

# Table of Contents

File 1978-0011

Date 7/27/00

Project Name: Crossroads Colorado West

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
---------------------------------	---------------------------------	---

X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X	X	Letter from Ronald Rish to James Patty – 2/15/78			
X	X	Letter from Karl Metzner to Warren Gardner – 1/20/78			
X	X	Letter from Duane Jensen to C.B.W. Builders – 12/21/77			
X	X	Letter from Public Service to CBW Builders – 12/29/77			
X	X	Final Plat Application			
X	X	Development Summary Form			
X	X	Planning Commission Minutes - ** - 1/25/78			
X	X	Map			
X	X	Drainage Plan			

This application is for a subdivision of land. If the subdivision is for a residential development, the applicant shall indicate by n/a.

Replat of Lots 1 thru 5, Block Two, Crossroads  
name of subdivision Colorado West

Name and address of land owners and/or subdivision

Planners & Developers Ltd.  
name  
c/o Warren Gardner  
P. O. Box 2163  
address  
243-3517  
business phone

A. Total Subdivision submitted No, portion Replat  
has been (18) copies submitted yes date 1/4/78

F. Applications to Preliminary Plat? NA  
yes no

so, list (add attached sheets if necessary) NA

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations. (See regulations for detailed information).

27-1.0

- |  |       |   |
|--|-------|---|
| b. (2) Scale of Map  | _____ | x |
| c. (1) Name of Subdivision   | _____ | x |
| (2) Date   | _____ | x |
| (3) Legal Description of Property  | _____ | x |
| (4) Control points, dimensions, angles, bearings   | _____ | x |
| (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | _____ | x |
| (6) Streets and other rights-of-way - names and dimensions   | _____ | x |
| (7) Location and Dimensions of easements   | _____ | x |
| (8) Lots numbered and area of each lot in square feet  | _____ | x |
| (9) Location and description of all monuments  | _____ | x |
| (10) Statement of land ownership   | _____ | x |
| (11) Dedication statement - easements, rights-of-way and public sites                                | _____ | x |

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

          x            
          x            
          x          

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan done at prior date

to Follow

          x            
          NA            
          NA          

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

          x            
          x            
          x            
          x            
          x            
          NA            
          NA          

This application completed by:

Paragon Engineering, Inc.  
name

\_\_\_\_\_ name

P. O. Box 2872, Grand Junction, Co.  
address

\_\_\_\_\_ address

*Thomas A. Logue*  
signature

January 4, 1978  
date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: January 4, 1978

Development Name: Replat of Lots 1-5, Block 2, Crossroads Colorado West

Filing \_\_\_\_\_

Location of Development: TOWNSHIP \_\_\_\_\_ IN RANGE 1W SEC 36 1/4 NE

Owner(s) NAME Planners & Developers Ltd.

ADDRESS P. O. Box 2163, Grand Junction, Co.

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
( ) Apartments	_____	_____	_____
( ) Condominiums	_____	_____	_____
( ) Mobile Homes	_____	_____	_____
( ) Commercial	N. A.	_____	_____
( ) Industrial	N. A.	_____	_____
(x) Other (specify) <u>Highway Oriented</u>	_____	<u>7.25</u>	<u>100%</u>
	<b>Street</b>	_____	_____
	<b>Walkways</b>	_____	_____
	<b>Dedicated School Sites</b>	_____	_____
	<b>Reserved School Sites</b>	_____	_____
	<b>Dedicated Park Sites</b>	_____	_____
	<b>Reserved Park Sites</b>	_____	_____
	<b>Private Open Areas</b>	_____	_____
	<b>Easements</b>	_____	_____
	<b>Other (Specify)</b>	_____	_____

**TOTAL**

\*By Map Measure

7.25      100%

Estimated Water Requirements 39,000 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 35,000 gallons/day.

**ACTION:**

**Planning Commission Recommendation**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**City Council**

Approval ( )

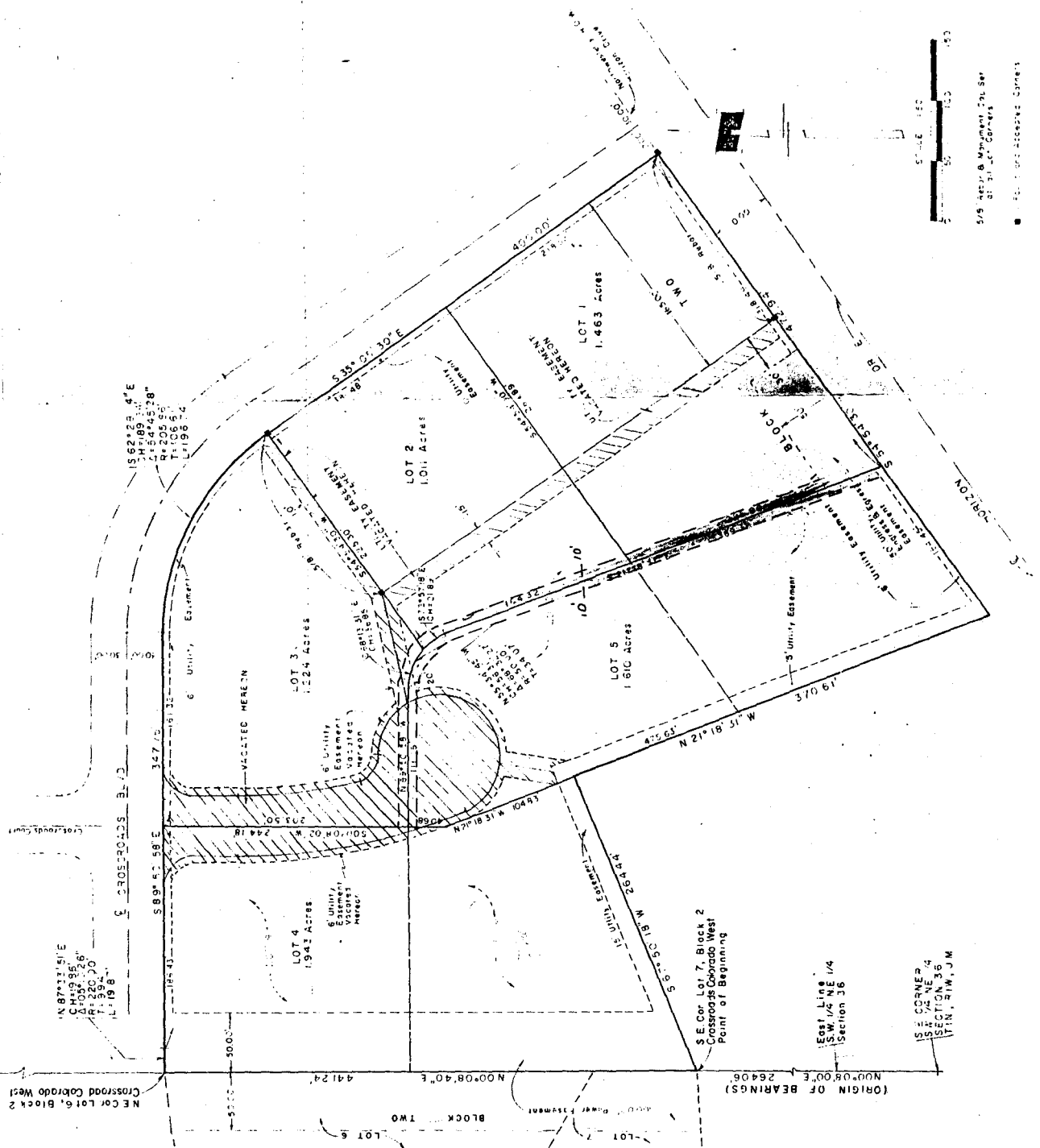
Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

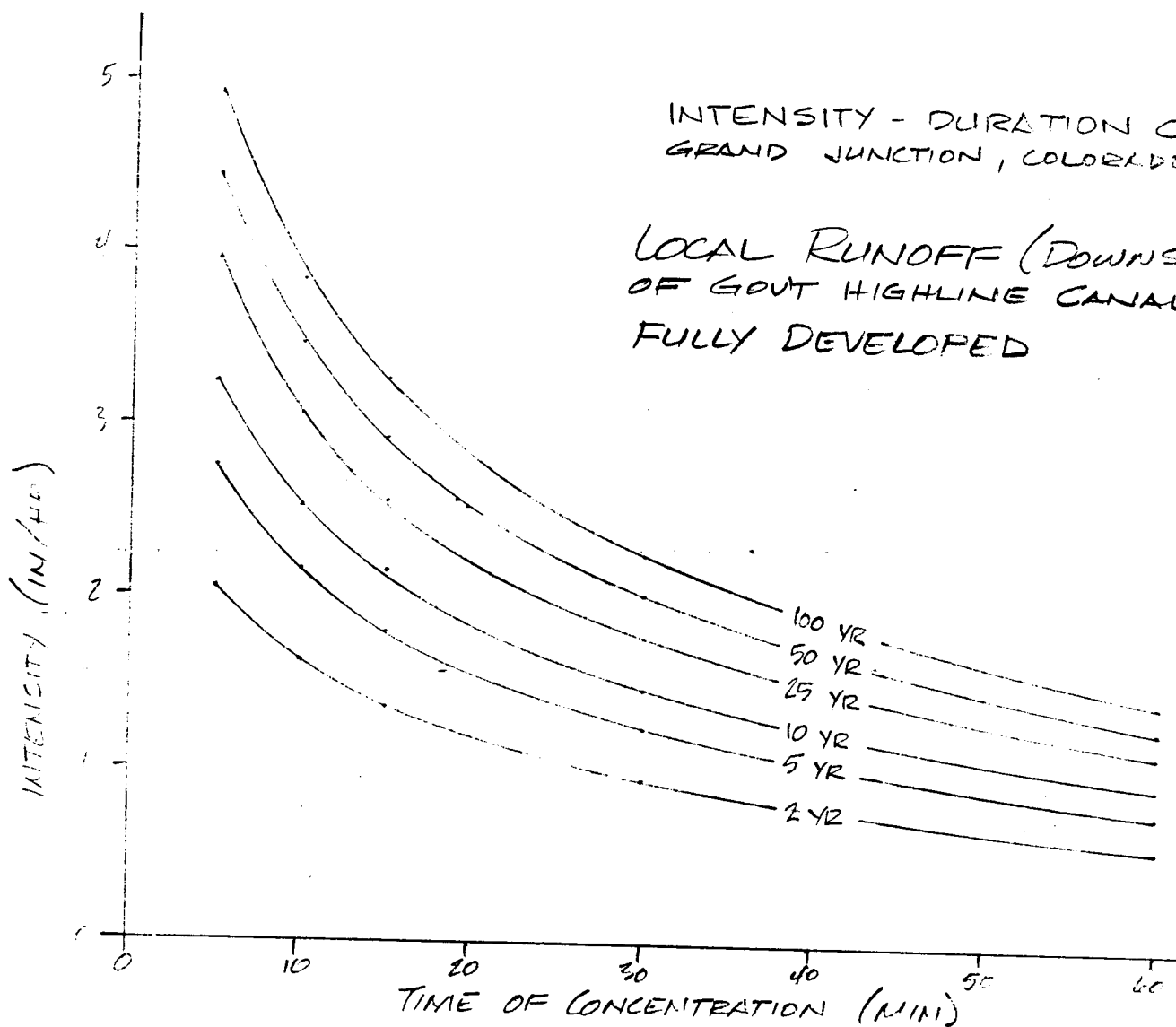
Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

# REPLAT OF LOTS 1 THRU 5, BLOCK TWO CROSSROADS COLORADO WEST



INTENSITY - DURATION CURVES  
GRAND JUNCTION, COLORADO

LOCAL RUNOFF (DOWNSTREAM  
OF GOVT HIGHLINE CANAL)  
FULLY DEVELOPED



SUB-BASIN A

Area = 56 acres

Length = 2500 ft } S = 2.0%

ΔH = 52 ft

$t_c = 15 \text{ min.} \Rightarrow I_{100} = 3.25 \text{ in/hr}$

$C = .75 \quad I_5 = 1.80 \text{ in/hr}$

$Q_{100} = 136 \text{ cfs}$

$Q_5 = 75 \text{ cfs}$

SUB-BASIN B

Area = 43 acres

Length = 2400 ft } S = 1.5%

ΔH = 25 ft

$t_c = 17 \text{ min.} \Rightarrow I_{100} = 3.05 \text{ in/hr}$

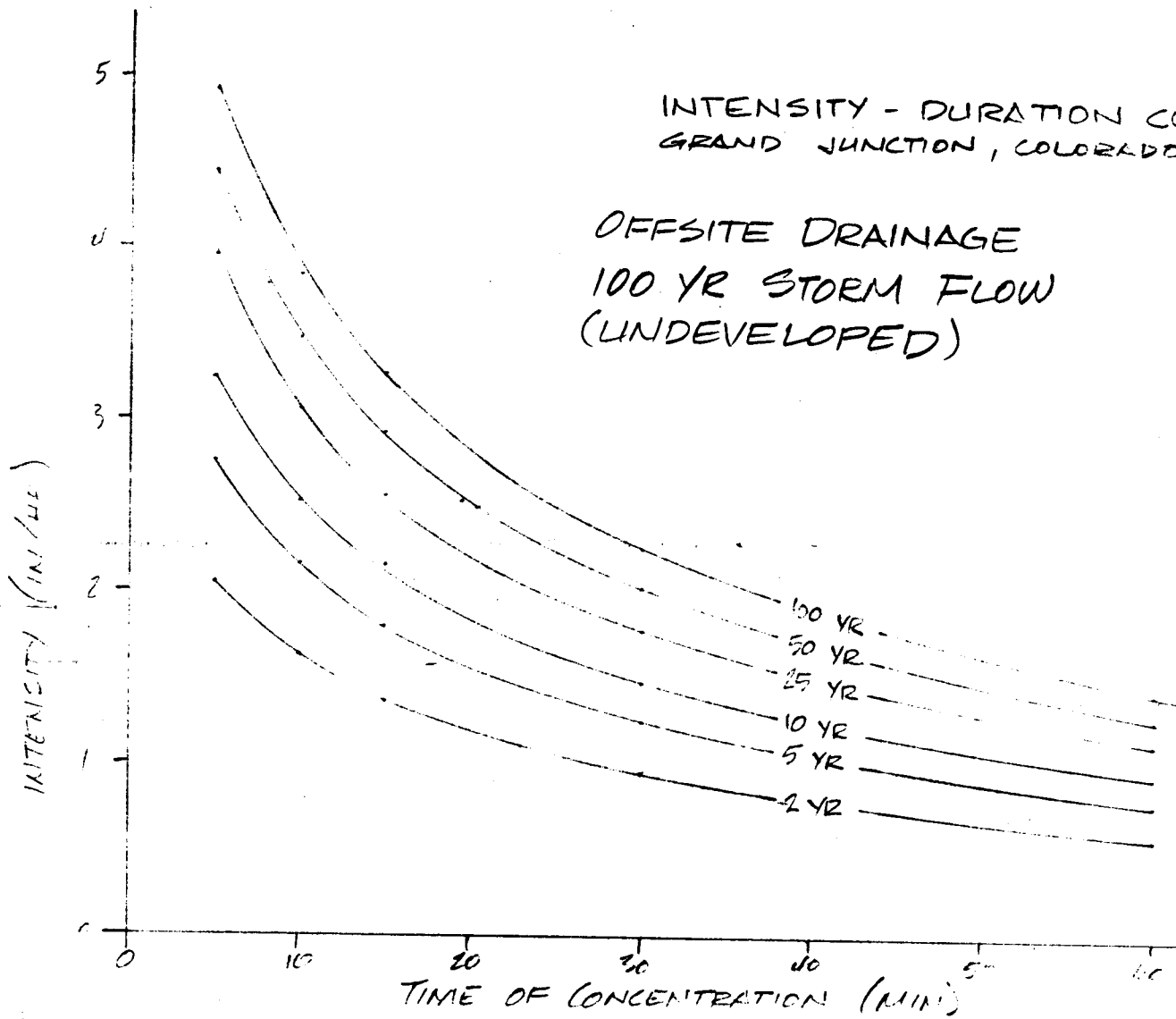
$C = .75 \quad I_5 = 1.70 \text{ in/hr}$

$Q_{100} = 98 \text{ cfs}$

$Q_5 = 55 \text{ cfs}$

INTENSITY - DURATION CURVES  
GRAND JUNCTION, COLORADO

OFFSITE DRAINAGE  
100 YR STORM FLOW  
(UNDEVELOPED)



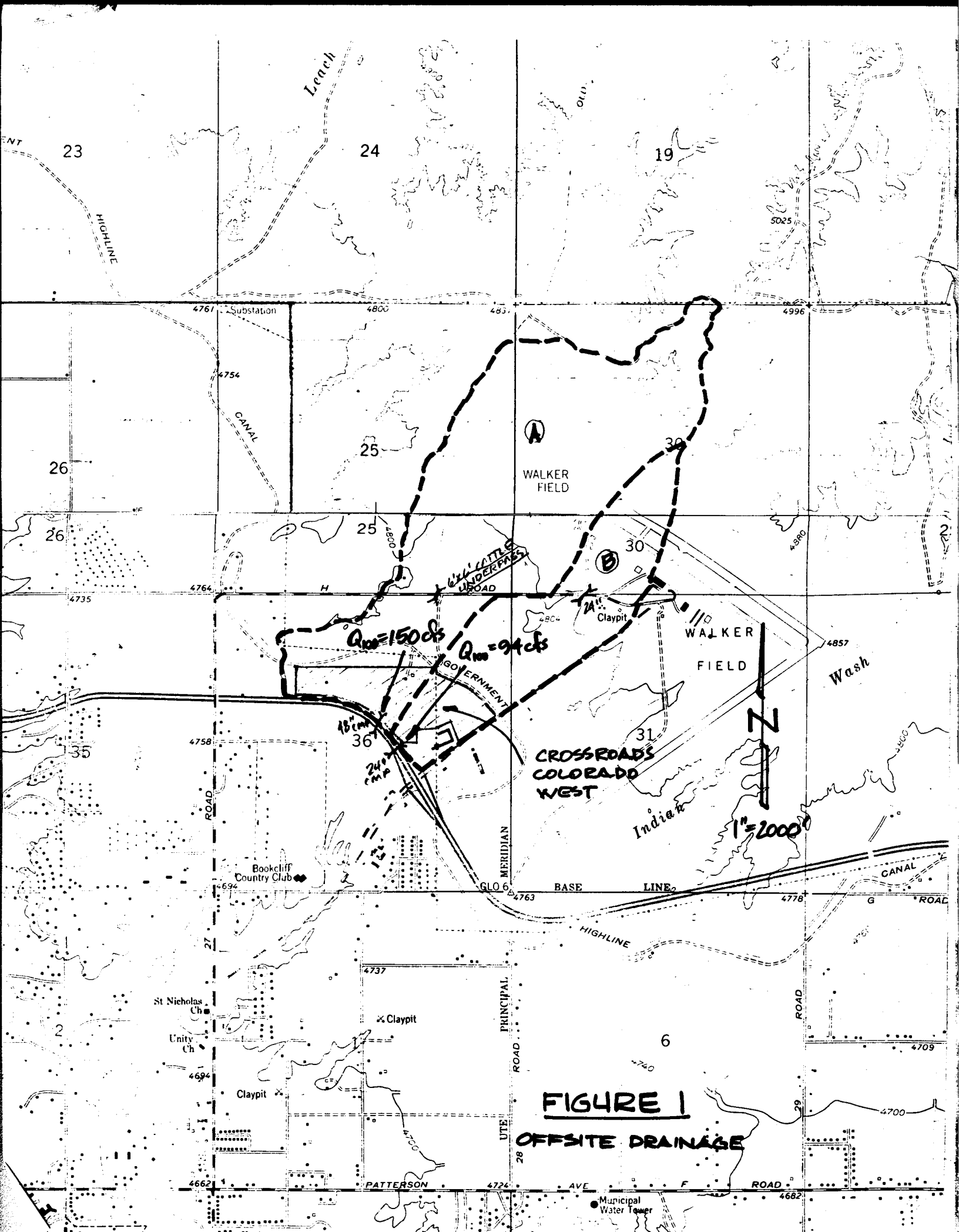
BASIN A

Area = 500 ac  
 Length = 13,750 ft }  $S = 2.0\%$   
 $\Delta H = 273$  ft  
 $t_c = 90$  min.  $\Rightarrow I_{100} = 1.0$  (extrapolated)  
 $C = .30$   
 $Q_{100} = 150$  cfs (Historical)

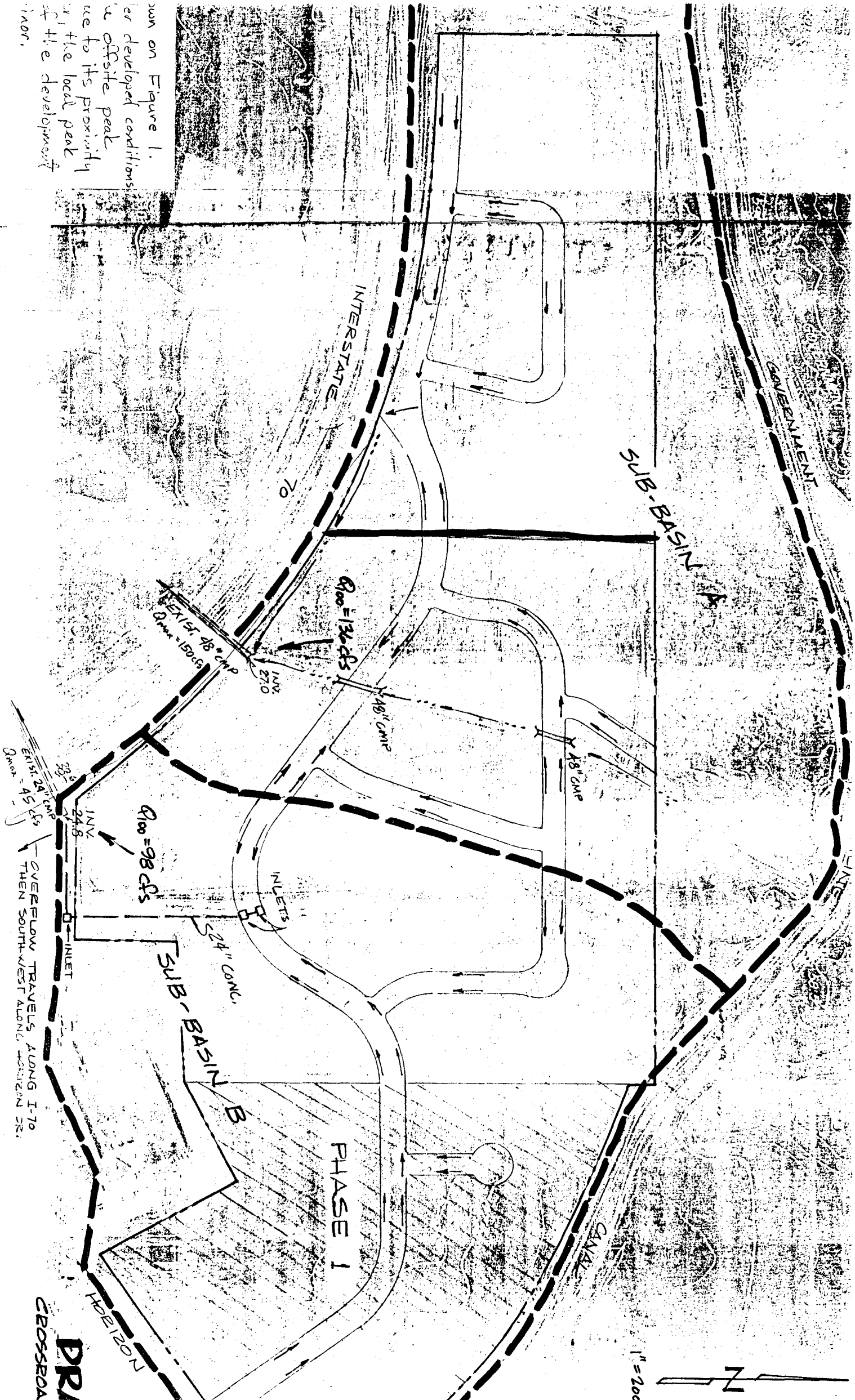
BASIN B

Area = 220 ac  
 Length = 9250 ft }  $S = 2.0\%$   
 $\Delta H = 273$  ft  
 $t_c = 60$  min.  $\Rightarrow I_{100} = 1.45$   
 $C = .30$   
 $Q_{100} = 94$  cfs (Historical)





**FIGURE 1**  
**OFFSITE DRAINAGE**



own on Figure 1.  
 for developed conditions.  
 the offsite peak  
 use to its proximity  
 of the local peak  
 of the development  
 minor.

PHASE I  
 PR/ CROSSBOA

Date

12-21-77

C. B. W. Builders, Inc.  
P.O. Box 2163  
Grand Junction, Colo. 81501

Gentlemen:

In regard to the proposed Replat of Lots 1 to 5 inclusive, Block 2, Crossroads Colorado West Subdivision, located northeast of Interstate Highway No. 70 and Horizon Drive in Grand Junction, Colorado, the undersigned does hereby waive any and all objections to the vacation of certain street rights-of-way and utility easements described from the original filing of Crossroads Colorado West Subdivision as follows: All of the street right-of-way and adjacent 6-foot utility easement called Crossroads Court lying south of Crossroads Boulevard, the utility easement between lots 2 and 3, lots 2 and 5, and along the eastern boundary of lots 1 and 2 and along the southern boundary of lot 3. Utility easements between lots 4 and 6, 5 and 6, and 5 and 7, and also the remaining easements along the perimeter of Block 2 will be left in the Replat of this block.

There are no utilities presently existing in the easements or street proposed for vacation and all of the lots in the proposed Replat of Lots 1 to 5 inclusive of Block 2, Crossroads Colorado West Subdivision can be adequately served from the streets and utility easements shown on the Replat.

Signed:

CITY OF GRAND JUNCTION

By

Duane R. Jensen  
Duane Jensen

City Engineer-Utilities

Date

12/29/77

C. B. W. Builders, Inc.  
P.O. Box 2163  
Grand Junction, Colo. 81501

Gentlemen:

In regard to the proposed Replat of Lots 1 to 5 inclusive, Block 2, Crossroads Colorado West Subdivision, located northeast of Interstate Highway No. 70 and Horizon Drive in Grand Junction, Colorado, the undersigned does hereby waive any and all objections to the vacation of certain street rights-of-way and utility easements described from the original filing of Crossroads Colorado West Subdivision as follows: All of the street right-of-way and adjacent 6-foot utility easement called Crossroads Court lying south of Crossroads Boulevard, the utility easement between lots 2 and 3, lots 2 and 5, and along the eastern boundary of lots 1 and 2 and along the southern boundary of lot 3. Utility easements between lots 4 and 6, 5 and 6, and 5 and 7, and also the remaining easements along the perimeter of Block 2 will be left in the Replat of this block.

There are no utilities presently existing in the easements or street proposed for vacation and all of the lots in the proposed Replat of lots 1 to 5 inclusive of Block 2, Crossroads Colorado West Subdivision can be adequately served from the streets and utility easements shown on the Replat, plus the following additional easements:

Signed:

PUBLIC SERVICE CO. OF COLORADO

By

*R. A. Hagg*

*Eng'g Super*

Along side lot lines, twenty (20) feet in width, ten (10) feet side on the following abutting lots: Lots 1 & 5, 2 & 5, 3 & 5, 3 & 4 of Block 2. The six (6) feet easement shown abutting Crossroads Boulevard to be increased to ten (10) feet in width.

January 30, 1978

Planners and Developers Ltd.  
c/o Warren Gardner  
P. O. Box 2163  
Grand Junction, CO 81501

RE: File #11-78, Replat Lots 1-5 Block 2, Crossroads Colorado  
West Subdivision

Dear Mr. Gardner:

The Grand Junction Planning Commission, on January 26, 1978, approved the replat of Crossroads Colorado West Subdivision. 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 concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner  
Planner I

CC: Tom Logue  
Paragon Engineering



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

February 15, 1978

Mr. James T. Patty, Jr.  
Paragon Engineering, Inc.  
P. O. Box 2872  
825 Rood Avenue  
Grand Junction, CO 81501

Dear Mr. Patty:

Re: Crossroads Colorado West Subdivision Phase I

As requested, I have reviewed the detailed construction plans for streets and storm drain facilities for the above project which you submitted January 12, 1978, and the pavement design calculations which you submitted February 9, 1978, and offer the following review comments:

1. The pavement design appears adequate based on the soils data submitted and assumed traffic.
2. The street grades and storm drain plan agrees with the Drainage Plan for the entire subdivision which we received from you on January 24, 1978. We will retain the Drainage Plan in our files as a reference for future phases of the subdivision.
3. The plans should be stamped and signed by a registered engineer.
4. Pavement section labeling should be:

2" Hot Bituminous Pavement (Grading D)  
4" Aggregate Base Course (Class 6)  
10" Aggregate Subbase Course (Class 2)

to be in accordance with City Specifications.

5. Add the following to note 7:

"and City of Grand Junction General Contract Conditions for Public Works construction GC-37, GC-50 and GC-65." A copy of these General Conditions was delivered to you this morning.

If the above comments are adequately addressed, please consider the detailed plans approved by this office for construction. Thanks for your cooperation and please call if there are questions or if I can be of further assistance.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer-Public Works

RPR/hm

cc - Jerry Fossenier  
→ Del Beaver  
Jim Patterson

Subdivision Replat Lots 1-5 Blk 2 Crossroads Colo West.

Date 4 JAN 78 Item # 11-78

Petitioner Planners & Developers Ltd.  
Crossroads Blvd. & Horizon Dr.

Review Agencies Comments

Review Agencies Comments

① P.S.Co. - additional  
easements req'd.

② Engineering - drainage  
plan?

Action Taken

Action Taken

P.C. 1/26/78 Approval

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

C.C. Approved 15 Feb 78

C.C. \_\_\_\_\_

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

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