

Legal Description of Development:

Lots 3 and 4 of Block 1, Crossroads Colorado West

This application completed by


NAME J. P. Fossenier

NAME

P. O. Box 2163, Grand Jct., Colo.
ADDRESS

ADDRESS

July 28, 1978
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: #78-78 Development in H.O.-CBW Builders Office Building

AS OF AUGUST 22, 1978

Water & Hydrants OK Lt. DePalmer 8-24-78
Fire Department: Install an on-site hydrant in the rear parking lot about mid-way of main building. Systems flow must be ≥ 3000 gpm. Flow sheet attached.

Police Department: No law enforcement problem foreseen.

Parks and Receptions: Aspens should be grown below 7000 feet in elevation.

City Public Works Engineer:

1. Crossroads Blvd. improvements are in and OK.
2. Drainage pattern to street looks good.
3. Traffic circulation OK.

City Utilities Engineer: No comment.

Public Service: Public Service Company Gas: Meter cannot be recessed or enclosed. May be screened. Public Service Electric: Will require location for switch compartment. If transformer is to be enclosed, a gate 8' wide must be furnished directly in front of Transformer and fence must separate transformer from trash bin. Final plans for all of above to be approved by PSCo. before construction. Electric meter enclosure to be approved by PSCo before construction.

*Planning
Comm
Aug 29
Jan 21*

*Received
24 Aug 78
KCM*

Subdivision Dev. in H.O. - CBW BLDGS. OFFICE BLDG-

Date 31 July 1978 Item # 78-78

Petitioner CBW BUILDERS

NORTH SIDE of CROSSROADS
Blud. - 400' N.W. of
HORIZON DRIVE.

Review Agencies Comments

(*) Fire Dept. - water &
hydrants O.K.
Parks Dept. - aspens
should be ones grown
before 2000

Review Agencies Comments

(*) Planning Staff
Revise landscape
plan to complement
plans on other dev.
in subs.



Action Taken

P.C. Approved 29 Aug-78

C.C. Approved 30 Sept 78

Comments

Subject to review
Comments.

Action Taken

P.C. _____

C.C. _____

Comments



ITEMS REQUIRED FROM DEVELOPER

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

c.b.w. office building site plan

h.o. zone district

legal

LOTS 3 & 4, BLOCK ONE CROSSROADS COLORADO WEST
A PART OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 36, T.1N., R.1W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY
STATE OF COLORADO

notes

SETBACKS		MIN.
FRONT	110' 0"	65' 0" (FROM CENTER R.O.W.)
EAST SIDE	54' 0"	15' 0"
WEST SIDE	60' 0"	15' 0"
REAR	13' 0"	15' 0"

LOT FRONTAGE	195' 30"	50' 0"
AREA	1.87 ACRES	5000 SQ. FT.
MAX. COVERAGE	35%	35% (MAX.)
MAX. HEIGHT	35' 0"	

PARKING SPACES	129	80 (1 SPACE/300 SQ. FT.)
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AREAS			
BUILDING	4160 SQ. FT.	17%	(INCLUDING STORAGE GARAGE)
LANDSCAPING	14687 SQ. FT.	18%	
PARKING	82610 SQ. FT.	65%	
TOTAL	81457 SQ. FT.		

H.O. HIGHWAY ORIENTATED ZONING
FIRE ZONE 2
GROUP B-2, TYPE II CONSTRUCTION

ARCHITECTURAL INTENT

IT IS THE INTENT OF THE ARCHITECTURAL DESIGN TO PROVIDE A 2 STORY OFFICE BUILDING EXPRESSING A CHARACTER COMPATIBLE WITH THE EXISTING NATURE OF THE AREA THROUGH THE USE OF SELECTIVE DESIGN DETAILS, FINISH MATERIALS, AND BUILDING SCALE. THE EXTERIOR WALLS SHALL BE RIB FACED BLOCK, VERTICAL GROOVED METAL PANELING, AND SOFFIT.

DEVELOPER'S INTENT

THE DEVELOPER'S INTENT IN SUBMITTING THIS PLANNED DEVELOPMENT PROPOSAL IS SOLELY FOR THE PURPOSE OF GAINING PERMISSION TO CONSTRUCT A BUSINESS AND PROFESSIONAL OFFICE BUILDING AT THE NORTH SIDE OF CROSSROADS BLVD., LOTS 3 & 4, BLOCK 1, CROSSROADS COLORADO WEST.

SCHEDULE

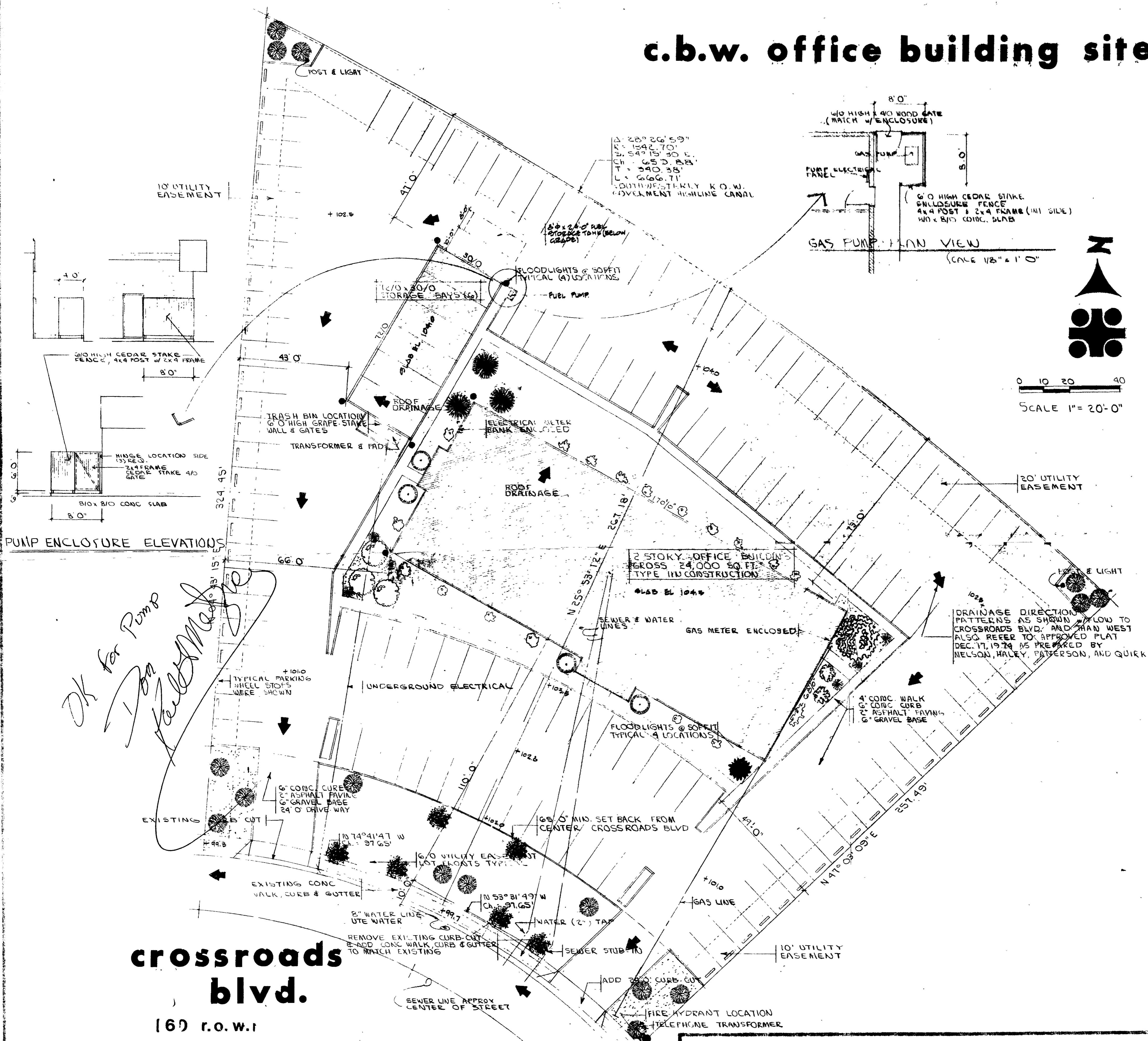
CONSTRUCTION WILL BEGIN APPROXIMATELY AFTER APPROVAL, WITH COMPLETION WITH IN ONE YEAR.

SYMBOL	COMMON/BOTANICAL	NO.	SIZE	REMARKS
	ASPEN / POPULUS TREMULOIDES	3		
	HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS	1		
	TAMARIX JUNIPER / JUNIPERUS SABINA TAMARIXIFOLIA	19		
	AUSTRIAN PINE / PINUS NIGRA	2		
	PFITZER JUNIPER / JUNIPERUS CHINENSIS PFITZERIANA	10		
	COLORADO BLUE SPRUCE / PICEA PUMPENS	3		
	COTONWOOD / COTONEASTER DIVARICATA	0		
	MUGO PINE / PINUS MUGO MOERHUS	0		
	ROCK COTONWOOD / COTONEASTER HOBBOETALIA	2		
	FORSYTHIA / FORSYTHIA INTERMEDIARIA TABULI	0		
	ROBUSTA GREEN / JUNIPERUS CHINENSIS (ROBUSTA GREEN)	1		
	CRANELE			

c. b. w. builders - developers
two story office building

grand junction

project date
revisions
24 OCT 78



crossroads
blvd.

[60] r.o.w.