## **Table of Contents**

File		1978-0009		
Date		7/25/00 Project Name: Crossroads Business Complex		
P r e s e n t	S c a n e d X	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 in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.		
		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:		
X	X	Follow-Up Form		
X	$\frac{\Lambda}{X}$	Review Sheets		
X	X	Development in H.O. Application (Preliminary and Final)		
X	X	Site Plan		
A X		Planning Commission Minutes - ** - 1/25/78		
	X			
X	X	Letter from Karl Metzner to Sam Haupt – 2/1/78		
X		Landscape Plan		
X	X	Development Plan		

----1,7 - Development in H. O. Application (Preliminary and Final)

\$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

141 North 3rd St.	Grand Junction, CO	
ADDRESS	ADDRESS	ADDRESS

243-8660 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).

BUSINESS PHONE

17.7 Off-s	nsional Standards street parking and loading ss and Traffic controls	on plat on plat on plat
	<ol> <li>Street systems, lot lines, lot desi</li> <li>Parks, playgrounds, public bldgs.,</li> <li>Building sites &amp; common open area</li> <li>Elevations and/or perspectives of a proposed structures (3 copies)</li> <li>Drainage Plan (3 copies)</li> <li>Existing and proposed sewer and wat</li> </ol>	etc. N/A N/A All Attached on plat
(	lines and utility easements (9) (a) Off-street parking and loading (b) Traffic Circulation Plan (c) Landscaping and tree planting	on plat

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

	Development Agreements,		or	covenants	•	<u> </u>
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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
<u>lrl North 3rd St.</u> ADDRESS	ADDRESS
1/2/78 DATE	DATE

Note:

- 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 Elsuation EAST SIDE & OF Bidg.

Bldg to be OF MASONARY STRUCTURE with WINDOWS ON THE EAST SIDE WHERE OFFICES ARE LOCATED AND OVERHEND DOORS ON WLST SIDE WHERE LOADING AREA WILL DE LOCATED TO WAREhODSES.

DEUCLOPER: SAM HAUPT HOME HOAN Realty & INVESTMENT (, 141 N. 326 ST. GRAND 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. - Crossraods Business Complex

Dear Sam:

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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 Flvd.
- 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

Development in N.O. hossi and Compex Subdivision Date Item oads Petitioner Horison **Review Agencies Comments Review Agencies Comments** \* City Utitities K City Pub. Wks omment Street Layout appears \* Parks access except widenal Jacob Columnar 40 mar need be icles Num ON SIZE ? unipers no.s enice ilations \* Fire -Est. rep. flow · 2750 gpm or fire protection shall be Smaller than 8" diam. -Larger sizing may be req. where for flow due to dista ncelul - Complete loss from SE bydrant H comer hydrant. Access To Holidon FUN Hydrant Add'I hydrant needed at Crossroads Bh Action Taken Action Taken P.C. Approved 16 JAN78 P.C. C.C. apononce 1576618 C.C. Comments Comments Arch. 1) LANDSEADE E COMD Holiday COW Bldg aighter Diskia) 6 con Lecess to holiday due Lydrant on Hairon <u>a dd 'l</u> Blud ITEMS REQUIRED FROM DEVELOPER Title Investigation Check Utility Agreement Drainage "Landscaping Covenants Improvements Guarantee Annexation Other (Specify)