C.C. Approved 15 Feb 78  
 Comments

Action Taken

P.C. \_\_\_\_\_  
 C.C. \_\_\_\_\_  
 Comments

- 1) LANDSCAPE & Arch. to compl. CDW Bldg.
- 2) access to fire hydrant at holiday class.
- 3) 1 add'l hydrant on Horizon Blvd.

- 4) Walkway to Holiday Inn.
- 5) Revise & STRAIGHTEN parking in S.W. corner.

ITEMS REQUIRED FROM DEVELOPER

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