



\$265  
 Fee Paid 1 August 78  
 Date

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

Crossroads Square  
 Name of Development

Crossroads Blvd & Highway 22  
 Common Location

Names and Addresses of land owners or developers.

<u>Crossroads Square</u> A partnership	<u>Sam Hevdt - Home Loan Realty</u>	
NAME	NAME	NAME
<u>1515026</u>	<u>Box 353</u>	
ADDRESS	ADDRESS	ADDRESS
<u>245-0710</u>	<u>243-9110</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 \_\_\_\_\_ N/A
- 17.8 Access and Traffic controls \_\_\_\_\_ N/A
  
- 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 \_\_\_\_\_ N/A
- (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:

LOTS 1 & 2 OF CERRITOS  
COLLEGE WEST SUBDIVISION

This application completed by

C.E. MAGUIRE INC  
NAME

\_\_\_\_\_  
NAME

700 Horizon Blvd, East, Ca  
ADDRESS

\_\_\_\_\_  
ADDRESS

1 August  
DATE

\_\_\_\_\_  
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.

REVIEW COMMENTS FOR: #77-78 Development in H.O. - Crossroads Square

AS OF AUGUST 22, 1978

Police Department: Possible private parking lot accidents, no lane dimensions given except for one 24'. Are all this width? If so, may not be accident hazard. Not sure about Fast Food building.

Parks and Recreation: Approve

City Utilities Engineer: No comment

City Public Works Engineer:

1. I assume the corner site "Future Fast Food" is not part of this application, since no details for it are shown.
2. Do we have the power-of-attorney papers already for Horizon Drive street improvements?
3. Are all lanes 24' and parking stalls 19' long? Can't find width of parking stalls.
4. Street improvements are in Crossroads Blvd. and are OK
5. Drain to street OK
6. I assume all parking and lanes will be asphalt to pavement.
7. Driveway closest to Horizon is out!

No dimensions on parking stalls and aisles! Street lighting? I question the need for three drivecuts on Crossroads Blvd. Also circulation inhibited with parking stalls paralalled to Crossroads Blvd.

Planning Staff: Should be no implied approvals of use or siting for area labled as "Fast Food." Need power-of-attorney for Horizon Drive improvements.

Subdivision Development in H.O. - Crossroads Square

Date 1 Aug 78

Item # 77-78

Petitioner CROSSROADS SQUARE

~~S. Westerly~~  
Corner of  
Houzon Dr. & Crossroads  
Blvd

Review Agencies Comments

\* Review Agencies Comments

Fire Dept. - req: 1  
hydrant at S.  
parking lot entrance  
City Eng. - will NOT  
approve S. entrance  
(by fast food) need  
P.O.A. for Houzon  
Dr. Question sizes  
on parking stalls &  
aisles.

Planning Staff - approval  
should not include area  
shown as fast food until  
plan is submitted.  
Landscaping should be  
revised to complement  
rest of landscaping in  
Sub. - i.e. common tree  
is purple leaf plum -



Action Taken

P.C. Approved 29 Aug 78  
C.C. Approved 20 Sept 78

Comments

Subject to review  
comments. & temporary  
walkway along Houzon  
Driv.

Action Taken

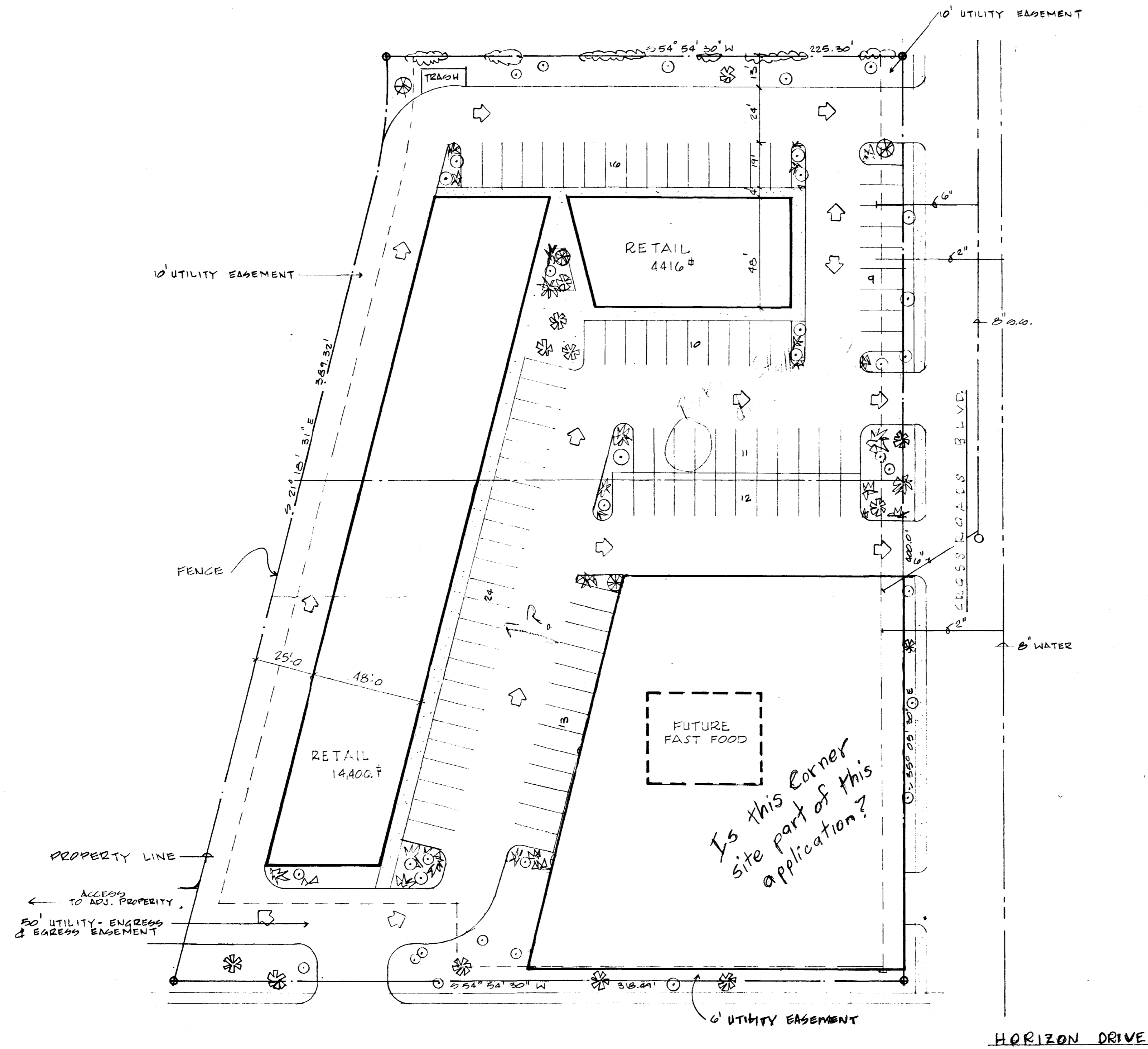
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments



ITEMS REQUIRED FROM DEVELOPER

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Check        | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage     | <input type="checkbox"/> Landscaping       | <input type="checkbox"/> Covenants           |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee         | <input type="checkbox"/> Annexation          |
|                                       |  | <input type="checkbox"/> Other (Specify)     |



1. Check Prel. Plat for Cross Colo West  
 2. Storm drainage  
 a) directions?  
 b) structures req'd?

Is this corner site part of this application?

PARKING FOR RETAIL - 95  
 PARKING FOR FUTURE FAST FOOD - (45) NOT IN CONTRACT  
 TOTAL RETAIL SPACE - 18,816 SQ. FT.

LEGEND

- ENGLISH IVY
- JUNIPER
- MAPLE
- ROCKY MT. PONDEROSA PINE
- SHADENMASTER LOCUST
- DIRECTION OF DRAINAGE

CROSSROADS COLORADO WEST  
 LOTS 1 & 2 SCALE 1" = 30'

C-E MAGUIRE FAW  
 7/16/78

<b>C-E Maguire, Inc.</b> Combustion Engineering, Inc.  <b>MAGUIRE</b> Architects • Engineers • Planners Rocky Mountain Area Offices Greeley, Denver, Colorado Springs, Grand Junction, Colorado Riverton, Wyoming	THIS DRAWING IS THE PROPERTY OF C-E MAGUIRE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH SAID COMPANY.	SCALE 1" = 10'	CROSSROADS C
		DRAWN EDR	
		CHECKED FAW	
		APPROVED _____	
		DATE 1 AUGUST 78	SITE PL
		PROJECT NO _____	