

\$265
Fee Paid

9/5/78
Date

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

HORIZON HIGHLINE
Name of Development

HORIZON PARK PLAZA
Common Location

Names and Addresses of land owners or developers.

<u>JAY FRANSEN</u> NAME	NAME	NAME
<u>2619 H. ROAD</u> ADDRESS	ADDRESS	ADDRESS
<u>242-2601</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 NA
- 17.8 Access and Traffic controls ✓

- 15.D.3.C (1) Street systems, lot lines, lot designs ✓
- (2) Parks, playgrounds, public bldgs., etc. NA
- (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 NA
- (6) Agreements, provisions or covenants NA

Legal Description of Development:

LOTS 15, 16, 17

HORIZON PARK PLAZA SUB-DIVISION

This application completed by

C.E. MAGUIRE, INC.
NAME

NAME

760 HORIZON DRIVE
ADDRESS

ADDRESS

5 SEPT 78
DATE

DATE

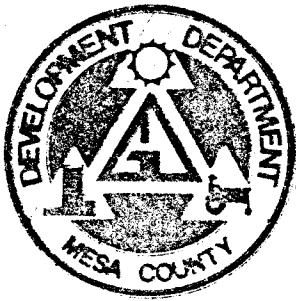
Note:

- 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.

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



September 27, 1978

Jay Fransen
2619 H Road
Grand Junction, Colorado 81501

Re: File # 91-78 Development in H.O. - Horizon Park Plaza Office Building

Dear Mr. Fransen,

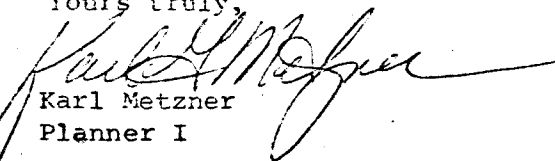
The item referenced above was approved by the Grand Junction Planning Commission on September 26, 1978. This item will be heard before the Grand Junction City Council on October 18, 1978.

Conditions, restrictions or special requirements placed on this approval are as follows:

- 1). Sidewalks (4' attached) on all street frontages.
- 2). Meet required city fire department stds.
- 3). Revise plat prior to City Council meeting to show the following:
 - 1). Revised landscaping as per city parks recommendation.
 - 2). Trash container locations.

Please contact our office if you have any questions concerning this item.

Yours truly,


Karl Metzner
Planner I

Horizon Highline

Subdivision Dev. in H.O. - Horizon Park Plaza Office Bldg
Date 5 SEPT 78 Item # 91-78

Petitioner JAY FRANSEN

Between Skyline Ct &
Horizon Ct. S. of
Horizon Drive

Review Agencies Comments

Review Agencies Comments

S.W. on all streets

5 stalls in front of Bldg porch
try to revise access to work area.

Since Bldg. is phased will
layout be phased also.

Action Taken

Action Taken

P.C. Recommend to C.C. 9-26-78

P.C. _____

C.C. Approved 10-13-78

C.C. _____

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

Check

Utility Agreement

Title Investigation

Drainage

Landscaping

Covenants

Improvements Guarantee

Annexation

Other (Specify)

REVIEW SHEET SUMMARY

FILE # 91-78

ITEM Development in H.O. Horizon Park Plaza Office Building

MEETING DATE _____

COMMENTS:

City Parks - Ken Idleman

Listed are Juniper - (Are they uprights, spreaders, globe types, there are about 30 different ones - Which are they going to use?)

Same holds true for Maple - (Which maple?)

I would suggest rather than try and fight the salty soil and have mediocre success with the maples they use something more salt tolerant, Hackberry, Russian Olive, Green Ash, Tamarix, Catalpa and Sumac. All have some degree of tolerance to heat and Alkali and drought.

City Engineer - Duane Jensen

Trash collection not addressed.

Public Service

Gas - No Objections. Electric - No Objections (R.R.)

City Engineer - Ron Rish

(1) Sidewalks should be provided consistent with other developments which are going in along Horizon Court.

(2) Curb-cut locations look ok.

City Fire-Mantlo

A recent flow test at Skyline & Horizon Cts. indicates 1500 GPM @ 20 psi. Estimated fire flow required for the proposed construction (ordinary assumed) is 2750 GPM. Water system improvement will be required to meet "Required Fire Flow" for this structure.

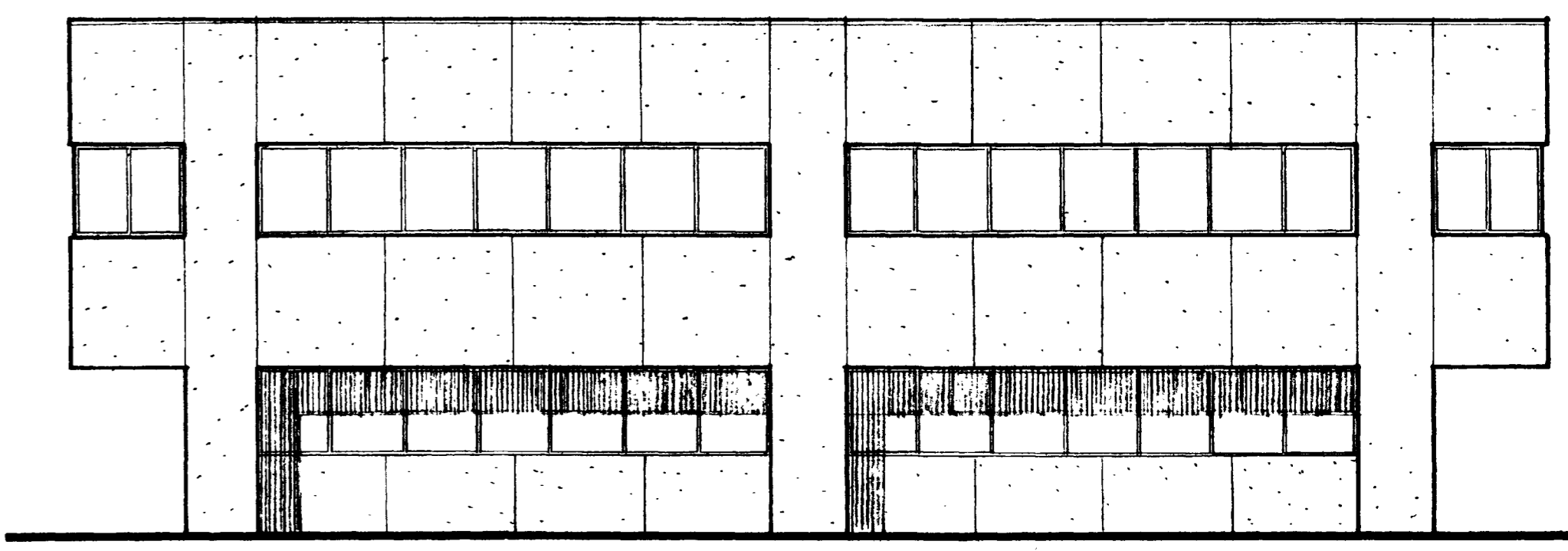
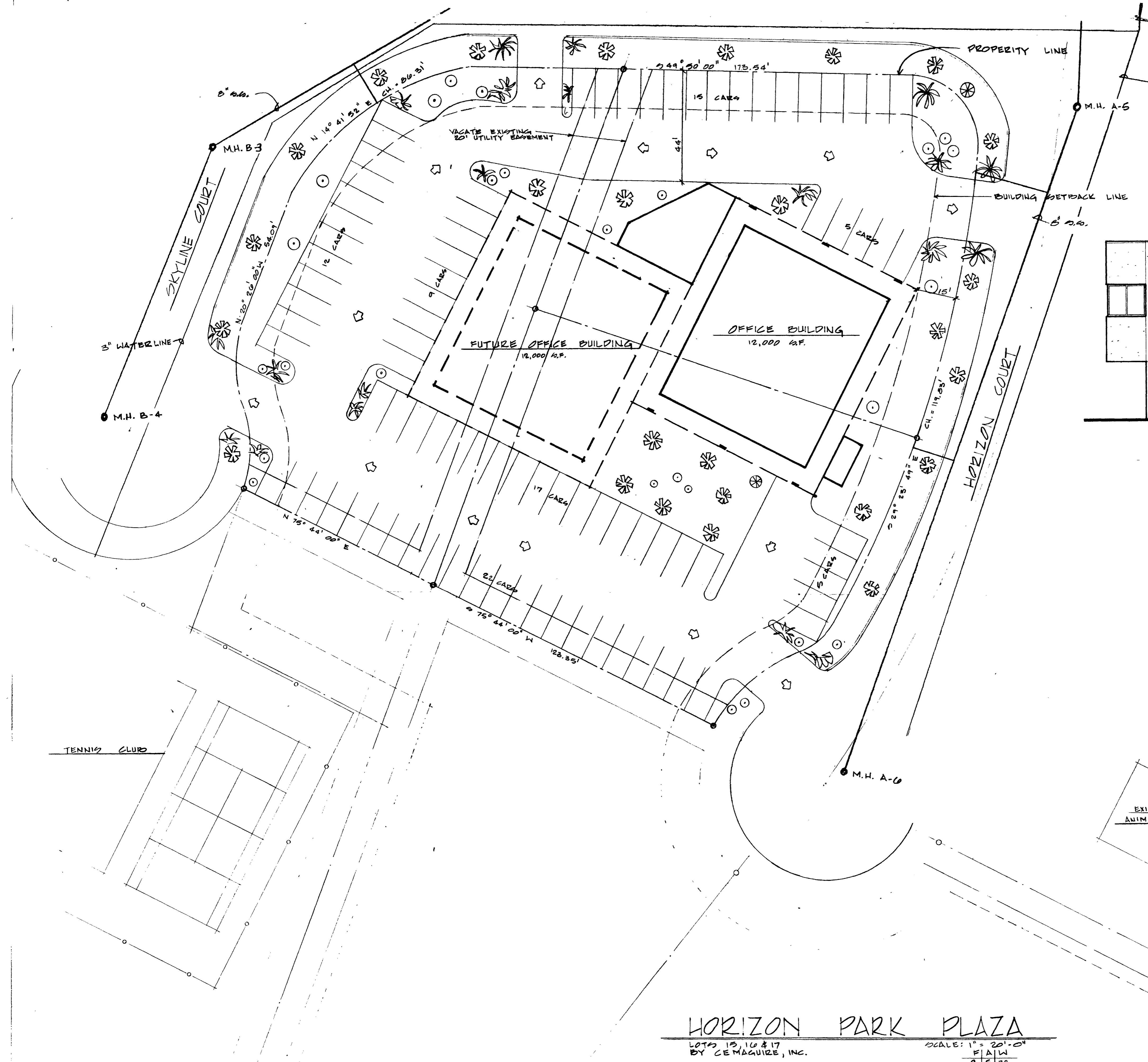
DEVELOPMENT DEPARTMENT RECOMMENDATION

OK. No Recommendation.

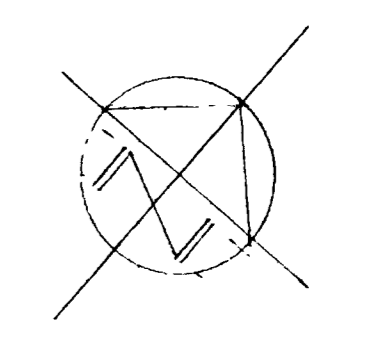
PLANNING COMMISSION RECOMMENDATION

Recommend approval subject to staff comments.

GOVERNING BODY DECISION



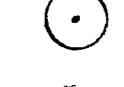




TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"



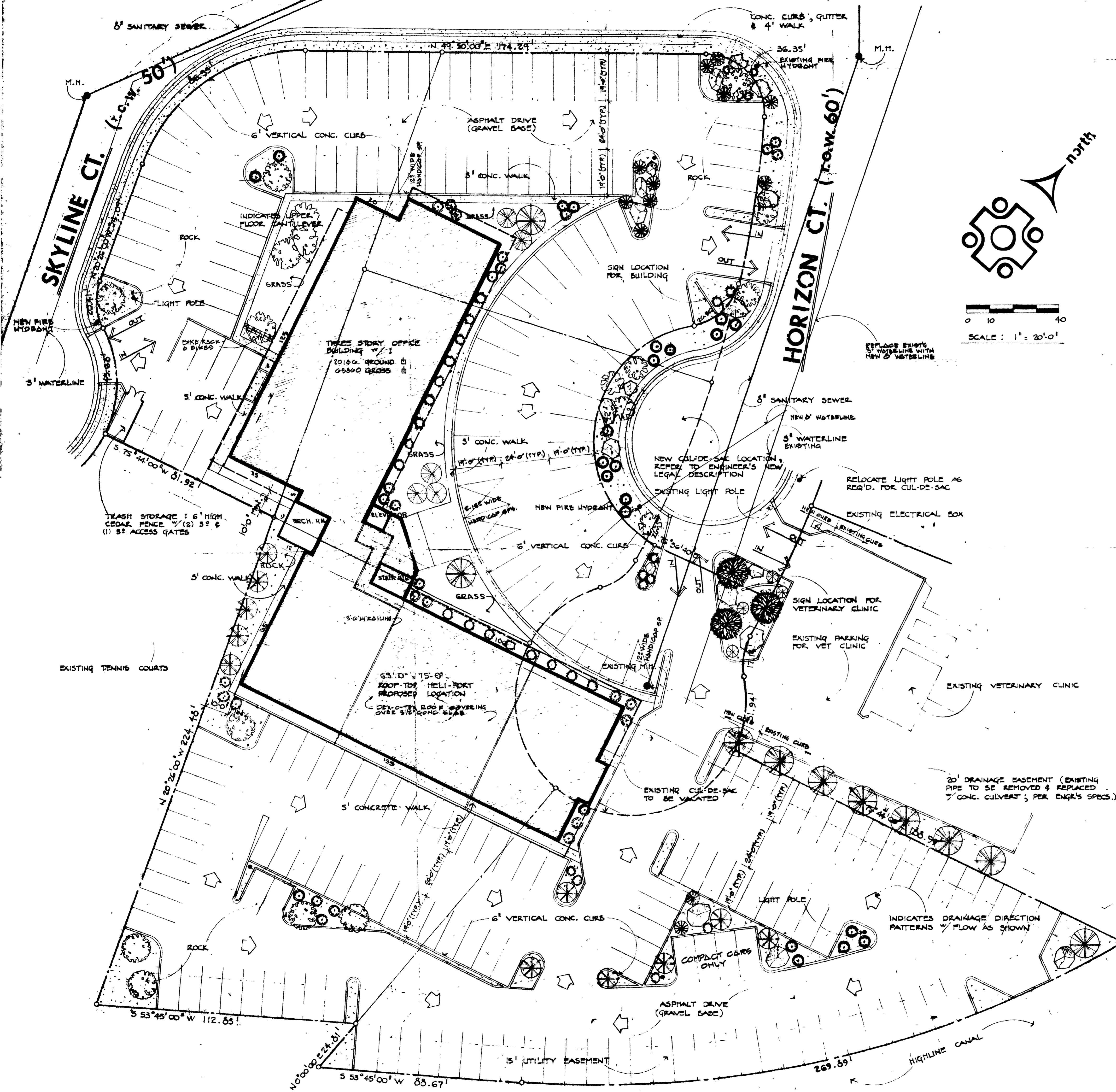
TOTAL PARKING = 85

LEGEND

-  JUNIPER
-  SHADEMASTER LOCUST
-  MAPLE
-  PONDEROSA PINE
-  DIRECTION OF DRAINAGE

HORIZON PARK PLAZA
 LOTS 15, 16 & 17
 BY CEMAGUIRE, INC. SCALE: 1" = 20'-0"
 F.A.W.
 9/5/75

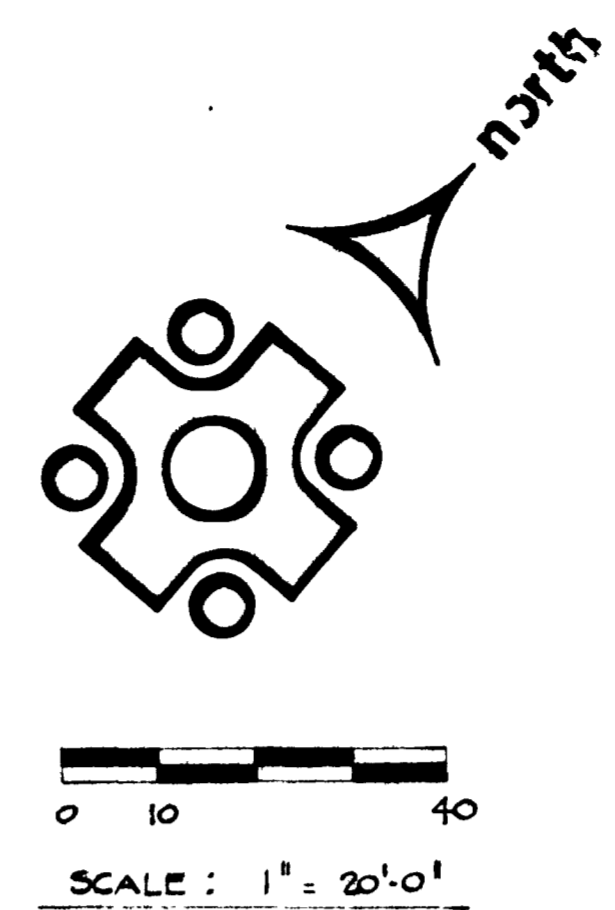
16-88-91



LEGAL DESCRIPTION

OUTER BOUNDARY OF SITE AS AMENDED

Beginning at the common corner of Lots 14, 15, 17, & 18 of Horizon Park Plaza, City of Grand Junction as filed and recorded in the office of the Mesa County Clerk and Recorder; Thence S 75°44'00" W 81.92 feet to the easterly right of way of Skyline Court; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 41°26'41" W 45.68 feet; Thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears N 44°31'48" W 20.41 feet; Thence N 20°26'00" W 54.09 feet; Thence along the arc of a curve to the right whose radius is 75.00 feet and whose long chord bears N 14°42'00" E 86.33 feet; Thence N 49°50'00" E 174.29 feet; Thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears S 83°31'39" E 36.35 feet; Thence along the arc of a curve to the right whose radius is 463.29 feet and whose long chord bears S 32°14'19" E 75.24 feet; Thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears S 04°25'53" W 26.50 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears S 33°28'21" E 93.92 feet; Thence N 76°36'40" E 50.00 feet; Thence along the arc of a curve to the right whose radius is 523.29 feet and whose long chord bears S 12°24'53" E 17.92 feet; Thence along the arc of a curve to the left whose radius is 25.00 feet and whose long chord bears S 31°28'32" E 17.14 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 32°53'37" E 31.94 feet to the SW corner of Lot 12 of said Horizon Park Plaza; Thence N 75°44'00" E along the common boundary of Lots 12 & 13 of said Horizon Park Plaza a distance of 188.99 feet to a point on the southerly right of way of the Government Highline Canal; Thence along said southerly right of way of the Government Highline Canal by the following four (4) courses and distances: (1) Thence along the arc of a curve to the right whose radius is 447.47 feet and whose long chord bears S 36°11'52" W 269.89 feet; (2) S 53°45'00" W 88.67 feet; (3) N 00°00'00" E 24.81 feet; (4) S 53°45'00" W 112.83 feet; Thence N 20°26'00" W 224.48 feet to the point of beginning, containing 2.476 acres.



GENERAL NOTES

- AREA — 2.476 ACRES (107953.6 sq ft)
 - MAX. COVERAGE — 35% MAX.
 - HEIGHT — (3) THREE STORIES
 - PARKING SPACES — 223 CARS [(1) SPACE / 300 sq GROSS = 220 SPACES]
- AREAS:**
- BUILDING — 19656 sq ft (18%)
 - LANDSCAPING — 12591 sq ft (12%)
 - PARKING — 75707 sq ft (70%)
 - LOT — 107954 sq ft
- M.O. - HIGHWAY ORIENTATED ZONING
 FIREZONE 2
 GROUP 5-2 TYPE 2 CONSTRUCTION ONE HOUR
- SCHEDULE:**
 CONSTRUCTION WILL BEGIN APPROXIMATELY AFTER APPROVAL,
 WITH COMPLETION WITHIN ONE YEAR

LANDSCAPE NOTES

SYMBOL	NAME	SIZE	SYMBOL	NAME	SIZE
	ASPEN	1 1/2" CALIPER		COLORADO BLUE SPRUCE	4'-8" HIGH
	AUSTRIAN PINE	4'-8" HIGH		COTTONWOOD	5 GAL.
	HONEY LOCUST	1 1/2" CALIPER		PIINES	5 GAL.
	FLOWERING PURPLE PLUM	1 1/2" CALIPER		MUGO PINE	5 GAL.
	RUSSIAN OLIVE	1 1/2" CALIPER		T&M	5 GAL.
				COLORLED ROCK	
				BOULDER	

REVISED 19 FEB 80

site plan

JOB	DATE	DRAWN BY	REVISIONS

HORIZON PARK PLAZA
 CBW BUILDERS

designco
 designers of living environments
 2255 South Wadsworth Blvd. - Denver, Colorado
 Crossroads Blvd. - Grand Junction, CO