

Table of Contents

File 1978-0065

Date 8/31/00

Project Name: Crossroads Colorado West -Replat

| | | |
|---------------------------------|---------------------------------|---|
| 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 | *Summary Sheet – Table of Contents |
| | | Application form |
| | | 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 | X | Utilites Composite |
| X | | Review Sheets | X | | Lease Agreement |
| X | X | Letter form Roger Head to Earl Sawyer, County Clerk – re: plat approval - 11/3/78 | X | X | Letter from Bob Goldin to Ms. L. Sarella -- 10/2/84 |
| X | X | Letter from Del Beaver to Jerry Fossenier – 7/27/78 | X | X | Letter from L. Sarella to Planning Dept. – 8/2/84 |
| X | X | Planning Commission Minutes - ** - 7/25/78 | | | |
| X | X | Letter from Robert Gerlofs to Del Beaver – 7/12/78 | | | |
| X | X | Final Plat Application | | | |
| X | X | Development Summary Form | | | |
| X | X | Letter from Duané Jensen to Wayne Lizer – 11/1 78 | | | |
| X | X | Memo from Karl Metzner to Ron Rish – 6/19/79 | | | |
| X | X | Plat Plan | | | |
| X | | Roadway Plan and Details | | | |
| X | | Roadway Profiles | | | |

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

Replat of Crossroads Colorado West in SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 36 Fee Paid _____
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

| | | |
|--|----------------------------|----------------|
| <u>Planners & Developers Ltd.</u> | <u>c/o Jerry Fossenier</u> | _____ |
| name | name | name |
| <u>P.O. Box 2163 Grand Junction, CO. 81501</u> | _____ | _____ |
| address | address | address |
| <u>242-3517</u> | _____ | _____ |
| business phone | business phone | business phone |

A. Total Subdivision submitted No, portion Replat
 Eighteen (18) copies submitted yes date July 5, 1978

B. Revisions to Preliminary Plat? yes X
 yes no

If so, list (add attached sheets if necessary) n/a

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

27-2.3

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

| | | |
|------|--|---|
| (12) | Surveyor or Engineer Certification | X |
| (13) | Appropriate Certification Blocks | X |
| (14) | Clerk and Recorder Certification Block | X |

Supporting Documents

| | | | |
|--------|------|--|----|
| 27.2.3 | (15) | Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records | *X |
| | (16) | Proof of Easement Dedication | *X |
| | d. | (1) Improvements Guarantee | X |
| | | (2) Composite Utility Plan | X |
| | | (3) Composite Roadway Plan | X |
| | | (4) Subsurface Soils and Geologic Investigation and Recommendation | *X |
| | | (5) Radiation Survey to State Health Department Standards | *X |

The following checklist 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 | X |
| 27-3.2 | Streets, Alleys, and Easements | X |
| 27-3.3 | Blocks | X |
| 27-3.4 | Lots | X |
| 27-3.5 | Sidewalks | X |
| 27-3.6 | Irrigation Systems and Design | n/a |
| 27-3.7 | Public Sites Reservations and Dedications | X |

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

Paragon Engineering, Inc.

name

P.O. Box 2872 Grand Junction, CO. 81501

Address

Thomas A. Spive

signature

1/5/78

date

* Submitted at an earlier date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: July 5, 1978

Development Name: Replat of Crossroads Colorado West in SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 36

Filing _____

Location of Development: TOWNSHIP 1 N RANGE 1 W SEC 36 1/4 NE

Owner(s) NAME Crossroads Colorado West/SEPC, Inc.

ADDRESS Puffer Belly Station Grand Junction, CO. 81501

Developer (s) NAME Planners and Developers Ltd.

ADDRESS P.O. Box 2163 Grand Junction, CO. 81501

| 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) Highway Oriented | _____ | 26.3 | 80.5 |
| | Street | 4.0 | 12.2 |
| | Walkways | _____ | _____ |
| | Dedicated School Sites | _____ | _____ |
| | Reserved School Sites | _____ | _____ |
| | Dedicated Park Sites | 2.4 | 7.3 |
| | Reserved Park Sites | _____ | _____ |
| | Private Open Areas | _____ | _____ |
| | Easements | _____ | _____ |
| | Other (Specify) | _____ | _____ |

TOTAL

*By Map Measure

32.7

100%

Estimated Water Requirements 46,200 gallons/day.

Proposed Water Source(s) Ute Water Conservancy District

Estimated Sewage Disposal Requirement 42,000 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

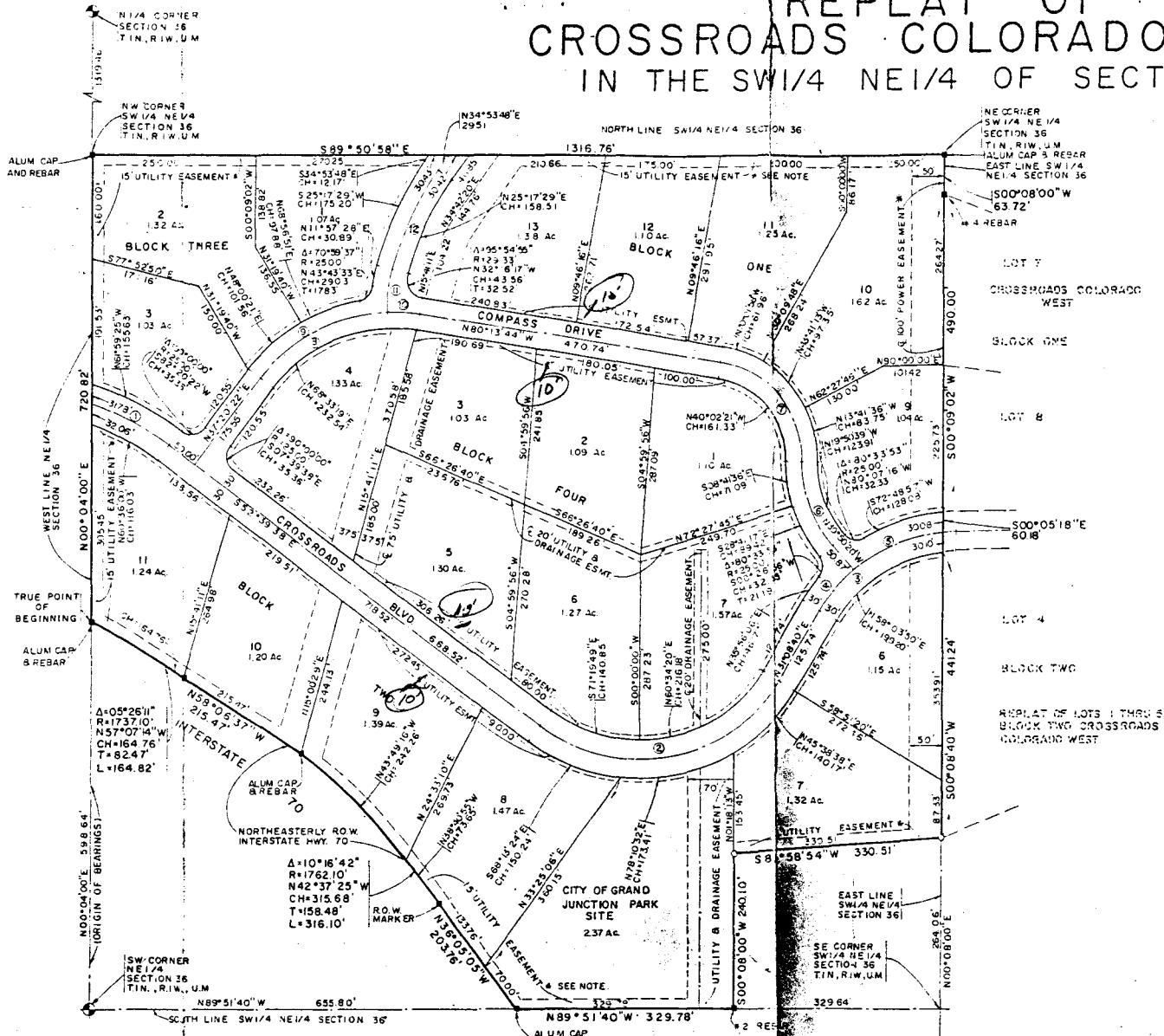
Disapproval ()

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 CROSSROADS COLORADO WEST IN THE SW 1/4 NE 1/4 OF SECTION 36



COMMENCING at the southwest corner of the NE 1/4 of Section 36, T. 2 N., R. 11 W. of the 10th Meridian; Thence N 00°00' 00" E along the west line of the NE 1/4 of said Section 36 a distance of 572.22 feet to a point on the northeasterly right-of-way line of Interstate Highway 70, said point being the 200' POINT OF BEGINNING; Thence continuing N 00° 00' 00" E along said west line of the NE 1/4 of Section 36 a distance of 723.22 feet to the NW corner of the SW 1/4 NE 1/4 of said Section 36; Thence S 90° 16' 58" E along the north line of the SW 1/4 of said Section 36 a distance of 1317.76 feet to the intersection of said Section 36; Thence S 00° 00' 00" E along the east line of the SW 1/4 NE 1/4 of said Section 36 a distance of 572.22 feet; Thence S 89° 51' 52" E a distance of 217.05 feet; Thence S 00° 00' 00" E a distance of 6.11 feet; Thence S 00° 00' 00" E a distance of 6.11 feet; Thence S 19° 59' 52" E a distance of 117.05 feet to the intersection of the east line of the SW 1/4 NE 1/4 of said Section 36 and the north line of the SW 1/4 of said Section 36; Thence S 00° 00' 00" E along the east line of the SW 1/4 NE 1/4 of said Section 36 a distance of 572.22 feet; Thence S 89° 51' 52" E a distance of 217.05 feet to the intersection of the east line of the SW 1/4 NE 1/4 of said Section 36 and the north line of the SW 1/4 of said Section 36; Thence S 00° 00' 00" E along the east line of the SW 1/4 NE 1/4 of said Section 36 a distance of 572.22 feet to the intersection of the east line of the SW 1/4 NE 1/4 of said Section 36 and the north line of the SW 1/4 of said Section 36; Thence S 00° 00' 00" E along the east line of the SW 1/4 NE 1/4 of said Section 36 a distance of 572.22 feet to the intersection of the east line of the SW 1/4 NE 1/4 of said Section 36 and the north line of the SW 1/4 of said Section 36.

That said owners here caused the said real property to be laid out and surveyed as a replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado. That said owners hereby dedicate and set apart all of the streets, and the title shown on the accompanying plat to the use of the public forever and tenable to the public utilities those portions of said real property which are included as utility easements on the plat and also as easements for the installation and maintenance of such utilities as telephone, electric lines, gas and public, storm and sanitary sewer lines, gas lines, irrigation and drainage, with right of ingress and egress to and from the same as shown on the utility easements.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this ___ day of _____, 1978.

Crossroads Colorado West, a Limited Partnership

Samuel T. Haug, President
Robert S. Hiron, Secretary/Treasurer
Hiron, Inc., a Colorado Corporation, a General Partner

Robert S. Hiron, Secretary/Treasurer
Hiron, Inc., a Colorado Corporation, a General Partner

CITY OF COLORADO)
COUNTY OF MESA) ss
I, _____, Clerk of said County, do hereby certify that this instrument was acknowledged before me this ___ day of _____, 1978, by Robert S. Hiron, Secretary/Treasurer of Hiron, Inc., a General Partner and Samuel T. Haug, President and General Partner of Crossroads Colorado West.

My commission expires: _____
Witness my hand and official seal: _____
Notary Public

CITY APPROVAL

This plat of Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of the City of Grand Junction, County of Mesa was approved and accepted on this ___ day of _____, 1978.

City Manager _____ President of Council _____ Director of Development _____

Chairman, Grand Junction Planning Commission _____ Grand Junction City Engineer _____

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at ___ o'clock ___ A.M. this ___ day of _____, 1978 and is duly recorded in Plat Book _____, Page _____.

Recorder _____ Deputy _____

STATE OF COLORADO)
COUNTY OF MESA) ss
I, James T. Patty, do hereby certify that the accompanying plat of Replat of Crossroads Colorado West in the SW 1/4 NE 1/4 Section 36, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado has been prepared by my direction and accurately represents a valid survey of same.

James T. Patty, Jr.
James T. Patty, Jr.
Registered Land Surveyor
Colorado Registration No. 3040

OUT LOT CROSSINGS

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cup Set in Concrete
- △ 5/8" Rebar And Monument Cap At Lot Corners
- Indicates Monument Found

AREA QUANTITIES

Total Acres in Lots 26.30 Ac or 60.54%

Total Acres in Rays 2.37 Ac or 7.25%

Total Acres in Streets 3.98 Ac or 2.21%

| Lot No. | Area (Ac.) | Area (Sq. Ft.) | Total Area (Ac.) | Total Area (Sq. Ft.) |
|---------|------------|----------------|------------------|----------------------|
| 1 | 1.10 | 47,900 | 1.10 | 47,900 |
| 2 | 1.10 | 47,900 | 1.10 | 47,900 |
| 3 | 1.10 | 47,900 | 1.10 | 47,900 |
| 4 | 1.10 | 47,900 | 1.10 | 47,900 |
| 5 | 1.10 | 47,900 | 1.10 | 47,900 |
| 6 | 1.10 | 47,900 | 1.10 | 47,900 |
| 7 | 1.10 | 47,900 | 1.10 | 47,900 |
| 8 | 1.10 | 47,900 | 1.10 | 47,900 |
| 9 | 1.10 | 47,900 | 1.10 | 47,900 |
| 10 | 1.10 | 47,900 | 1.10 | 47,900 |
| 11 | 1.10 | 47,900 | 1.10 | 47,900 |
| 12 | 1.10 | 47,900 | 1.10 | 47,900 |
| 13 | 1.10 | 47,900 | 1.10 | 47,900 |



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

July 12, 1978

Del Beaver, City Planner
City of Grand Junction
Grand Junction, CO. 81501

Dear Mr. Beaver;

We have reviewed the comments of Ute Water regarding the Replat of Crossroads Colorado West Subdivision and generally agree with Mr. Weathers. However, until such time as the City Engineering Department accepts sewer lines on a curve, which would allow us to maintain the sewer line on the centerline of the street, we have no alternative to utilizing so much of the right of way for sewer line construction. We do take exception to Ute Water's resistance to moving their water line to locations other than the north and east side of the streets. In this particular subdivision there will be no conflict with other utilities. This is based on conversations and review comments from other utility companies.

We will be happy to cooperate with Ute Water in any manner appropriate to resolve the conflict between water and sewer lines wherever they may exist.

The simplest solution would be to construct curve sewer lines on the centerline of the street, thereby relieving the rest of the right of way for the construction of water lines.

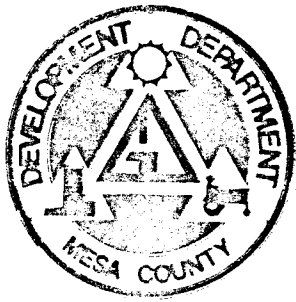
Please advise this office of steps which you may feel are appropriate to resolve this problem. We feel that your contact with the City Engineering Department may be helpful in this regard.

Very truly yours,

Robert P. Gerlofs

RPG/kb

cc: Ute Water
Wayne Weathers



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

#65-78

July 27, 1978

Jerry Fossenier
C B W Builders, Inc.
2721 North 12th Street
Grand Junction, Colorado 81501

Dear Jerry:

The Grand Junction Planning Commission at their regularly scheduled meeting on July 25, 1978, approved the Preliminary Replat for Crossroads Colorado West.

The following conditions and requirements were attached to the approval:

1. Ten foot (10') easement on the south side of Lot 7 for future trail system.
2. All mains should not be less than 8" for water.
3. Additional easements for Public Service Corporation are needed.

This item is scheduled for the City Council meeting August 16, 1978, at 7:30 p.m. in the City Council Chambers.

If you have any questions concerning this approval, please contact us prior to that meeting.

Yours truly,

Del Beaver
Senior City Planner

DB:df

CC: Paragon Engineering



file

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 1, 1978

Wayne Lizer
Paragon Engineering Company
P. O. Box 2872
Grand Junction, CO 81501

6-5-78

Dear Wayne:

Re: Sierra Vista Subdivision and Replat Crossroads Colorado West

I have reviewed the plans and specifications for the sewage collection facilities for the subject project. I take no exception with the contents of the documents. We will maintain these in our files until construction is complete.

Please notify the City Engineer's office in writing as soon as construction is complete and you have completed your inspection and are assured that City standards for sewer construction have been met. At that time our office will inspect the system to assure ourselves of properly constructed manholes, cleanliness of the system, proper grade, and that deflection of P.V.C. pipe does not exceed 7 percent of the diameter.

Prior to the acceptance of the subject collection system by the City for maintenance purposes, it will be necessary to file with the City Engineer's office a complete set of mylar plans marked "as built" bearing a properly executed seal of a professional engineer. Also a statement must be contained on these plans that you have tested these lines for exfiltration or infiltration and it does not exceed 200 gallons per inch diameter per mile of pipe.

If you have any questions, please feel free to let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Duane R. Jensen".

Duane R. Jensen, P.E.
City Engineer-Utilities

DRJ/hm

cc - District Engineer, Colorado Department of Health
City-County Planning Department

August 2, 1984

Grand Junction Planning Department
Application for minor use

The Graphic Solution, a full service advertising agency, requests a minor change in use. From November 2 to December 20, 1984, in addition to providing advertising, we would like to sponser and have at our place of business, 2768 Compass Drive, a Christmas craft display. This display will consist of homeade items made by our staff which we will in turn sell. We already have the necessary approval to charge city and state sales tax. We would also like to request that this minor change to carry over to other craft displays in years to come if possible.

We plan to promote the display by placing a couple of small ads in the newspaper and by sending personal invitations to clients and friends. Thus, the display is open to the general public and will be available when the agency is open: Monday through Friday from 8:00 a.m. to 5:00 p.m. There are three people working for the Graphic Solution, and at least one person will be present at all times. Anyone wanting to review the crafts can use the parking spaces in front and to the side of our office as well as the parking lot in back of us. We do not, however, anticipate so many people that parking will be a problem.

Included with our application is the \$50.00 fee and lease agreement as well as sketches of our interior and exterior situation.

In conclusion, we at the Graphic Solution feel that this holiday craft display is a natural extension of our creativity, and is intended for our enjoyment as well as those who participate. We hope you will consider our application.

L. Sarella, Owner

L. SARELLA

The Graphic Solution

BATHROOM

BATHROOM

PARK ROOM

(crafts on work table)

DIVIDER (crafts on divider)

WAITING AREA

(crafts on cabinet)



SINK

INTERIOR

DOOR

(crafts on divider)

RECEPTION AREA

CONFERENCE ROOM

DESK

DESK

DIVIDER

2764
Compass

2768
Compass

Parking
Lot

The Graphic
Solution

X

PARKING

PARKING

PARKING

COMPASS
DRIVE

PARKING

EXTERIOR



City of Grand Junction, Colorado 81501
250 North Fifth St.,

October 2, 1984

Ms. L. Sarella
Graphic Solution
2768 Compass Drive, #101B
Grand Junction, CO 81501

Dear Ms. Sarella:

This department has reviewed your request for a minor change to allow a Christmas Craft Display and Advertising Agency located at 2768 Compass Drive, #101B.

Based on the information you submitted, we take no exception to the use as shown. All issues of necessary licenses, parking, site work and zoning are accommodated for in your application. We appreciate your time in putting together a nice complete application.

Any changes other than those approved in your project request will require a re-review by this department.

Good luck!

Sincerely,

A handwritten signature in cursive script that reads "Bob Goldin".

Bob Goldin
Senior City Planner

BG/tt

xc: Mike Sutherland, Enforcement Officer
File #65-78

Subdivision Replot CROSSROADS Colo West (SW 1/4 NE 1/4 Sec 36)

Date 5 JULY 78

Item # 65-78

Petitioner PLANNERS & DEV. LTD.

R.V. 720 E. Arctic Oval
west of Wheeler Inn

Review Agencies Comments

Review Agencies Comments

Parks & Rec. - 10' Easement
on South side of Lot
#17 for trail system
Fee - 6" mains not rec.
for Comm. dev. should be 8"
Use Water - See review sheet
(Does not like location of Sewer Lines)

P.S.Co. Front lot easements
need to be 10' as shown
on utility composite.

Action Taken
P.C. July 25, 1978
C.C. Aug 19, 1978
Comments

Action Taken
P.C. _____
C.C. _____
Comments

ITEMS REQUIRED FROM DEVELOPER
Check _____ Utility Agreement _____ Title Investigation _____
Drainage _____ Landscaping _____ Covenants _____
Improvements _____ Guarantee _____ Annexation _____ Other (Specify) _____