

\$265 Fee Paid 5-30-78 Date

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

CENTRAL ELECTRIC SUPPLY CO.

Name of Development

NW COR. CROSSROADS BLVD. & CROSSROADS CT

Common Location

Names and Addresses of land owners or developers.

| <u>OWNER</u> | <u>ARCHITECT</u> | <u>CONTRACTOR</u> |
|-------------------------------------|-------------------------------------|---|
| <u>CENTRAL ELECTRIC SUPPLY CO.</u> | <u>JARED B. MURSE</u> | <u>CBW BUILDERS INC.</u> |
| NAME <u>P.O. Box 267</u> | NAME <u>850 LINCOLN ST</u> | NAME <u>Box 2163</u> |
| ADDRESS <u>DENVER COLO 80201</u> | ADDRESS <u>DENVER COLO 80203</u> | ADDRESS <u>GRAND JUNCTION COLO 81501</u> |
| <u>893-2111</u> | <u>837-1727</u> | <u>242-3519</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 ✓
- 17.7 Off-street parking and loading ✓
- 17.8 Access and Traffic controls ✓

- 15.D.3.C (1) Street systems, lot lines, lot designs ✓
- (2) Parks, playgrounds, public bldgs., etc. ✓
- (3) Building sites & common open area ✓
- (4) Elevations and/or perspectives of all proposed structures (3 copies) ✓
- (7) Drainage Plan (3 copies) ✓
- (8) Existing and proposed sewer and water lines and utility easements ✓
- (9) (a) Off-street parking and loading ✓
- (b) Traffic Circulation Plan ✓
- (c) Landscaping and tree planting plan ✓

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

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

Legal Description of Development:

LOT 8, BLOCK 1, CROSSROADS COLORADO WEST SUBDIVISION
~~A PART OF NE 44, SEC. 36 T1N R1W. UTE MERIDIAN~~
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

This application completed by

CBW Builders Inc

NAME

Box 2163, Grand Junction Colo 81501

ADDRESS

5/30/78

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.

PLANNERS AND DEVELOPERS, LTD.
P. O. BOX 2163
OFFICES IN CENTENNIAL PLAZA
12TH AND PATTERSON
GRAND JUNCTION, COLORADO
81501

June 2, 1978

Mr. Jared B. Morse, Architect
850 Lincoln Street
Denver, Colorado 80203

Dear Jared,


The Architectural Control Committee for Crossroads Colorado West Subdivision has reviewed your plans as submitted for development of Lot 8, Block 1, of the Subdivision for Central Electric Supply Company.

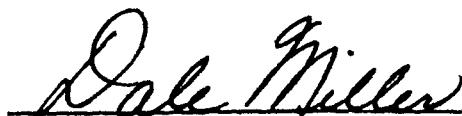
The committee hereby approves of the plans as submitted with the following restrictions:

- 1) That approved landscaping be included in the area between the parking stalls and sidewalk north of the curb cut on Crossroads Court.
- 2) That a fence of approved design be constructed from a point approximately three feet west of the NE corner of the building, north to the north property line and thence westerly along the property to the NW corner of the lot.
- 3) The committee suggests that the north, west, and east sides of the main building be treated with some type of trim such as casting and painting a smooth line approximately the same depth from the roof as the frame exposed on the south end, a color matching or contrasting the building proper, (dark or earth-tone). An alternative suggestion is to provide metal flashing along the roof line approximately the same depth of an anodized matching color.
- 4) The overhead doors shall be of adequate quality and color (dark or earthtone) to match the building. Transparent fiberglass style would not be approved.

Sincerely,

PLANNERS AND DEVELOPERS, LTD.
Architectural Control Committee


Warren E. Gardner


Dale Miller


Jerome P. Fossenier

City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 10-26-79

YES NO

To: Karl

From: Alex *AME*

Re: Central Electric Supply Company

Having done a site inspection on October 23, 1979, to secure compliance with all conditions established at the above mentioned.

A site inspection of the condition established at the time of approval of the project indicates the following:

1. Portion of the landscaping is in.
2. Postponement of the landscaping in the 5 foot strip west of the pavement on the west edge of the property will be done in conjunction with the adjacent lot.
3. Aqua seeding was done.

City
County
Development
Department

CITY OF GRAND JUNCTION-MESA COUNTY-COLORADO 81501
359 WHITE AVE -ROOM 60-DIAL (303) 243-9200 EXT. 343

October 16, 1979

*Dec. in H.O. -
City*

Mr. Orville D. Brown
Branch Manager
Central Electric Supply Co.
2726 Crossroads Blvd.
Grand Junction, Colorado 81501

Dear Sir,

An on-site inspection was done on October 4, 1979 and the deficiencies noted in our previous letter to you have not been corrected. As per your letter of July 31, 1979 you had committed to fulfill these requirements by September 30, 1979.

In accordance with the Grand Junction Planning Commissions instructions we are scheduling this item on the Planning Commission's regular public hearing of October 30, 1979 to determine if the Planning Commission should recommend revocation of their previous approval to the City Council. We would recommend that you or a representative of your company be present at this hearing.

Sincerely,



Karl Metzner
Design & Development Director

cc: Conni McDonough, Development Department Director
Jim Wysocki, City Manager
Gerald Ashby, City/County Attorney

June 29, 1978

Central Electric Supply Company
P. O. Box 267
Denver, Colorado 80201

Re: FILE #58-78 DEVELOPMENT IN HIGHWAY-ORIENTED ZONE

Dear Sirs:

The Grand Junction Planning Commission, at the regularly scheduled meeting of June 27, 1978, approved the site plan for your office and supply building at Crossroads Blvd. and Crossroads Court. Approval was subject to the following stipulations:

- a) address trash pick-up location
- b) fire hydrants as required in previous approval for this site
- c) subject to all requirements of Architectural Control Committee as presented in letter of June 2, 1978 to Jared B. Morse

This item will be heard before the Grand Junction City Council on July 19, 1978.

Sincerely,

Karl G. Metzner
Planner I

KGM:cjr

cc: Jared B. Morse
850 Lincoln Street
Denver, Colorado 80203

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

Subdivision H.O.

Date June 5 Item # 58-78

Petitioner Central Electric Supply Company
Loc. Cross Road Blvd & Cross Road Ct

Review Agencies Comments

Review Agencies Comments

City, Eng. A. ...
... be toward
street.
Utilities - address trash
location

Action Taken

P.C. Approved 27 Jun 78

C.C. Approved 7/19/78

Comments

Subject to review comments
& all requirements of previous
approval on this site &
subject to requirements
as per ltr June 2, 1978
from Architectural Control
Committee to Jared B. More.

Action Taken

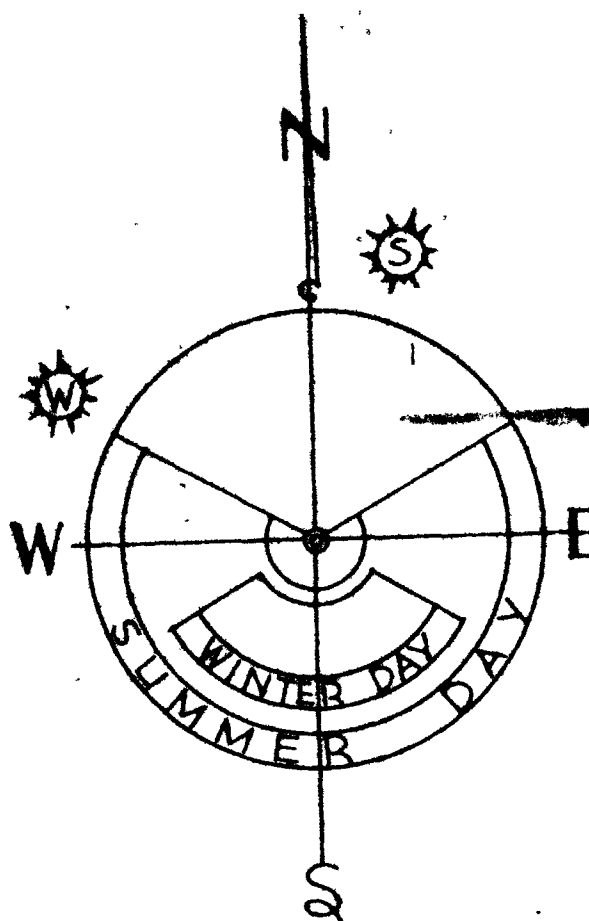
P.C. _____

C.C. _____

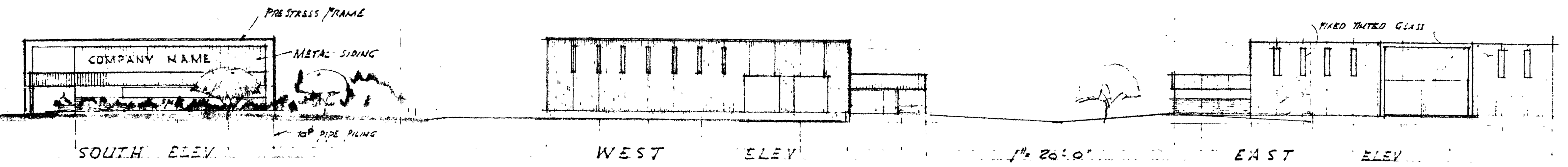
Comments

ITEMS REQUIRED FROM DEVELOPER

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

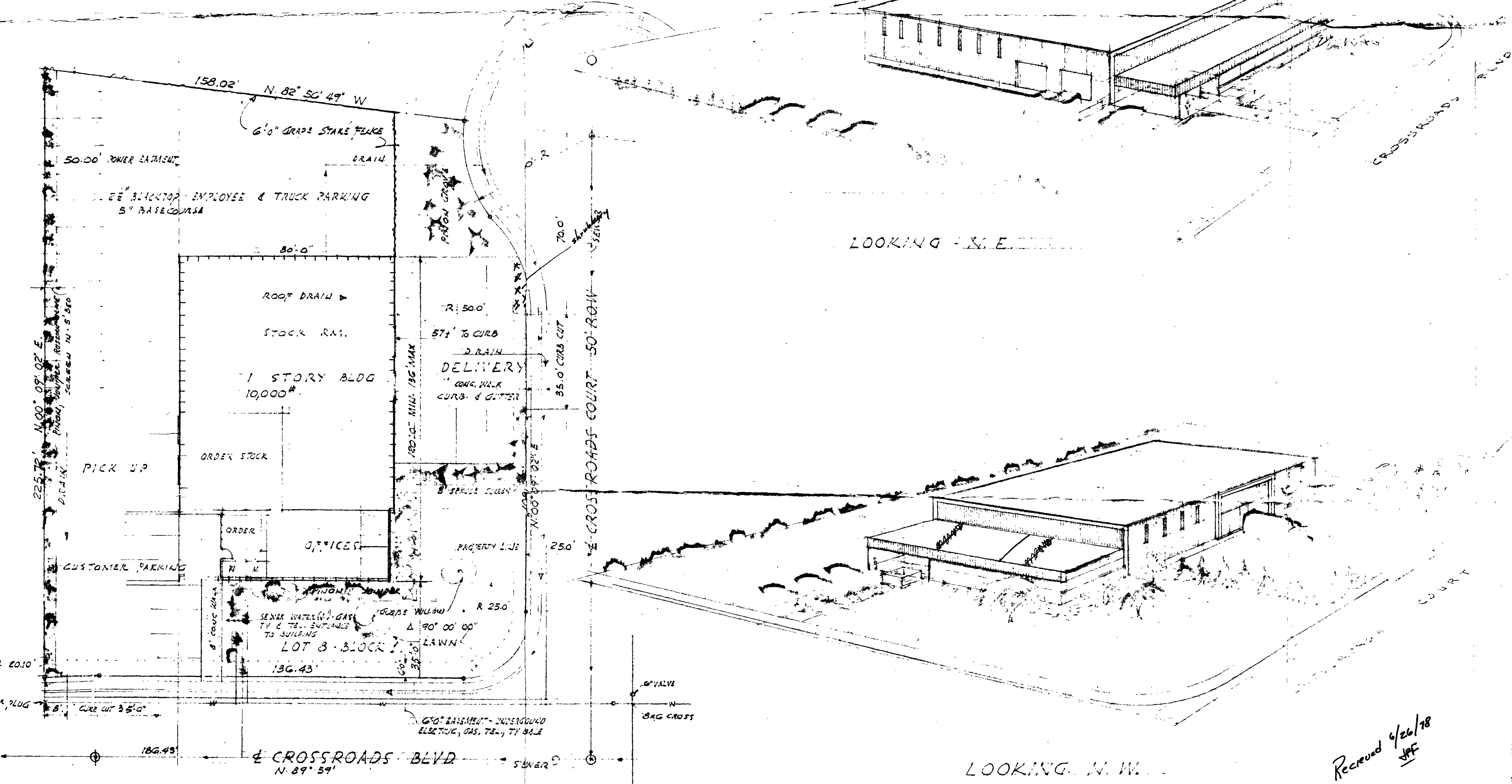


SCALE: 1" = 20'-0"



22'-0"
3'
CONC.
CR. S.H.
CONC.

H.O. ZONE



LOOKING - S.E.

LOOKING - N.W.

DRAINAGE TO CROSSROADS BLVD AND CROSSROADS COURT. IN ACCORDANCE WITH PLAT, DEC. 17, 74 AS PREPARED BY NELSON HALEY PATTERSON & QUIRK, INC.

SITE PLAN

LEGAL DESCRIPTION

LOT 8, BLOCK 1, CROSSROADS COLORADO W...
A PART OF THE NORTHEAST QUARTER (NE 1...
OF SECTION 36, T.1N., R.1W, UTE MER.,
CITY OF GRAND JUNCTION
MESA COUNTY, STATE OF COLORADO

NOTES

H.O. - HIGHWAY ORIENTATED ZONING

SETBACKS

- CROSSROADS BLVD. (S) 35'-0"
- CROSSROADS CT. (E) 51'-0"
- REAR (N) 50'-0"
- SIDE (W) 50'-0"

MAX. HEIGHT 24'-0"

PARKING (ALLOWABLE BLDG. 18460 sq. ft.)
(55) SPACES (ONE SPACE/300 sq. ft.)

AREA TABULATION

| USE | AREA (SQ. FT.) | % OF TOTAL |
|----------------------------------|----------------|------------|
| BUILDING | 10000 | 25 (M) |
| LANDSCAPING | 9000 | 25 (A) |
| PARKING | 18462 | |
| LOT | 37462 (0.86AC) | |
| BUILDING - 10000 SQ. FT., GROSS. | | |
| FIREZONE 3 | | |
| GROUP B-2, TYPE I CONSTRUCTION. | | |

ARCHITECTURAL INTENT

IT IS THE INTENT OF THE ARCHITECTURAL BUILDING EXPRESSING A CHARACTER COMPAT THROUGH THE USE OF SELECTIVE DESIGN DI THE EXTERIOR WALLS SHALL BE TEXTURED J RIB FACED BLOCK.

DEVELOPER'S INTENT

THE DEVELOPER'S INTENT IN SUBMITTING 1 FOR THE PURPOSE OF GAINING PERMISSION ELECTRICAL SUPPLY BUILDING AT THE NORT CROSSROADS CT., LOT 8, BLOCK 1, CROSS

SCHEDULE

CONSTRUCTION WILL BEGIN APPROXIMATELY ONE (1) YEAR.

Received 6/26/78
JPF