

Table of Contents

File 1980-0001
Date 1/9/01

Project Name: Horizon Park PlazaDev. in H.O. & Road Vacation

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	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p>	
		X	X	<p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p>	
X		<p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p>			
		<p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p>			
		<p>*Consolidated review comments list</p>			
X	X	<p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Memo from Jim Patterson to Ron Rish re: Major Storm Sewer under bldg.- 12/3/81
X		Review Sheets			Letter from Sue Drissel to Warren Gardner re:
X	X	Review Sheet Summary	X	X	Site Plan
X	X	Action Sheet	X		North Elevation
X	X	Zoning Violation Report	X	X	Letter from Ronald Rish to Jerome Fossenier re: inspection – 11/13/80
X		Vacation Application	X	X	Letter from Ron Rish to Robert Gerlofs re: review of detailed construction – 10/1/80
X		Petition for Road Vacation			
X	X	Partnership Agreement			
X	X	Letter from Harve Chappell, Horizon Animal Hospital-12/31/79			
X		Petition for Rezoning			
X	X	Letter from Cecil Wagner, Airport Planning Officer to Karl Metzner re: aeronautical study – 1/25/80			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 1-80
Zone _____
Tax Area Code _____

Activity Dev. in H.O. & Road Vacation

Phase N/A

Date Neighbors Notified 1-21-80

Date Submitted _____

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 29 JAN 80

Review Agencies _____

10 Day Review Period - Return By _____

Send

Send

- ____ COUNTY ROAD DEPARTMENT
- ____ COUNTY HEALTH DEPARTMENT
- ____ COUNTY SURVEYOR
- ____ COMTRONICS
- ____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- ____ SOIL CONSERVATION SERVICE
- ____ SCHOOL DISTRICT 51
- ____ STATE HIGHWAY
- ____ STATE GEOLOGICAL
- ____ STATE HEALTH - RADIOLOGICAL
- ____ TRANSAMERICA TITLE

- FIRE city
- IRRIGATION - HIGHLINE CANAL
- DRAINAGE G.U. Project
- WATER (UTE, CLIFTON)
- ____ SEWER
- CITY ENGINEER/~~ENGINEER~~
- ____ MACK, LOMA, MESA, COLLBRAN
- ____ FRUITA, PALISADE
- Jim Patterson
- P.D. - Ed Vander Took
- Energy Office
- Parks & Rec.
- AIRPORT AUTHORITY

2 received sheets

Board Date Comments

BPC 1-29-80 a. Rec. approval subject to staff comments (Dev. in H.O.)

CIC 2/20/80 b. Rec. approval as shown Approved (subject to P.C.)

Common Location End of Horizon Ct.

Staff Comments

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____
Imp. Guarantee Receipt # _____ Check # _____
Covenants Open Space Dedication _____
Power of Attorney _____
Ev. Schedule _____

REVIEW SHEET SUMMARY

FILE # # 1-80

DATE SENT TO REVIEW AGENCIES _____

ITEM DEVELOPMENT IN H.O. & ROAD
VACATION

DATE DUE _____

PC MEETING DATE _____

MCC/CC MEETING DATE _____

EAST END OF HORIZON COURT

DATE REC. AGENCY

COMMENTS

1/18/80	CITY ENGINEER	<p>Was the existing inlets and pipe outlet system from Skyline Court sized to handle this land being paved or built on to the extent shown? A cursory engineering check should be made of this runoff impact on the outlet system for everyone's benefit. An easement will probably be needed for the sanitary sewer and manhole in the vacated cul-de-sac. I take no exception to the vacation.</p>
1-18-80	PARKS & RECREATION	<p>Parking lots are "sea of asphalt" that will heat up tremendously in the summer, Use plant materials to help provide shade and a more pleasant environment for building users.</p> <p>I really question the use of these "exotic" types of plant materials when water for domestic needs are under a strain. There are many native or drought tolerant trees and shrubs that could be used in this desert area to good advantage</p> <p>The idea of bluegrass and shade trees from the mountains or eastern states should be avoided in these areas.</p> <p>Shade trees-Russian Olive, Tree-of-Heaven, Fruitless Mulberry, Thornless Seedless Honeylocust,</p> <p>Shrubs- Various Sumacs, Serviceberry, Mountain Mahogany, Apache Plume, Golden Currant, Leadplant, Sea Buckthorn, Tamarix, Sand Cherry, Various Sages, etc.</p>
1-18-80	GRAND JUNCTION FIRE	<p>To produce adequate fire flow to proposed building - (wood - 6,500 G.P.M.) (noncombustible - 3,300) (fire resistive-2,500) (ordinary - 4,250) with existing water line you have about 200 G.P.M. available. Recommend two (2) hydrants on a looped system.</p>
1-18-80	CITY UTILITIES	<p>Trash container locations need to be provide at accessable points to trash trucks</p>
1-21-80	TRANSPORTATION	<p>There are no dimensions shown for parking stalls or aisles. However, the scaled width for the aisles is not adequate (24' mini.). The traffic circulation pattern is broken up and confusing. The turning radii for some maneuvers is not adequate. There are at least 3 parking spaces that are inaccessible.</p> <p>There is no problem with the vacation of the cul-de-sac.</p>

1-80 DEVELOPMENT IN H.O. & ROAD VACATION

1-18-80 PUBLIC SERVICE

Gas: Developer to be responsible for any costs incurred to re-route any existing mains or services.

Electric: Cost to developer to relocate any facilities to be in accordance with rules and regulations on file with Colorado PUC.

There are internal easements on the proposed site that apparently will need to be vacated. Request developer contact PSCo. regarding point of service, etc. so that a determination of unneeded easements can be made.

According to our copy of Horizon Park Plaza recorded May 2, 1975, the distances and bearings given in the legal description vary from those shown on the recorded plat.

1-21-80 DESIGN & DEVELOP.
PLANNER

No objection to road vacation.

1. Need dimensions of parking spaces and aisle widths indicated to properly address parking design.
2. Islands, to rear of site, should use different sizes of colored aggregate as groundcover, and berming (where possible). An indigenous species of trees and shrubs should be indicated on these islands to reduce the reflected heat off these spans of asphalt. Species and caliper should be shown on plan, as well as landscaping timetable.
3. There should be specific use approval for the proposed rooftop heliport.
4. Elevation of proposed structure should be submitted with the building permit application.
5. Proposed signage should be integrated into the design. What is proposed? What is indicated in the R.O.W. north of the entrance?
6. Bicycle racks should be provided and indicated on plan.
7. Handicapped parking spaces (4) should be designated near main entrances, with rollover curbs where necessary.
8. Re-locate trash containers for better accessibility.
9. 66,353 sq. ft. would require:
 - 222 parking spaces, if office
 - 265 parking spaces, if retailPlan shows 227 spaces -- combined retail and office can not exceed these 227 spaces, which may be diminished by the revision of four spaces for the handicapped and necessary re-design.

1-23-80 MTN. BELL

No objection to road vacation.

As the Horizon Park Plaza was filed there were 10' easements on the north of lot 14, 10' on the east of lot 17, 10 on the west of lot 16 and 10' on the west and south of lot 15 that should be vacated as well.

No objection to vacation of these easements if they are so described in the proposal.

STAFF RECOMMENDATION

No objection to cul-de-sac vacation. Recommend approval of plan with the following to be addressed by the time the item is heard before City Council:

1. cursory engineering check should be made of runoff impact per City Engineer comment.
2. Use more indigenous trees and shrubs as per Parks & Rec. comment.
3. Need two fire hydrants on a looped system (GJ Fire).
4. Work with transportation engineer to improve parking design.
5. Developer is responsible for relocation of gas/electric lines, and working with PSCo. re: vacation of internal easements and possible corrections of legal descriptions.
6. Comply with Design & Development Planners comments re: parking space and aisle dimensions, additional landscaping of rear parking area, signage program, bike racks, handicapped spaces, relocation of trash containers.

The heliport approval should be subject to the FAA approval.

GJPC/1-29-80/RIDER/FLAGLER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ROAD VACATION FOR HORIZON PARK PLAZA, AS SHOWN

2-25-80 UTE WATER

It's the policy of the Ute Water Conservancy District that a data sheet showing total peak fixture use, elevation of the building sites, and any future expansion be submitted to the District office before water service will be approved. Both fire flow requirements and domestic water totals are needed to make the proper comments or approval. Depending upon total fixture use, Ute can serve domestic water through the 3" line in Horizon Court. Ute has an 8" AC line in Horizon Court at Skyline Court that can serve fire flow requirements. Tap fees and extension policies in effect will apply.

241-1260

7500 W. MISSISSIPPI, SUITE 203, DENVER, COLORADO 80227
CENTENNIAL PLAZA, SUITE 27, GRAND JUNCTION, CO. 81501

designco

designers of living environments.

HORIZON PARK PLAZA

CITY ENGINEER

Runoff impact will be checked by Paragon, easement to be located by Paragon.

PARKS AND RECREATION

Landscaping has been redesigned, refer to site plan.

GRAND JUNCTION FIRE

8" line has been added.

CITY UTILITIES

Trash location has been changed, refer to site plan.

TRANSPORTATION

Parking lot has been revised, refer to site plan

PUBLIC SERVICE

Location of easements to be determined by Paragon.

DESIGN AND DEVELOPEMENT

1. Dimensions provided, refer to site plan.
2. Revised, see site plan
3. Application submitted.
4. Elevation submitted
5. Revised see site plan.
6. Bicycle rack provided, see site plan,
7. Handicapped spaces provided, see site plan.
8. Trash lacion revised, see site plan.
9. Revised, 65,860 sq. ft. require 220 spaces, 223 spaces provided.

PARTNERSHIP AGREEMENT

FOR AND IN CONSIDERATION of the mutual covenants as herein set forth, the undersigned parties do hereby enter into a partnership upon the following terms and conditions:

(1) The name of the partnership shall be:

LOS LUNEROS

(2) The principal office of said partnership shall be 2754 Crossroads Boulevard, Grand Junction, Colorado.

(3) The term of this partnership shall be for a period of thirty (30) years from the date hereof and year to year thereafter until terminated by a three-fourths (3/4) majority in interest of the partners.

(4) The purposes shall be limited to the acquisition by purchase of the following described real property situate in Mesa County, Colorado, to-wit:

Lots 13, 14, 15, 16 and 17, Horizon Park Plaza and the construction thereon of an office complex, and the acquisition of necessary equipment either by purchase or lease therefor, and the subsequent rental operation, sale or lease thereof. The partnership shall engage in business other than that set forth above only upon a unanimous vote of the partners.

(5) The initial contribution of each partner shall be the amount set forth opposite each signature hereto. The parties acknowledge that the amount set forth for Howard U. Motz, Henry J. Fausson, Dennis L. Granum and George Wheeler represent a conveyance of the above-described real property with a value of \$2.00 per square foot. The remaining five partners shall contribute equally cash as required over the next twelve (12) months until the total contribution of the five remaining cash contributing partners equals the total property contribution of the four above-named partners. Until such time as each cash contributing partner has contributed his

full share, the unpaid equalization amount shall accrue simple interest at the rate of 12% per annum. The contributions for each of the nine partners shall be the percentage amount set forth by each signature hereto. Should it be determined that the amount of cash required for the development of this project is less than the amounts contributed, then each partner shall receive his pro rata amount of the excess according to his percent of ownership.

(6) Subject to the provisions of paragraph 11 below, all profits, losses and additional contributions shall be borne and shared by the parties in the proportion that their respective contributions bear to the total amount contributed.

(7) Henry J. Faussone, Dennis L. Granum and Warren E. Gardner shall be the managing partners and shall serve under the following terms and conditions:

(a) Said managers shall devote as much time as may be reasonably necessary to properly develop, construct, lease and otherwise operate the property of the partnership to the end that maximum returns may be realized. Said managers shall receive salaries commensurate with work performed at the discretion of the managing partners and approved by seventy-five percent (75%) of the holders in interest.

(b) Any two of the three named managers shall have the power to execute all documents on behalf of said partnership for which revocable powers of attorney are hereby given by all parties hereto, provided, however, that said managers shall not, without the approval of a three-fourths (3/4) majority in interest hereto:

- (i) Sell or mortgage any of the real estate owned by said partnership, except for a mortgage financing the office building in a sum not to exceed Eight Hundred Thousand Dollars (\$800,000.00);
- (ii) Apply for any change of zoning affecting the real estate owned by said partnership;

(iii) Excepting for the payment of property taxes or the payment on any authorized mortgage covering property owned by the partnership or payments made for the purpose of purchasing a partner's interest under paragraphs 11, 12 and 13, make any expenditure after construction exceeding Ten Thousand Dollars (\$10,000.00).

(c) Said managers shall have the authority to contract for legal, accounting and other professional services deemed necessary to best protect and promote the interest of the partnership and upon billing for these contracted services, the partnership shall directly pay the same.

(d) Said managers shall have the authority to do all things they deem necessary or desirable for the construction of two office buildings containing not less than 24,000 square feet each on the said property and financing thereof. The first building is to be constructed within twelve (12) months and the second by decision of seventy-five percent (75%) of the interest holders.

(e) By vote of sixty percent (60%) of all partners, any or all of said managers may be removed at any time and replaced by another manager or managers; provided, however, that the removal of any manager shall not be effective until an addendum to the Affidavit of Trade Name has been placed of record with the Clerk and Recorder of Mesa County. The title to the property may be maintained in the names of any two of the managing partners as agents for the partnership or title may be maintained in the name of the partnership, with full authority on the part of any two of the three managing partners to mortgage the same hereunder. In the event a manager is terminated, he shall convey any partnership property held in his name to whomever the partnership shall designate.

(f) The managing partners shall execute a contract with C.B.W. Builders, Inc., a Colorado corporation, for the construction and management of said buildings on behalf of the partnership under the following terms:

- (i) For supervising the construction of the office building and all appurtenant improvements to the site a sum equal to twelve percent (12%) of all costs expended, including, but not limited to, direct supervision (to include only the job superintendent and general superintendent), labor, payroll taxes, materials, subcontractors, supplies, rental equipment and architectural fees. The term costs shall not include a pro-ration of general overhead such as home office rent, management and management vehicles, nonassignable portions of general overhead expenses such as small tools, basic telephone and secretarial.
- (ii) For supervising maintenance, rental and general bookkeeping, a sum equal to five percent (5%) of gross rental received.
- (iii) For annual reports and schedules kept by C.B.W. Builders, Inc. for the partnership, a reasonable sum for services rendered.

(8) All funds shall be placed in the First National Bank of Grand Junction, and all withdrawals shall require the signature of two of the three managing partners.

(9) The managing partners shall keep or cause to be kept full and true books of account accurately reflecting all transactions of the partnership, which books shall be kept at the partnership's place of business and shall be open for inspection and examination during office hours by all partners. Annual statements of income and expenses shall include the preparation of information returns for income tax of the partnership, showing the distributive shares and gain or loss of each member, for which the partnership shall pay separately of the fees provided in paragraph 7.

(10) The parties agree to make such additional contributions as may be required to carry on the business of the partnership; provided, however, excepting for the payment of property taxes and maintenance or the payment on any authorized mortgage covering property owned by the partnership or payments made for the purpose of purchasing a partner's interest under paragraphs 11 and 12, following, and amounts necessary to complete construction, if said contributions exceed ten percent (10%) of the initial contribution as hereafter set forth during any calendar year, the same shall be assessed only after approval of three-fourths (3/4) majority in interest of the parties hereto.

(11) Should any party hereto fail to make any contribution within ten (10) days after written notice of such approved assessment has been given, the remaining partners shall have the option to either:

(a) Buy out such defaulting partner's interest by paying the capital investment theretofore made by such defaulting partner, which payment shall be made as follows:

20% within thirty (30) days, and the balance in four (4) equal annual installments plus interest at six percent (6%) per annum, or

(b) Penalize such defaulting partner's capital contribution one-half (1/2) of the amount of the defaulting partner's share of such assessment, in which event the remaining partners shall, within ten (10) days, contribute the full assessment of the defaulting partner and their capital accounts shall thereupon be proportionately increased.

The decision as to which of the above alternatives shall be followed will be determined by majority in interest vote of the partners not in default.

(12) In the event any partner desires to dispose of his interest, he shall offer for sale to the remaining partners his interest upon the same terms and conditions as contained in any bona fide written offer received from a third person. In the event the remaining partners do not elect, within thirty (30) days from the date of receipt of a duly executed copy of any such agreement, to purchase such interest on said terms, the withdrawing partner may then sell his interest to said third person on the terms in the written offer; provided, however, that said sale shall be consummated within thirty (30) days thereafter and, provided further, that said third person shall be required to execute such instruments as the partnership may deem necessary to effectuate such admission and to confirm the third person being admitted as a substitute partner to be bound by all of the terms and provisions of this agreement as the same may have been amended.

(13) The death or incapacity of a partner shall not cause the termination of the partnership and the same shall continue as tenants in common with the legal representative or heirs of such incapacitated or deceased partner unless the same shall join and agree to be bound as a successive partner on the same terms and conditions hereof.

(14) Any notice required to be given to the partners hereunder shall be deemed to have been adequately given if sent by regular mail to the partner's address as set forth opposite the signature below, unless a partner shall notify in writing the partnership at the principal place of business of any change of address.

(15) The terms and provisions of this agreement may be modified or amended at any time by three-fourths (3/4) majority in interest.

HORIZON ANIMAL HOSPITAL
740 HORIZON COURT
GRAND JUNCTION, COLORADO 81501

HARVE R. CHAPPELL D. V. M.

TELEPHONE 245-0135

December 31, 1979

Mr. Warren Gardner
CBW Builders, Inc.
2784 Crossroads Blvd
P.O. Box 2163
Grand Junction, CO 81502

Dear Warren:

Thanks for your letter of November 20, 1979. I reviewed it with Kirk Rider since receiving it, and he discussed it briefly with you this past month as well. Based on those discussions and our original discussions, our agreement is as follows:

1. You will proceed with development as shown on the plans you have previously furnished me.
2. You will request a relocation of the present cul-de-sac serving my lot, and I will make no objection to that request. When final approval of your development is granted and your work begins here, I will convey by a Quit Claim Deed my rights of reversion in the dedicated cul-de-sac property.
3. Changes in my property and landscaping will be in conformity with the plans you have furnished me, and the cost of them will be borne by CBW Builders, Inc.. This includes alteration or renovation of existing driveways, etc., serving the Horizon Animal Hospital, and all paving and landscaping

will be completed as soon as possible after the hospital property's present condition is first disturbed, but in no event more than 60 days ^{WES} after disturbance. *AMC*

4. I will be paid \$2.00 per square foot for half of the vacated cul-de-sac property, with payment to be made by you at the time the Mesa County Planning Commission gives final approval to your plans. I will be furnished with your own information concerning the land actually vacated, and the price to be received by me will in no event be less than \$8,000.00.

5. I will receive the use of five parking spaces on your land directly adjacent to my property for use as long as my property is used as a veterinary hospital. This particular part of our agreement will be a covenant running with the land, subject to the rights of your lenders, and you will sign an instrument prepared for that purpose at a later date.

6. If you do not proceed with the development after receiving planning commission approval, or if you sell the raw land to any third party, you will convey back to me one-half of the vacated cul-de-sac land lying nearest to my property; also, you will complete the landscaping and paving around the hospital as shown in the plans, and I will retain the amounts received by me under paragraph 4 above.

If this is satisfactory to your company, please sign one copy of this letter in the place provided and return it to me. Please give me a call if you have any questions.

APPROVED:

Walter E. Gardner
Walter E. Gardner
agent for Joe Jensen

Very truly yours,

Harve R. Chappell
Harve R. Chappell, D.V.M.

RIGHT OF WAY TO BE DEDICATED TO THE CITY OF GRAND JUNCTION

That portion of Lot 16 of Horizon Park Plaza, City of Grand Junction as filed and recorded in the office of the Mesa County Clerk and Recorder being more particularly described as follows:

Beginning at the common corner of Lots 15 and 16 and the westerly right of way of Horizon Court; Thence S $67^{\circ}54'51''$ W 32.58 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N $20^{\circ}28'09''$ E 27.52 feet; Thence along the arc of a curve to the left whose radius is 25.00 feet and whose long chord bears N $04^{\circ}25'53''$ E 26.50 feet; Thence along the arc of a curve to the right whose radius is 463.29 feet and whose long chord bears S $24^{\circ}51'23''$ E 44.04 feet to the point of beginning.

AND

That portion of Lot 15 of Horizon Park Plaza, City of Grand Junction as filed and recorded in the office of the Mesa County Clerk and Recorder being more particularly described as follows:

Beginning at the common corner of Lots 15 and 16 and the westerly right of way of Horizon Court; Thence along the arc of a curve to the right whose radius is 463.29 feet and whose long chord bears S $17^{\circ}49'54''$ E 69.48 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears N $43^{\circ}40'39''$ W 74.52 feet; Thence N $67^{\circ}54'51''$ E 32.58 feet to the point of beginning.

The above described two parcels contain 2646.9 square feet.

VACATION

A part of Horizon Court located in Horizon Park Plaza, City of Grand Junction, Colorado as filed and recorded in the office of the Mesa County Clerk and Recorder, more particularly described as follows:

Beginning at the common corner of Lots 12 & 13 and the easterly right of way of Horizon Court in said Horizon Park Plaza; Thence along the arc of a curve to the right whose radius bears S 75°44'00" W 50.00 feet and whose long chord bears N 80°08'43" W 91.26 feet; Thence along the arc of a curve to the left whose radius is 25.00 feet and whose long chord bears N 10°56'30" E 19.56 feet; Thence along the arc of a curve to the left whose radius is 463.29 feet and whose long chord bears N 12°49'16" W 11.64 feet; Thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears N 82°22'50" E 10.05 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 point of beginning, containing 8998.5 square feet.

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°31'41" 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.

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

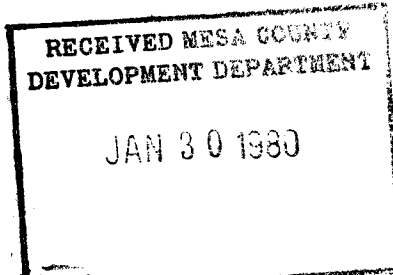
file # 1-80

JAN 25 1980

ROCKY MOUNTAIN REGION
10455 EAST 25TH AVENUE
AURORA, COLORADO 80010
(303) 837-5076



Mr. Karl Metzner
City/County Planning Department
P.O. Box 897
Grand Junction, Colorado 81502



Dear Mr. Metzner:

Federal Aviation Regulations Part 157 (copy enclosed) requires advance notice to the Federal Aviation Administration (FAA) prior to the construction of any airport or heliport. Mr. Warren E. Gardner, managing partner, Los Luneros, a Colorado partnership, filed such a notice with the FAA for the construction of the Horizon Park Plaza Heliport, Grand Junction, Colorado. This form was dated January 9, 1980, but did not reach this office until January 17, 1980. An aeronautical study has been initiated and this will consider the proximity of proposed heliport to Walker Field.

The FAA study will not be involved with the physical development of the site. Rather it is concerned with the safe and efficient use of airspace by aircraft. In no way will our study preempt any local zoning or similar ordinance. We will advise you of the results of our study of Mr. Gardner's proposal immediately after its completion.

We appreciate your cooperation in this matter. If you have any questions please contact Ash Childs at the above telephone number.

Sincerely,

A handwritten signature in cursive script that reads "Cecil C. Wagner".

CECIL C. WAGNER
Airport Planning Officer
Planning Applications Section
Airports Division

Enclosure

cc:
Mr. Paul D. Bowers



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 1, 1980

Mr. Robert Gerlofs
Paragon Engineering, Inc.
P. O. Box 2872
Grand Junction, CO 81501

RE: Horizon Park Plaza (Horizon Court)


Dear Bob:

As requested, I have reviewed the detailed construction plans for streets in the above as submitted on September 4, 1980, and I have the following comments.

1. Note No. 4 should contain the date "1980" instead of "1978".
2. The curb detail shown is not City Standard but the new curbing should be constructed to match the existing curb section.
3. The sidewalk shown on the typical section should be 4 inch thick portland cement concrete underlain with 4 inches of Class 6 aggregate base course.
4. Are the pavement section thicknesses shown the same as the existing street?
5. A Professional Engineers stamp and signature should be on the drawing.

When the above comments have been addressed please submit a revised print for our files and consider the plans to be approved by this office for construction. Please contact us for a final inspection when the construction is complete.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: Bob Bright ✓
Jim Patterson



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

November 13, 1980

Mr. Jerome P. Fossenier
Vice President
CBW Builders, Inc.
2784 Crossroads Blvd.
P. O. Box 2163
Grand Junction, CO 81501

Dear Jerry:

Re: Horizon Park Plaza

As requested in your letter of October 30, 1980, I inspected the Horizon Court street improvements adjacent to the above on November 6, 1980. All construction on the Horizon Court as shown on the plan prepared by Paragon Engineering and approved by this office on October 1, 1980, appears to be satisfactorily completed.

We have received construction test results for asphalt and compaction of subgrade and base course. We have not received any test results for concrete nor the as-built drawing.

While at the site, I observed that most of the concrete sidewalk has been constructed around the building site. Although this work was not included nor required on the above-mentioned construction plans, I assume Paragon Engineering has inspected this sidewalk construction in the public right of way since you have not applied for the required permit for this work which would have resulted in inspection of the forms and base by City staff. Concrete test results will be required also for that sidewalk work. Some of the work remains to be done on the south side of the building site.

I also observed a street light pole right in the middle of the above-mentioned public sidewalk. Since this pole was not moved out of the sidewalk area prior to pouring the concrete, you should arrange to have the pole relocated out of the sidewalk. This will unfortunately of course require that the sidewalk panel around the pole be removed and replaced. Please use this letter if needed to notify Public Service Company of this City requirement. It just is not reasonable to have a brand new public sidewalk constructed with a light pole in the center of it. I understand from your construction superintendent that some problem of persuasion was experienced concerning this matter. If I can be of further assistance, please notify me.

Mr. Jerome P. Fossenier

Page 2

November 13, 1980

Please arrange for submission of the concrete test results and as-built drawings. I also would appreciate being notified when the sidewalk work is completed and the street light pole is relocated.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Bob Gerlofs-Paragon
Bob Bright ✓
John Kenney
Jim Patterson
File

MEMORANDUM

Reply Requested

Yes No

Date

Dec. 3, 1981

To: (From:) Jim PattersonFrom: (To:) Ron Rish *RPR*Subject: Major Storm Sewer Under Building at Horizon Park Plaza *File*

In January, 1980, I received from the Planning staff a drawing by "Designco" and a review sheet for development in H.O. and a road vacation for the Horizon Park Plaza building at Skyline Court and Horizon Court. On the review sheet I commented that an engineering check of the storm runoff impact on the drainage outlet system should be made. On the "Designco" drawing was a single note which read "20' drainage easement (existing pipe to be removed & replace w/conc. culvert; per engr's. specs.)"

To this day, I have not received any information, written or verbal, from anyone concerning the storm drainage system for this project. No plans (or verbal information) have been submitted for my review and approval for alterations of the existing public storm drain which existed in a dedicated public easement.

Section 27-4.3 of the Grand Junction Code of Ordinances reads "No improvements shall be made until all the required plans, profiles and specifications for the same have been submitted to and approved by the City Engineer".

Last week, while tracing storm flow routings along Horizon Drive with Don Newton as part of our preliminary design procedure, we discovered that both ends of a large pipe appeared to align right under that large building! I contacted Jerry Fossineir of CBW Builders and he confirmed that the existing pipe had been replaced with an "asbestos-bonded corrugated metal pipe" and located through the foundation caissons under the building. He said it was shown on "all the drawings". He thought it was probably a 48 inch pipe.

I have to date never been apprised of this by anyone. I assume the City may be concerned that this has occurred and that a 66,000 square foot, three story building is constructed over a 48 inch culvert pipe.

cc - Dick Hollinger
Daryl Shrum ✓
Jim Wysocki
File

1-80



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT
P321722861

February 26, 1982

Ms. Darlene Mitchell
P.O. Box 2163
Grand Junction, CO 81502

RE: Horizon Park Plaza, File 1-80

Dear Darlene:

To confirm my telephone message left for you yesterday, it will be fine to place the fourth handicapped parking space where you indicated, along the cul-de-sac at the eastern end of the parking area and more or less across from the building's main entrance. Thank you for taking care of this matter as well as the bike rack.

Following a final site check at the end of March, we will issue you a letter of our acceptance of the improvements. Of course, it is understood that all private improvements will be perpetually maintained by the building owner or manager.

We greatly appreciate your excellent cooperation.

Sincerely,

Lance R. Williams
Subdivision Enforcement Officer

LW/vw



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

March 12, 1982

Ms. Darlene Mitchell
P.O. Box 2163
Grand Junction, CO 81502

RE: Horizon Park Plaza, File 1-80

Dear Darlene:

On March 11 a site check was made of Horizon Park Plaza, and it was determined that the bike stands and fourth handicapped parking space were installed as required by the City. It is understood that the handicap symbol will be painted on the asphalt as soon as possible.

We would again like to take this opportunity to stress the importance of maintaining the landscaping. On the site check it was noted that at least three pine trees and several low juniper shrubs were dead in the parking area which adjoins the veterinary clinic. These should be replaced this spring.

With the understanding that the existing improvements to the property will be adequately maintained henceforth, the developers of Horizon Park Plaza are hereby deemed to have complied with the development plan.

- You have an attractive facility, and we appreciate your cooperation.

Sincerely,

Lance

Lance R. Williams
Development Enforcement Officer

LW/vw

NO. #1-80

ZONING VIOLATION REPORT

DATE 2/17/82

OCCUPANT HORIZON PARK PLAZA ADDRESS END OF HORIZON CT.OWNER c/o WARREN GARDNER ADDRESS _____PHONE CBW BUILDERS
2423517 DIRECTIONS _____

REFERRED BY _____ DATE _____

VIOLATION No bike racks in rear; only 3 handicapped parking spaces;
landscaping on rear islands is only minimal

COMPLAINANT _____ ADDRESS _____

- 2/17 - toured site + called Warren Gardner (out of town - will return call)
- 2/22 - called Mr. Gardner + informed him of lack of bicycle racks + 1 missing handicapped parking ^{space} ~~area~~. Said he'd check to see if they should have been put in, and, if so, he'd see that these problems would be corrected. I asked him to call me + let me know what they were going to do.
- 2/25 Darlene Mitchell called - can they put handicapped pkg. space across drive lane? ^{yes} Bike rack will go in tomorrow. Also wants a letter of release.
Ph. 242-3517
P.O. 2163
G.G. 81502
- 3/9 Darlene called - said bike rack was in + handicapped sign (?); painting on asphalt will be done soon; wants release letter
- 3/11 3 bike stands in + striping for handicapped space; sign up, too. (site check)
- 3/16 Darlene called - handicapped symbol has been painted; plan to maintain landscaping

1-80 DEVELOPMENT IN H.O. & ROAD VACATION

1-18-80 PUBLIC SERVICE

Gas: Developer to be responsible for any costs incurred to re-route any existing mains or services.
Electric: Cost to developer to relocate any facilities to be in accordance with rules and regulations on file with Colorado PUC.
There are internal easements on the proposed site that apparently will need to be vacated. Request developer contact PSCo. regarding point of service, etc. so that a determination of unneeded easements can be made.
According to our copy of Horizon Park Plaza recorded May 2, 1975, the distances and bearings given in the legal description vary from those shown on the recorded plat.

1-21-80 DESIGN & DEVELOP. PLANNER

No objection to road vacation.
1. Need dimensions of parking spaces and aisle widths indicated to properly address parking design.
2. Islands, to rear of site, should use different sizes of colored aggregate as groundcover, and berming (where possible). An indigenous species of trees and shrubs should be indicated on these islands to reduce the reflected heat off these spans of asphalt. Species and caliper should be shown on plan, as well as landscaping timetable.
3. There should be specific use approval for the proposed rooftop heliport.
4. Elevation of proposed structure should be submitted with the building permit application.
5. Proposed signage should be integrated into the design. What is proposed? What is indicated in the R.O.W. north of the entrance?
6. Bicycle racks should be provided and indicated on plan.
7. Handicapped parking spaces (4) should be designated near main entrances, with rollover curbs where necessary.
8. Re-locate trash containers for better accessibility.
9. 66,353 sq. ft. would require:
 222 parking spaces, if office
 265 parking spaces, if retail
Plan shows 227 spaces -- combined retail and office can not exceed these 227 spaces, which may be diminished by the revision of four spaces for the handicapped and necessary re-design.

Minimal →

None →
only 3 →

1-23-80 MTN. BELL

No objection to road vacation.
As the Horizon Park Plaza was filed there were 10' easements on the north of lot 14, 10' on the east of lot 17, 10 on the west of lot 16 and 10' on the west and south of lot 15 that should be vacated as well.
No objection to vacation of these easements if they are so described in the proposal.

STAFF RECOMMENDATION

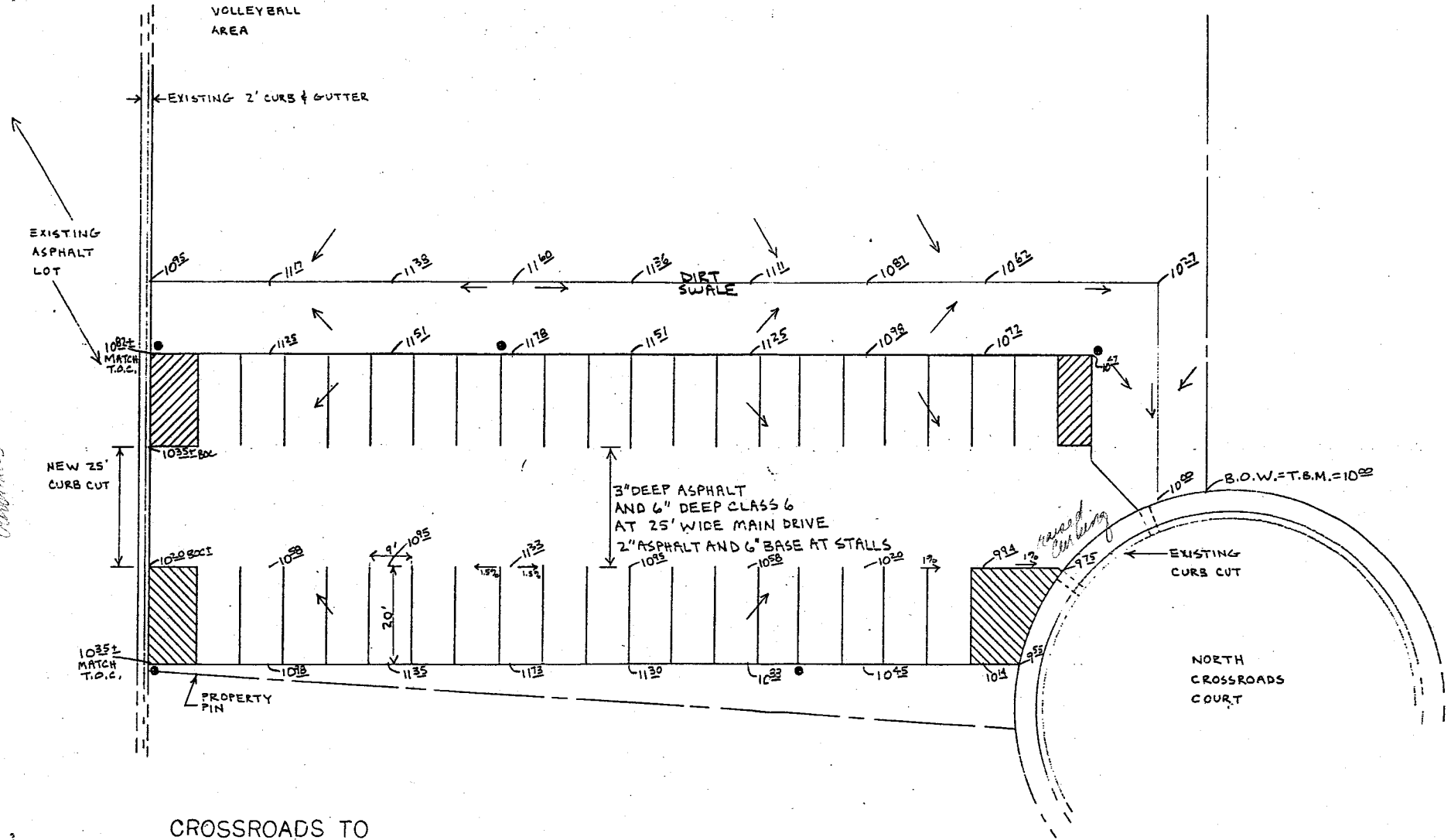
No objection to cul-de-sac vacation. Recommend approval of plan with the following to be addressed by the time the item is heard before City Council:

1. cursory engineering check should be made of runoff impact per City Engineer comment.
2. Use more indigenous trees and shrubs as per Parks & Rec. comment.
3. Need two fire hydrants on a looped system (GJ Fire).
4. Work with transportation engineer to improve parking design.
5. Developer is responsible for relocation of gas/electric lines, and working with PSCo. re: vacation of internal easements and possible corrections of legal descriptions.
- 6. Comply with Design & Development Planners comments re: parking space and aisle dimensions, additional landscaping of rear parking area, signage program, bike racks, handicapped spaces, relocation of trash containers.

The heliport approval should be subject to the FAA approval.

Dals
842-8746

EXISTING VOLLEYBALL AREA



CROSSROADS TO
HEALTH AND FITNESS
PROPOSED STRIPING PLAN FOR
PARKING LOT ADDITION
SCALE: 1" = 20', NORTH \uparrow
BY D. JENSEN, 9/5/69
UNITED COMPANIES

PROPOSED DRAINAGE PLAN
● - PARKING LOT LIGHT LOCATIONS
PROPOSED FINISH GRADES SHOWN
→ - DIRECTION OF DRAINAGE

38



**ROMARY-HOPKINS
ARCHITECTS, P. C.**

280 COLUMBINE STREET SUITE 209
DENVER, COLORADO 80206 399-8013

CITY/COUNTY DEVELOPMENT DEPARTMENT

The Replat of Crossroads Colorado West contains a provision which designates a 10' bicycle path at the north perimeter of Lots 10,11 & 12, (the subject property). At a sketch conference on January 10, 1980, Mr. Karl Metzner and Ms. Diane Smucny, of the Planning Department, recommended that an additional tree-lined planting island be included in the central guest parking lot of the project. Because of the tightness of the site this could only be accomplished by relocating the north parking stalls to the outer perimeter of the lots thus allowing the pedestrian and bicycle route to be located behind the parked vehicles. This alternative was discussed at the Sketch Conference and it was felt, at that time, that the benefit of the additional landscaping far outweighed the relocation of the pedestrian/bicycle path since the perimeter parking would typically be employee parking and would not necessarily generate large amounts of "in-out" traffic.

For comments regarding this matter by the Architectural Control Committee for Crossroads Colorado West please see item (4) of the attached Control Committee approval letter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J. Craig Romary', written over a large, stylized flourish.

J. CRAIG ROMARY, A.I.A.
ROMARY-HOPKINS, ARCHITECTS, P.C.

PLANNERS & DEVELOPERS LTD.



January 10, 1980

Mr. J. Craig Romary
Romary-Hopkins, Architects P.C.
280 Columbine Street, Suite 209
Denver, Colorado 80206

Dear Mr. Romary,

The architectural control committee for Crossroads Colorado West Subdivision has reviewed your submittal drawings for the development of Lots 10, 11 and 12, of Block 1 of the Replat for Crossroads Colorado West.

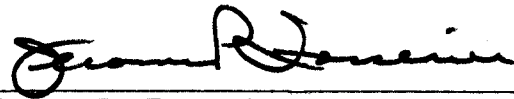
Generally speaking, we are favorably impressed with the proposal and approve the concept with the following comments:

- 1) The south side of both buildings are presumed to be constructed of a textural concrete or block finish with no overhead doors, but may have windows or "storefront" type treatment;
- 2) If the southside of the easterly building is to provide for warehouse to shop-type activity such as with overhead doors that the wood fence indicated should be a "grapestake" type, approximately six (6) foot high;
- 3) While we discussed the need for signs which are discreet and not ostentatious, approval is withheld on signs until specific submittals are made;
- 4) The plat of the Subdivision contains a provision which prevents the construction of impediments to bicycles or pedestrians on the outer ten (10) feet of the north and east side of these lots, which you have addressed. In response to your verbal inquiry whether we would endorse the relocating of the parking stalls to the outer perimeter of lots and allowing the pedestrian and bicycle route to be located behind the parked vehicles, we have mixed feelings. If you approach the City for this waiver, we see that larger maneuvering can be provided and perhaps more room can be allocated for landscaping. This is offset by the fact that pedestrians and bicycles would compete with the traffic in these lanes. Also we would prefer that our original commitment to the City for the stipulation on the plat not be compromised as a reflection on our "word of honor".

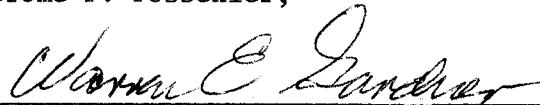
Mr. J. Craig Romary
Page two
January 10, 1980

On the whole, we are pleased with your proposal and welcome the development in Crossroads Energy Park.

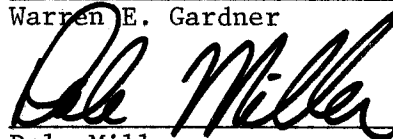
ARCHITECTURAL CONTROL COMMITTEE
Crossroads Colorado West



Jerome P. Fossenier,



Warren E. Gardner



Dale Miller

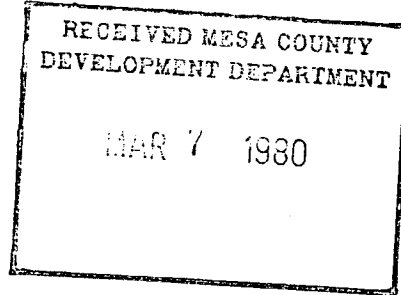
cc: Commercial Property Services
1624 Market Street, Suite #307
Denver, Colorado



**ROMARY-HOPKINS
ARCHITECTS, P. C.**

280 COLUMBINE STREET SUITE 209
DENVER, COLORADO 80206 399-8013

*Diane
NOTE*



March 6, 1980

City & County Development Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

RE: Crossroads Business Center - #11-80

Attention: Mr. Karl Metzner, Senior Planner

Dear Karl:

In response to the staff and review comments made by the Grand Junction Planning Commission at their meeting on February 26, 1980, I would like to address the following items.


Item 1. All cottonwood species shall be eliminated from the planting plan, and other replacement species shall be chosen from the pamphlet "Plants for the Grand Valley area", put out by the Grand Junction Parks and Recreation Department as recommended by Mr. Ken Idleman of that department.

Item 2. The parking at the rear of the site, north side of the property shall be designated as employee parking, and the location of the bicycle path shall be re-aligned further behind those parking spaces, closer to the building line.

Item 3. The bicycle/pedestrian path shall be generously signed and designated with painted stripes on the asphalt. Also, there will be 2 bicycle racks specified for the project, to be located in the landscaped area directly to the east of the west building. This is a centrally located position in the project and is adjacent to the bicycle/pedestrian path.

Also, all aisle widths and driveways shall be increased from 23' to 24' as requested by the Transportation Engineer.

Sincerely,


J. Craig Romary, A.I.A.
ROMARY-HOPKINS, ARCHITECTS, P.C.

cc: Commercial Property Services
Planners & Developers, Ltd.

NO. 11-80

ZONING VIOLATION REPORT

DATE 2/23/82

OCCUPANT Crossroads Business ~~At~~ ^{Complex} ADDRESS _____

Developer
OWNER Planners & Developers, Ltd. ADDRESS 2774 ~~Crossroads Blvd.~~ ^{64 Compass Dr.}

PHONE 242-3517 DIRECTIONS _____

REFERRED BY _____ DATE _____

VIOLATION 2 bike racks + bike/ped. path missing CODE _____

COMPLAINANT _____ ADDRESS _____

Planners & Developers, Ltd. - developers of Crossroads Colorado West

Paul Heidel - 243-3896 (home) (Supt. of project) 2764 Compass Dr.
(Proj. Mgr.)
242-5526 (office)

Bill Bogdon - Commercial Development Group
892-0563 1350 17th St., Suite 450
Denver, CO 80202

3/2 - tried calling Mr. Bogdon - he's to return the call he called; will comply w/ requirements; send documents to Paul Heidel; 30 days to finish improvements

3/2 Deana Woodman - Marketing; called from Commercial Devel. wondered what the story was; I told her I was working w/ Mr. Bogdon on it.

3/10 Paul Heidel - called to say asphalt work couldn't be done until at least mid-April; I agreed; other work will be done soon

4/26 Paul Heidel - 1 10-bike rack, 2 signs (1 at each end) - will be put up rightaway
asphalt by May 7

5/19 site check - everything done



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT
P321722418

March 5, 1982

Mr. Paul Heidel
Project Manager
Crossroads Business Complex
2764 Compass Drive
Grand Junction, CO 81501

RE: Bike/Pedestrian Route and Bicycle Racks

Dear Mr. Heidel:

As per Mr. Bill Bogdon's request, I am forwarding to you copies of the documents requiring a signed and designated bike/pedestrian path and two bike racks on the Crossroads Business Complex property.

The Replat of Crossroads Colorado West Subdivision requires a reserved bike/pedestrian lane. I quote from the replat:

"Within the easements as shown on the perimeter of this replat, there is a designated 10 foot-wide R.O.W. adjacent to the outer lot lines which is reserved for bicycles and pedestrians. No improvements shall be permitted in this area which would impede or prevent access by said pedestrians or bicycles."

On February 25, 1980, the Grand Junction Planning Commission approved the development, subject to Planning Staff recommendations, which specifically included a signed, designated bike/pedestrian path and bike racks. Item 3 of Mr. Romary's letter agrees to this part of the staff recommendations.

Therefore, we are asking you to complete these improvements as follows:

- 1) Post signs at each corner of the property (3 corners) which indicate the presence of the route, paint stripes on the asphalt to show its location, and install ramps if needed to mount the curbing in the northwest and northeast corners. You will probably need to consult the Grand Junction Parks and Recreation and/or Public Works Departments for specific advice on the signs and striping.

Mr. Paul Heide]

Page 2

- 2) Install two well-anchored bicycle racks in the designated area on the east side of the west building.

Please complete these items within 30 days of the receipt of this letter.

Thank you for your cooperation. If you have any questions, please don't hesitate to call me.

Sincerely,

Lance R. Williams

Lance R. Williams
Development Enforcement Officer

LW/vw

Enclosure

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE. \$300



**RETURN
TO**

RECEIVED
DEVELOPMENT DEPARTMENT

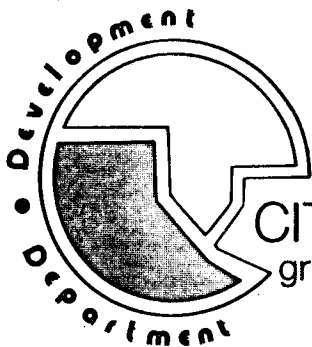
MAR 10 1982

Lance Williams
Mesa County Planning Dept.

(Name of Sender)

559 White Avenue, Room #60
(Street or P.O. Box)

Grand Junction, CO 81501
(City, State, and ZIP Code)



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

May 20, 1982

Mr. Paul Heidel
Project Manager
Crossroads Business Complex
2764 Compass Drive
Grand Junction, CO 81501

RE: Bike/Pedestrian Route & Bicycle Rack

Dear Mr. Heidel:

On May 19, 1982, I re-visited the building site and found all improvements related to the above requirements complete.

Your cooperation has been appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

xc: Mr. Bill Bogdon
File #11-80

See file # 27-89
#11-80



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 17, 1989

Dale Reece
Crossroads to Health & Fitness
2768 Compass Drive
Grand Junction, CO 81506

Dear Dale:

Your request for a minor change to the development plan for 2768 Compass Drive to include the property to the east at 2724 Compass Court for a parking lot has been approved.

Parking blocks or some type of barrier is required along the south boundary of the parking lot to prevent encroachment onto the neighboring property. The southeast corner of the parking lot, within the raised curbing will be landscaped. The dirt swale to the north, as shown on the site plan, will be landscaped with two trees, 20 spreading junipers and grass. A pressurized irrigation system will be installed. All landscaping must be completed by October 31, 1989 unless otherwise approved by this Department.

The City Engineer has noted a potential drainage problem in the existing parking lot to the west. Runoff does not appear to drain properly along the south boundary of this parking lot.

Thank you for your cooperation through this process. Good luck with your expanded facility.

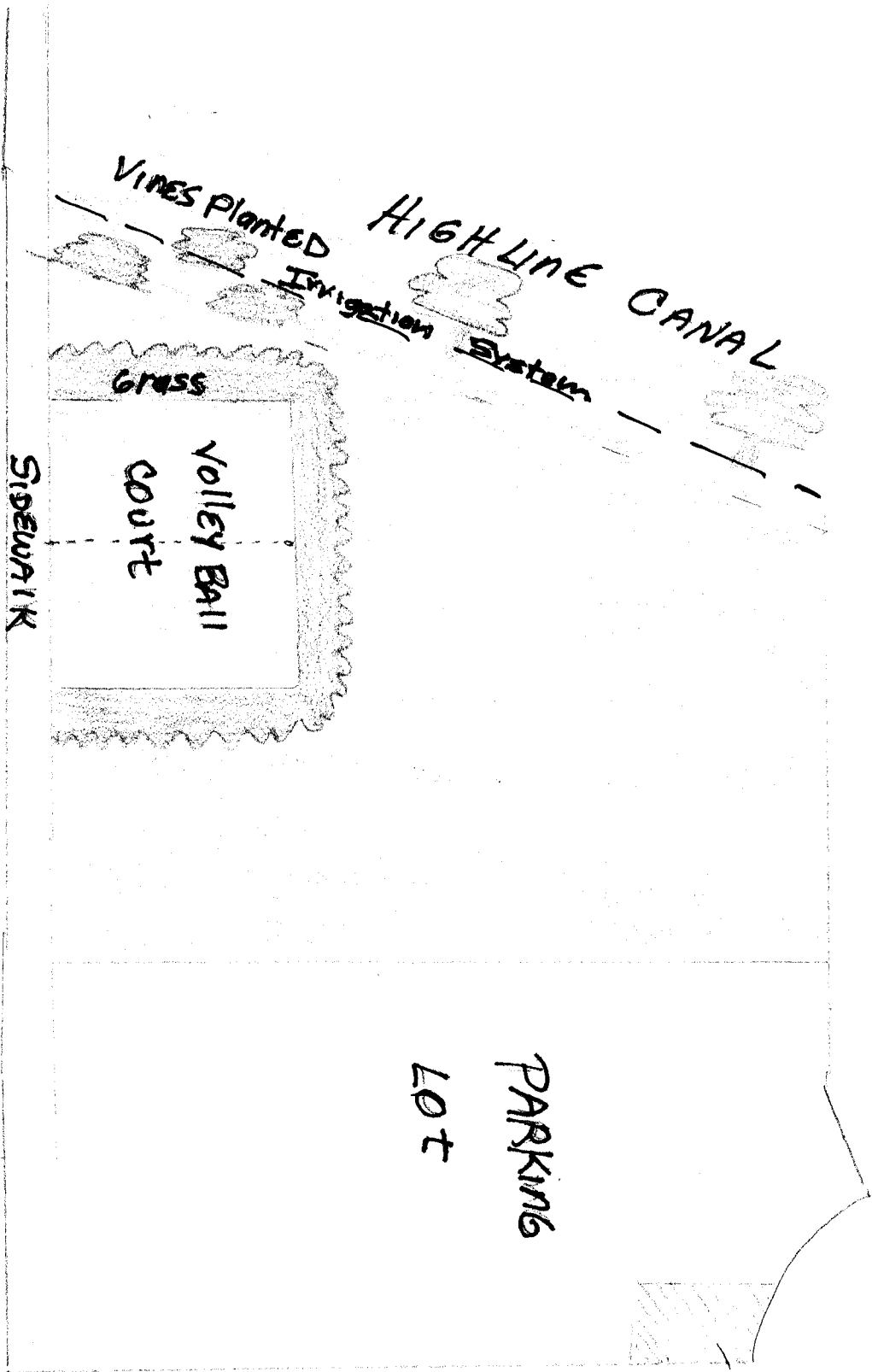
Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Portner", with a long horizontal flourish extending to the right.

Kathy Portner
Planner

/kp

CROSSROADS TO HEALTH & FITNESS
PARKING Lot and landscaping improvements



EXISTING PARKING LOT

CROSSROADS
TO HEALTH & FITNESS

2768 Compass Drive
Grand Junction, CO 81506
242-8746

Center

December 6, 1990

Ms. Kathy Portner
Planner II
City of Grand Junction
Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Kathy:

Pursuant to our last meeting you requested some additional information concerning the estimated cost of landscaping the lot on the east side of our building and any possible conflicts that would arise by sharing the parking lot on the west side of the building by tenants in the building adjacent to us.

The cost of finishing the landscaping of the east lot will be approximately \$350, which of course would have to meet all the requirements as specified by the City of Grand Junction.

In regards to sharing the lot on the west side of the building we feel that any conflicts with our neighbors will be minimal. These businesses (The Bureau of Reclamation, American Office Equipment and Golden Age Insurance Co) operate during normal business hours (Monday thru Friday 8am-5pm). In contrast, our peak hours are between 5pm and 7:30pm, therefore we do not see any additional problems.

Should you feel that you would like to discuss the information in this letter in more detail, please call me.

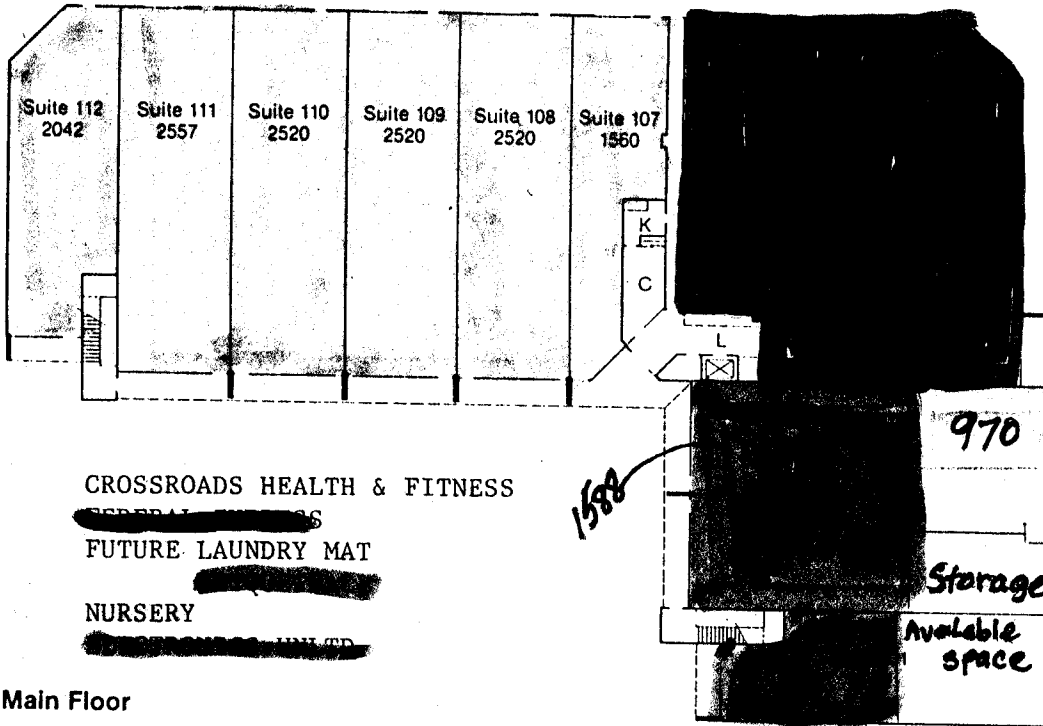
Sincerely yours,
CROSSROADS HEALTH & FITNESS CENTER

Dale R. Reece

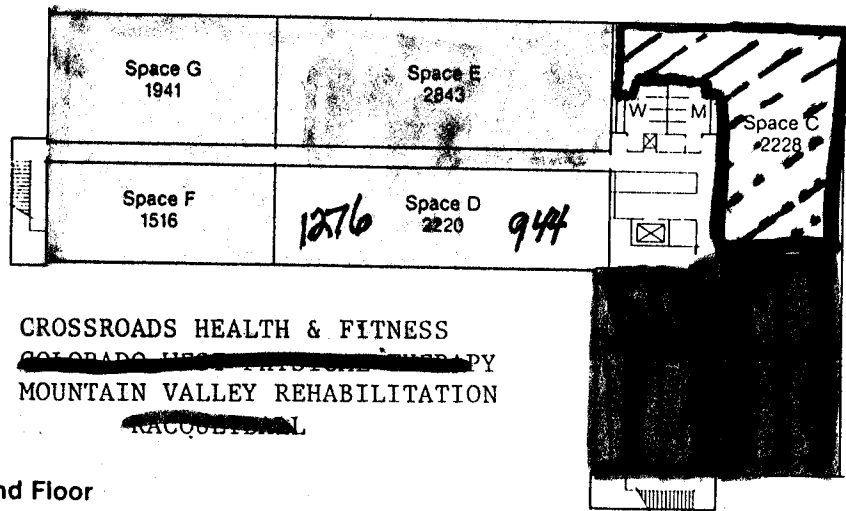
Dale R. Reece
President

April 29, 1991

Crossroads II
Floor Plan



Main Floor



Second Floor

	Space	Laundry
Health Club -	22,265 sq.ft.	100 spaces
Federal Express -	7,191 sq.ft.	8 spaces
Racquetball Cts (2)	3,176 sq.ft.	4 spaces
Nursery	970 sq.ft.	—
Electronics	1170 sq.ft.	5 spaces
Phy. Therapy Clinic	2,228 sq.ft.	10 spaces
Mt. Valley Rehab	944 sq.ft.	10 spaces



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

March 25, 1991

Dale R. Reece
Crossroads to Health & Fitness
2768 Compass Drive
Grand Junction, CO 81506

Dear Mr. Reece:

I have reviewed Development File #11-80, Crossroads Business Center, Lots 10, 11 & 12, Block One, Crossroads Energy Park. The site plan that was approved in 1980 included the two existing buildings with shared parking. The buildings, as approved, were mirror images of each other with a total of 49,680 sq. ft. of office space and 39,536 sq. ft. of warehousing. The required parking for those uses was shown as a total of 166 spaces for the office space and 29 for the warehousing, for a total of 195 spaces. The approved site plan showed 200 shared parking spaces.

We also have a site plan in the file that shows a "contract limit line" for each of the buildings which divides the parking approximately in half.

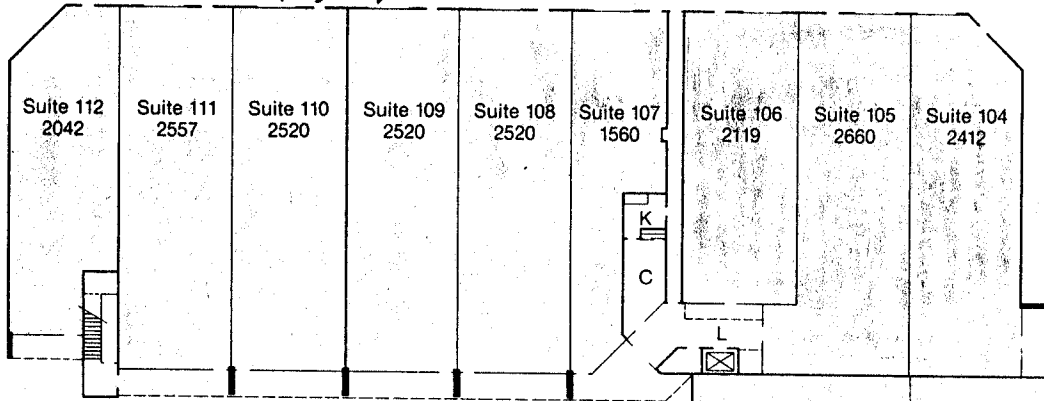
Shared parking was essential for the plan approval. Because the buildings are identical, we assume the parking was meant to be shared equally.

Sincerely,

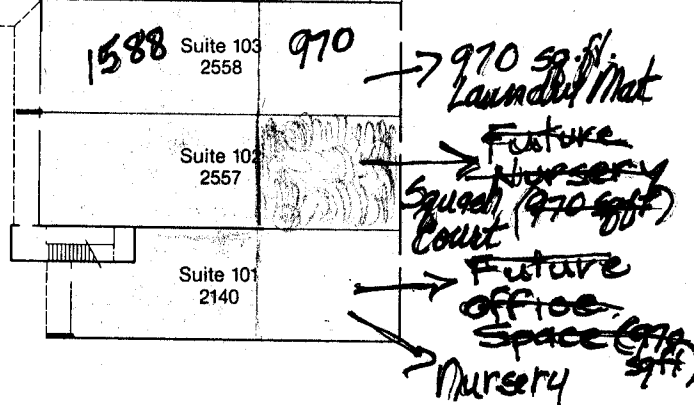
Katherine M. Portner
Senior Planner

**Crossroads II
Floor Plan**

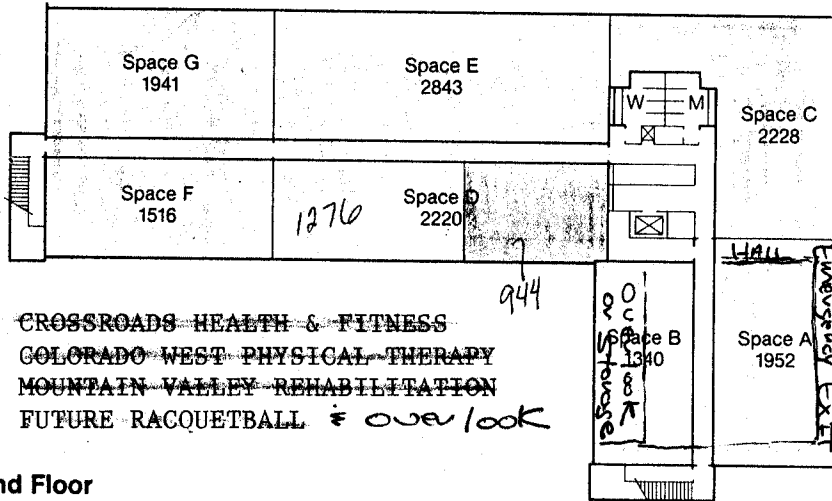
13,719



~~CROSSROADS HEALTH & FITNESS~~
~~FEDERAL EXPRESS~~
FUTURE LAUNDRY MAT
FUTURE RACQUETBALL
NURSERY
~~ELECTRONICS UNLTD.~~



Main Floor



~~CROSSROADS HEALTH & FITNESS~~
~~COLORADO WEST PHYSICAL THERAPY~~
~~MOUNTAIN VALLEY REHABILITATION~~
FUTURE RACQUETBALL & over look

37,131

24,796
1,587

Second Floor

	<u>Sq. Ft.</u>	<u>Parking</u>
Health Club	22,239	99 spaces
Federal Express	7,191	8 spaces designated
2 Courts		8 spaces
Clinic		8 spaces
Electronics + office		8 spaces
		<u>131 spaces</u>

89 - original dev.
38 - added
127 existing

230



618 Dike Road, P.O. Box 3609
 Grand Junction, CO 81502
 (303) 243-4900
 FAX: (303) 243-5945

LETTER OF TRANSMITTAL

TO: Crossroads to Health & Fitness DATE: 10/2/91
 2768 Compass Drive
 Grand Junction, CO 81506

ATTENTION: Dale Reece UNITED JOB: 00743

PROJECT: Crossroads Parking Lot

LOCATION: Grand Junction

RE: Plot/Plat Plans

We are sending you x herewith, x via mail, the following items:

COPIES	DATE	DESCRIPTION
1	-	General Plot Plan
1	-	General Plat Plan with Grades

These are transmitted as indicated below:

 x As Requested

for Anna Crowe
 Gary DeJarnatt
 Vice President, Operations

GDJ/ac

CROSS ROAD'S

1/16 CO. REF 30026-

TOP OF BANK 20 4 1/2

TOP OF SLOPE 6 SMD 1340 EL

CANAL ROAD

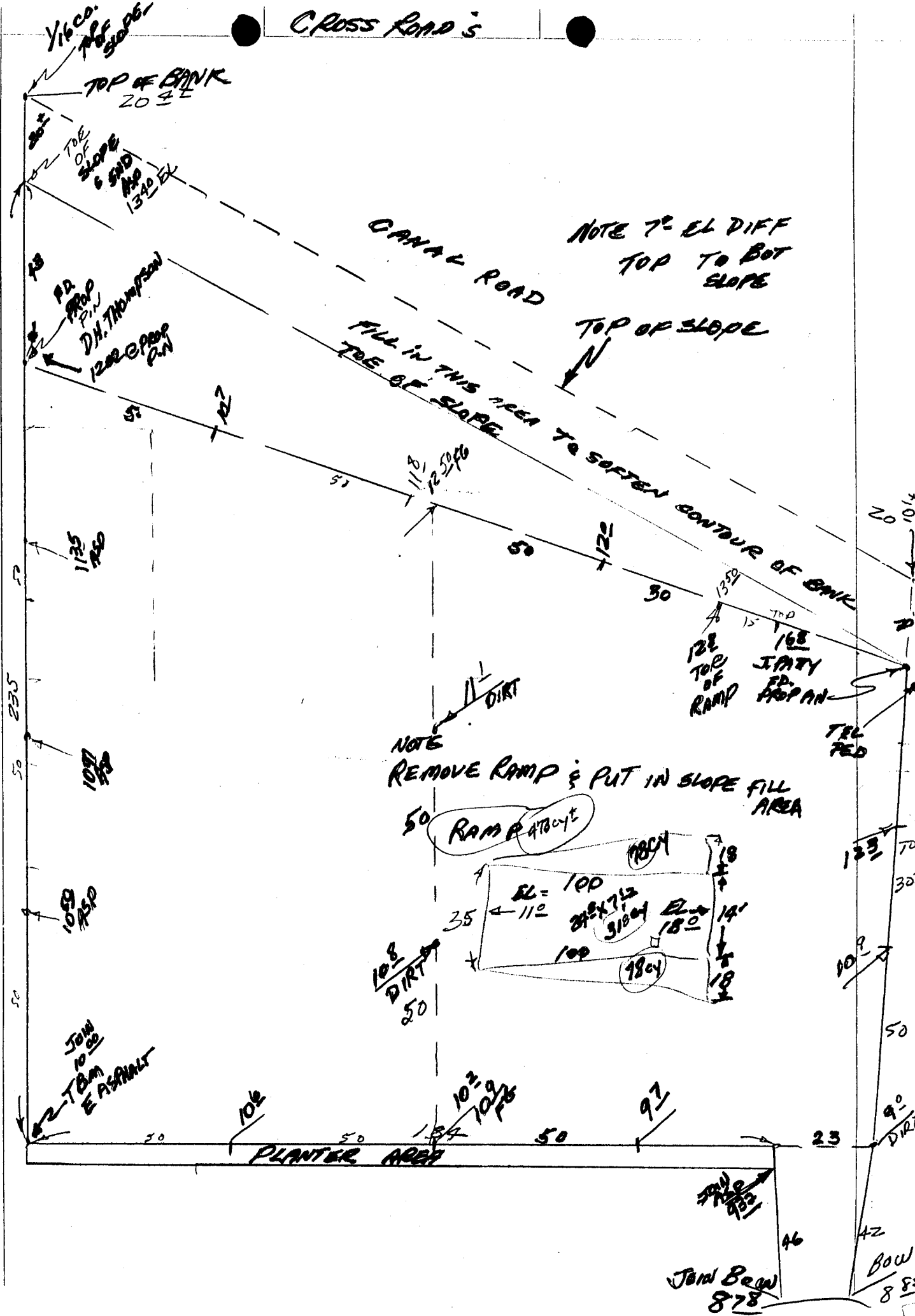
NOTE 7' EL DIFF TOP TO BOT SLOPE

TOP OF SLOPE

FILL IN THIS AREA TO SOFTEN CONTOUR OF BANK

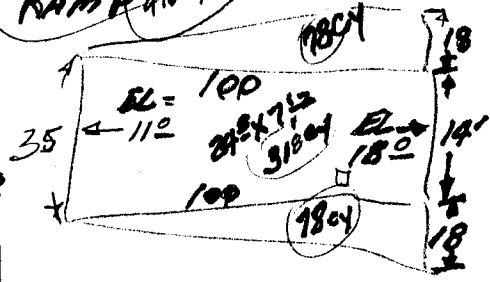
PA 9900 PIN
DN. THOMPSON
1200 9900 PIN

5 SHEETS 5 SQUARE
42.332 100 SHEETS 5 SQUARE
42.339 200 SHEETS 5 SQUARE
NATIONAL



NOTE REMOVE RAMP & PUT IN SLOPE FILL AREA

RAMP 470 CY



JIM 10 20
E ASPHALT

PLANTER AREA

JIM BEAN 878

BOW 8 8'

CROSS ROAD'S

1/16 CO. TOP OF SLOPE

20

TOP OF SLOPE

43

F.D. PROP PIN
DH. THOMPSON

CANAL ROAD

TOP OF SLOPE

FILL IN THIS AREA TO SOFTEN
TOE OF SLOPE
TOE OF SLOPE
CONTOUR OF BANK

20

J. PATY
F.D. PROP PIN

TEL
PED

235

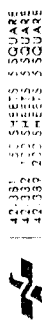
184

PLANTED AREA

23

46

42



DATE SUBMITTED: 12/12/90

PERMIT # _____

FEE 5.00

5/13/91

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2768 Compass Drive

SQ. FT. OF BLDG: 42,200

SUBDIVISION: Replot of Crossroads Co West

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2701-361-30-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Dale R. Reece

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 60335

health club & offices

PHONE: 303-243-7933

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

2 Racquet Ball Courts, 1 Squash Court & laundry mat for client use

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES _____ NO X

SETBACKS: F Anterior R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 110

PARKING SPACES REQ'D: 131 (see file)

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: see file

SPECIAL CONDITIONS: Anterior Remodel

guarantee of completion of landscaping will be required prior to C.O.

see file # 11-80

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12/12/90

APPROVED BY: Kathy [Signature]

Dale R. Reece
SIGNATURE

DATE SUBMITTED: 5/3/91

PERMIT # _____

FEE ~~500~~ no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2768 Compass Dr.

SQ. FT. OF BLDG: 142,200

SUBDIVISION: Replat of Unincorporated CO West

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2701-361-30-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Dale R. Reese

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 60335

health club & office

PHONE: 303/243-7933

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Antenna remodel - laundry mat for client use

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES _____ NO X

SETBACKS: F Anterior

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 131 (see file)

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: accessory use to

See also - Planning Clearance issued 12/12/90

The Health Club - see file # 11-80

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/3/91

APPROVED BY: Kathy Penton

SIGNATURE