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File 1980-0002
Date 1/10/01

Project Name: Crossroads Energy Complex – Prelim.Dev. Plan & Zoning

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			
X	X	*Mailing list			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
X	X	*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			
X	X	*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
X		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	Development Application	
X		Review Sheets	X	Subdivision Summary Form	
X	X	Review Sheet Summary	X	Deed	
X		Certification of Plat	X	X	Protective Covenants
X		Public Notice of Posting	X	Final Application	
X	X	Document acknowledging payment from Planners and Developers signed by Don Hobbs – 6/29/82	X	X	Power of Attorney - **
X		Letter from William Schilling to Jerry Fossenier re: appraisal – 3/30/82	X	X	Impact Study
X		Letter from Ron Rish to Katy McIntyre re: review and approval of detailed construction plans – 3/27/81	X		Petition and Application for Rezoning
X	X	Preliminary Geotechnical Report	X		Petition for Annexation
X	X	Memo from Planning Commission to City Council re: denial - 5/3/82	X		Record of Final Plat Recording
X		Request of Treasurer's Certificate of Taxes Due			Planning Commission Minutes - ** - 4/27/82
X		Signed Petition against zoning	X	X	Improvements Agreement - **

Acres PR-12.04, HO-13.48

Units _____

Density _____

ACTION SHEET

File # 2-80

Zone PR + HO

Tax Area Code _____

Activity Zoning of annexation ^{RIB} to P.R. & H.O.

Phase + Preliminary Dev. Plan for CROSSROADS energy complex

Date Neighbors Notified 1-21-80

Date Submitted 1-2-80

Date CIC/MOC Legal Ad _____

Date Mailed Out 1-11-80

PC Hearing Date _____

Review Agencies _____

10 day Review Period - Return By 1-21-80

Send _____

Send _____

COUNTY ROAD DEPARTMENT

FIRE city

COUNTY HEALTH DEPARTMENT

IRRIGATION Highline Canal

COUNTY SURVEYOR

DRAINAGE G.V. Project

COMTRONICS

WATER (UTE) CLIFTON

GRAND VALLEY RURAL POWER

SEWER

MOUNTAIN BELL

2 review sheets

CITY ENGINEER/UTILITIES

PUBLIC SERVICE

MACK, LOMA, MESA, COLLBRAN

SOIL CONSERVATION SERVICE

FRUITA, PALISADE

SCHOOL DISTRICT 51

P.D. Ed VanderTook

STATE HIGHWAY

Jim Patterson

STATE GEOLOGICAL

Energy Office

STATE HEALTH - RADIOLOGICAL

TRANSAMERICA TITLE

Board _____ Date _____ Comments _____

GSpc 1-29-80 REC. ZONING from R-T-B to PR and H.O.
REC. APP PREL. PLAN SUBJ. to Staff Comment

CiC 2/20/80 approve zone & prelim. plan -
PR zone to have a max density
of 4 d/u/acre until some plan
for development is approved.

Common Location East of 27 Road, North of I-70

Staff Comments _____

Original Documents

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

REVIEW SHEET SUMMARY

FILE # 2-80

DATE SENT TO REVIEW AGENCIES 1-11-80

ITEM Zoning of Annexation to P.R. & H.O. DATE DUE _____
 & Prelimin. Dev. Plan for Crossroads Energy Complex
 PC MEETING DATE _____

MCC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-11-80	City Engineer	Street layout, proposed improvements and drainage pattern looks like a logical extension of the existing development. Power of attorney or street improvements should be provided for 27 Rd. frontage
1-14-80	City Fire	Recommendations are that the water line tie into the water line on 27 Rd. to assure adequate water supply. If this is to be single family dwellings the hydrants should be multiple family, spacing should be no farther apart than 300'
1-14-80	City Utilities	none
1-16-80	Public Service	Gas: no objections (KF) #836-840 Electric: easements shown need to be labeled and dimensioned. Request minimum of 10' width (TI)
1-21-80	TRANSPORTATION	No comments on the rezoning. The intersection of Crossroads Blvd. and 27 Road might have problems with sight distance from the south, depending on final location.
1-21-80	STATE HIGHWAY	The Crossroad Boulevard connection to 27 Road should be relocated 300 feet further north to provide better sight distance and widening of 27 Road if future widening is warranted.
1-21-80	DESIGN & DEVELOP. PLANNER	No objection to zoning of annexation, from R-1-B to Planned Residential and H.O., as the site -- near the intersection of two major roadways, Interstate 70 and 27 Road, lends itself to highway oriented and planned residential uses. This development plan is considered strictly a subdivision of the property. A preliminary and final plan would be required for review at such time development is to occur in the Planned Residential Zone; and final development plans for the lots in the H.O. Zone.
1-23-80	MOUNTAIN BELL	No objections

STAFF RECOMMENDATION: Recommend approval of the zoning of the annexation from R-1-B to Planned Residential and Highway-oriented Zones. The following staff comments should be addressed in later submittals:

1. POA or street improvements, according to City standards for 27 Rd. frontage.
2. PSC comments re: easements.
3. Re-location of the Crossroad Boulevard connection to 27 Road to provide better sight distance (per Transportation Engr. & State Hwy.)

ZONING OF ANNEXATION TO P.R. C.I.O. & PRELIMINARY
DEVELOPMENT PLAN FOR CROSSROADS ENERGY COMPLEX

GJPC/1-29-80/FLAGLER/PICKENS PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE CHANGE TO PR AND H.O. ZONING, AS REQUESTED.

RIDER/FLAGLER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS.

2-25-80 UTE WATER

It is 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.

Acres _____
Units _____
Density _____

ACTION SHEET

File # 2-80
Zone PR & H.O.
Tax Area Code _____

Activity Crossroads Colo. West - Filing #2

Phase ~~Final~~ Final Plat

Date ^{let} Neighbors Notified 3-17-80

Date Submitted 3 March 80

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 25 March 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 Grand Valley Water Users
- WATER (UTE) (CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES TRANSP
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- Jim Patterson
- P.D. - Ed Vander Took
- Energy Office
- Mapping

2 review sheets

Board	Date	Comments
<u>G.I. PC</u>	<u>25 MAR 80</u>	<u>Rec. approval subject to staff rec.</u>
<u>CiC</u>	<u>4/16/80</u>	<u>Approved subject to P.C. approval</u>

Common Location East of 27 road & North of I-70.

Staff Comments

Legal OK

Original Documents

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

REVIEW SHEET SUMMARY

CITY
FILE# 2-80

ITEM CROSSROADS COLORADO WEST SUBDIVISION
FILING #2 - FINAL PLAT

DATE SENT TO REVIEW DEPT. 3-5-80
DATE DUE 3-17-80

PETITIONER PLANNERS & DEVELOPERS LTD.

LOCATION East of 27 Road, North of I-70

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	CITY FIRE	Fire hydrant spacing is inadequate for this development. Hydrants must be spaced <u>no more</u> than 300' apart. Additional on site hydrants may be required determined by construction on site. Hydrants need not be installed along Crossroads Blvd. in front of Lot 11 at this time. <u>But</u> , before any construction is begun on lot 11, proper hydrants must be installed. An 8" water main size may not be adequate depending on type of construction, occupancy or fire load.
3-11-80	MAPPING	No objection.
3-11-80	CITY UTILITIES	None.
3-14-80	TRANS. ENGINEER	Consideration might be given to replacing the "barricade fence" along the canal with a standard guard rail arrangement. This would afford more protection to motorists and would possibly look better.
3-14-80	MTN. BELL	Utility easements and dedication satisfactory as shown.
3-14-80	PUBLIC SERVICE	Gas: Street cross-section on utility composite shows natural gas on bottom of joint use trench. Please revise to show gas on top, also it would be helpful to show the 10 foot front lot line easement on cross-section. Electric: no objections - will serve front lot.
3-14-80	UTE WATER	1. County subdivision regulations require that sewer lines be on the south and west of center of streets and roadways, and that domestic water lines be north and east of center of streets and roadways. 2. The Department of Health and Ute Water require a 10 foot minimum horizontal separation between sewer and water. This compliance is not indicated on the Utility Composite dated March, 1980 (between block 3 lot 10 and block 2 lot 17). 3. Ute's Waters' lines should be between 3' and 5' into the street from the gutter edge and any encroachment of sewer lines will necessitate relocation of the sewer line. 4. The 8" connection indicated on 27 Road may be utilized for fire line protection but the 8" service line must be realigned for installation in the dedicated street (Cross-road Boulevard). 5. There will be no service taps from easement located lines. Extension policies, connection fees and tap fees in effect will apply.
3-14-80	CITY ENGINEER	Street plans and sanitary sewer layout look fine. Detailed construction plan approval must be requested of me prior to construction. Power of attorney for street improvements on 27 Road should be obtained prior to recording the plat.

DESIGN & DEVELOPMENT PLANNER

No objection. Detailed site plans must be submitted when development is to occur addressing landscaping, building envelopes, screening, etc.

STAFF RECOMMENDATION

Recommend approval of final plat with the following to be addressed before recording:

1. POA for street improvements on 27 Road
2. Revisions requested by PSC on plat
3. Address City Fire comments regarding hydrants and water main size
4. Review location of utility lines (Ute Water) (Item #1 of Ute Water is not applicable since this is a city - not a county - subdivision)

GJPC/3-25-80/FLAGER/GRAHAM PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT, SUBJECT TO REVIEW SHEET COMMENTS AND THE DEVELOPER WORKING OUT THE STAFF RECOMMENDATIONS.

REVIEW SHEET SUMMARY

FILE NO. 2-80 TITLE HEADING Crossroads Colo. West Subdivision DUE DATE 4/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Planners and Developers Ltd./ Jerry Fossenier. Location: Southeast corner of Crossroads Boulevard and 27 Road (12th Street). A request for a replat of Lot 1, Block 5 of Crossroads Colorado West Filing #2 on 3.655 acres in a planned residential zone at 4 units per acre. Consideration of replat.

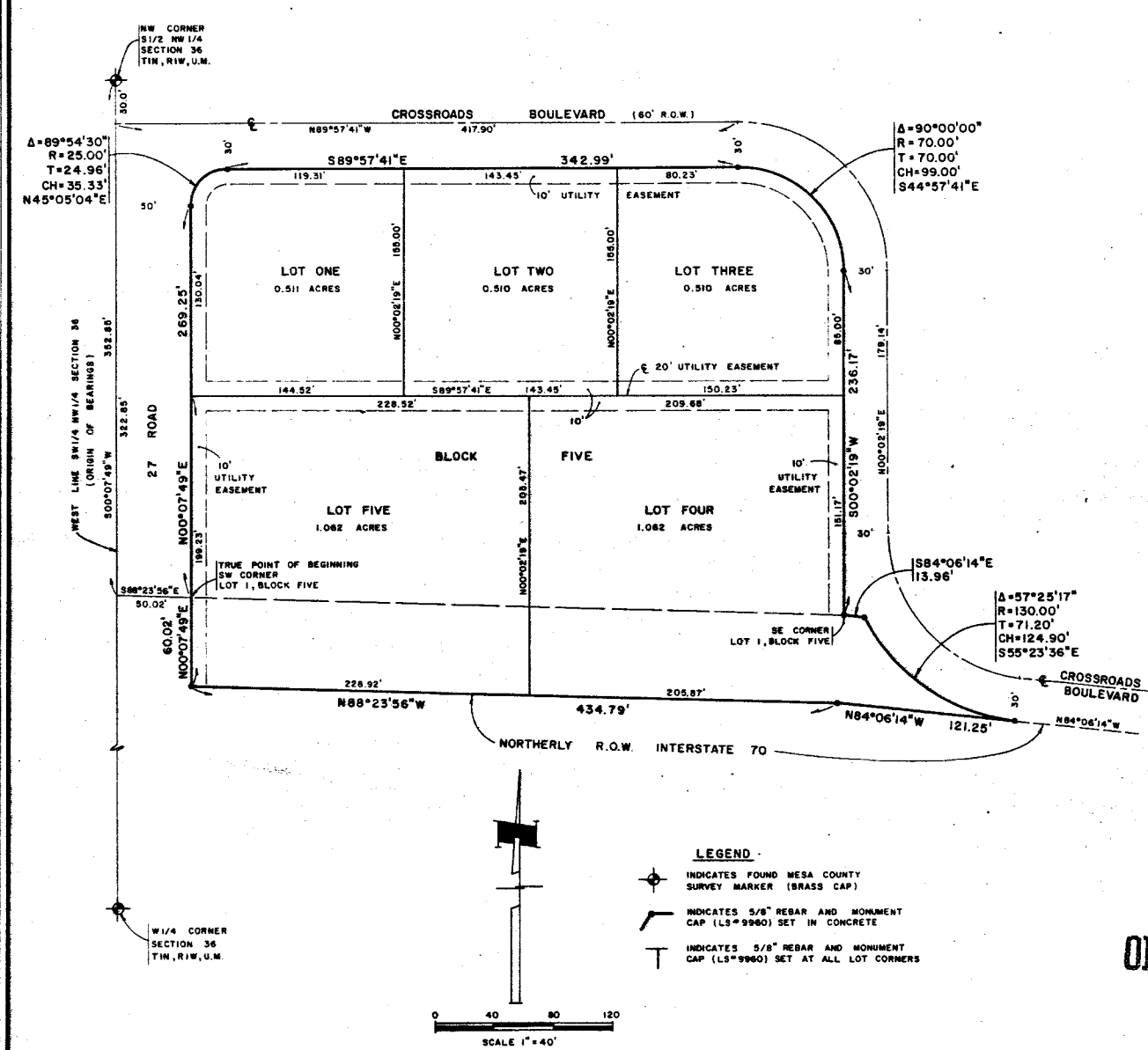
PETITIONER ADDRESS P.O. Box 2163, Grand Junction, CO 81503

ENGINEER Paragon Engineering Inc.

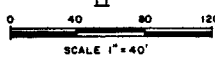
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/7/82	Ute Water	No objection to "REZONE". Lot lay-out does not appear to lend itself to either of two previously submitted development proposals. On-site water systems and domestic services will be dependent on building placement and use. Policies and fees in effect at the time of application will apply.
4/9/82	City Utilities	None.
4/9/82	Mountain Bell	Easements on plat are adequate.
4/12/82	Public Service	Gas and Electric: No objections to final plat. There is no gas main in immediate area at this time. Request developer contact P.S.Co. concerning loads and points of service as project develops.
4/12/82	Transportation Engineer	I have no problem with the replat of the parcel, but I can foresee access problems with the corner lots (Lots 1 & 3).
4/13/82	G.J. Fire	This office has no objections to the proposed subdivision provided there is ample access to all buildings. Fire protection appears to be adequate at this time with said existing hydrants. Re-submit any changes as this may alter the protection for this area.
4/13/82	Planning Staff Comments	<ol style="list-style-type: none"> 1. This replat of 5 lots is in a PR-4. There are several things to take into consideration with this proposal: <ol style="list-style-type: none"> a. There is a possibility that these 5 lots can be proposed 5 times, by 5 different owners. b. How are services going to be coordinated to assure that there are not 5 different proposals? c. What assurance is there that all concerns will be addressed (i.e. landscaping, buffering, parking, trash pick-up etc.) in a coordinated effect? 2. What staff would like to see is an approved plan for the overall PR-4, 3.655 acres. 3. Need a POA for 27 Road or 12th Street. 4. Need avigation easement since this is within the area of influence (Sec. 5-11).
4/15/82	City Engineer	The petitioner should request my review and approval of the detailed sanitary sewer plans after Council approval of the subdivision but prior to construction. Staff should check to see if power of attorney for 27 Road improvements has been recorded and if it is still valid. All other public improvements exist and have been accepted. Access to lots 1 and 3 must be kept well away from the street corners. Why wasn't this block split into these lots when the original subdivision was platted? Vehicular access to the sanitary main hole should be provided.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/6/82	GJPC Minutes of 4/27/82	<p>MOTION: (COMMISSIONER TRANSMEIER) "I RECOMMEND ON ITEM #2-80, THE REPLAT OF LOT 1, BLOCK 5, CROSSROADS COLORADO WEST SUBDIVISION-FILING #2, CONSIDERATION OF REPLAT, BE SENT ONTO CITY COUNCIL WITH THE RECOMMENDATION OF <u>APPROVAL</u>, SUBJECT TO STAFF COMMENTS BEING RESOLVED." <u>COMMISSIONER MILAND DUNIVENT</u> SECONDED THE MOTION. <u>CHAIRMAN LITLE</u> READ THE MOTION, CALLED FOR A VOTE, AND THE MOTION WAS DEFEATED, 3-2 (<u>COMMISSIONERS O'DWYER, RINKER, OTT</u> DECLINING).</p> <p>MOTION: (COMMISSIONER RINKER) "ON FILE #2-80, REPLAT OF LOT 1, BLOCK 5, CROSSROADS COLORADO WEST SUBDIVISION-- FILING #2, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF <u>DENIAL</u> WITH CONSIDERATION OF REPLAT DUE TO NEIGHBORHOOD OPPOSITION, PLANNING COMMISSION NEEDS MORE DETAIL ON THE PLAN, AND GENERAL UNCOMFORTABLE FEELING." <u>COMMISSIONER BILL O'DWYER</u> SECONDED THE MOTION. <u>CHAIRMAN LITLE</u> CALLED FOR A VOTE, AND THE MOTION CARRIED 3-2 (<u>COMMISSIONERS TRANSMEIER, DUNIVENT</u> VOTING AGAINST).</p>

REPLAT OF LOT 1, BLOCK FIVE CROSSROADS COLORADO WEST FILING NO. TWO



- LEGEND**
- INDICATES FOUND MESA COUNTY SURVEY MARKER (BRASS CAP)
 - INDICATES 5/8" REBAR AND MONUMENT CAP (LS# 9960) SET IN CONCRETE
 - T INDICATES 5/8" REBAR AND MONUMENT CAP (LS# 9960) SET AT ALL LOT CORNERS



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Planners and Developers Ltd., a Colorado Corporation, William E. Foster, President and Warren E. Gardner, Secretary, is the owners of that real property situated in the City of Grand Junction County of Mesa, State of Colorado and being all of Lot 1 Block Five of Crossroads Colorado West Filing No. Two as filed and recorded in the Office of the Mesa County Clerk and Recorder and a tract of Land locate a part of the SW 1/4 NW 1/4 of Section 36, Township 1 North, Range 1 West of the 1st Meridian as shown on the plat thereon, said real property being more particularly described as follows:

Commencing at the NW Corner SW 1/4 NW 1/4 of said Section 36; Thence S. 89°54'30" W. along the West line of said Section 36 a distance of 352.85 feet; Thence S. 89°57'41" E. 269.25 feet to the TRUE POINT OF BEGINNING; Thence N. 00°07'49" E. 352.85 feet; Thence along the arc of a curve to the Right whose radius is 25.00 feet and whose long chord bears N. 45°05'04" E. 342.99 feet; Thence S. 89°57'41" E. 342.99 feet; Thence along the arc of a curve to the Right whose radius is 70.00 feet and whose long chord bears S. 44°57'41" E. 99.00 feet; Thence S. 00°07'49" E. 226.17 feet; Thence S. 84°06'14" E. 121.25 feet; Thence along the arc curve to the Left whose radius is 130.00 feet and whose long chord bears S. 55°23'36" E. 124.90 feet to point on the Northernly Right-of-Way of Interstate 70; Thence along said Northernly Right-of-Way of Interstate 70 by the following two (2) courses and distances: (1) N. 84°06'14" E. 121.25 feet, (2) N. 89°57'49" E. 434.79 feet; Thence S. 00°07'49" E. 60.02 feet to the TRUE POINT OF BEGINNING; Containing 3.553 Acres.

That said owner does hereby dedicate to the Public Utilities those portions of said real property that are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric, gas, telephone lines, sewer and water lines together with the right to trim interfering trees and with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this _____ day of _____ A.D., 1982.

Planners and Developers Ltd., a Colorado Corporation

William E. Foster, President
Warren E. Gardner, Secretary

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1982
William E. Foster, President and Warren E. Gardner, Secretary of the Planners and Developers Ltd., a Col Corporation.

Witness my hand and official seal. My commission expires: _____

Notary Public

CITY APPROVAL

This plat of Replat of Lot 1 Block Five, Crossroads Colorado West Filing No. Two, a subdivision of City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this _____ day of _____ A.D., 1982.

City Manager _____ President of Council _____ Director of Develop _____

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

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1982 and is duly recorded in Plat Book _____ Page _____.

Clerk and Recorder _____ Deputy _____ Fees: \$ _____

SURVEYORS CERTIFICATE

I, James T. Patey, Jr., do hereby certify that the accompanying plat of Replat of Lot 1 Block Five Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patey, Jr. 4-1-82
Registered Land Surveyor
Colorado Registration No. 9960

OFFICE COPY

#2-80

NOTICE According to Colorado law you commence any legal action based upon any title survey within six years after you first such defect. In no event may any action be any defect in this survey be commenced the six years from the date of the certificate herein.

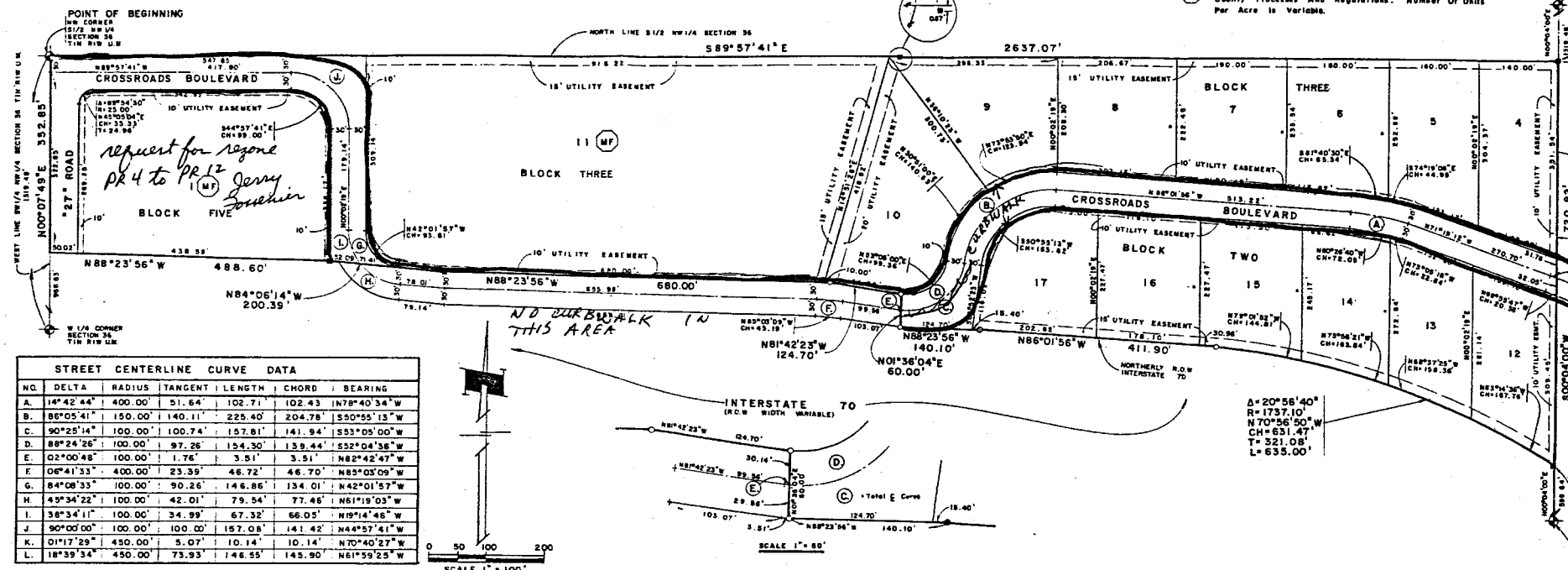
REPLAT OF LOT 1, BLOCK FIVE
CROSSROADS COLORADO WEST

PARAGON ENGINEERING

CROSSROADS COLORADO WEST FILING NO. TWO

AREA QUANTITIES
 Total Acres in Lots 23.297 Ac. or 84.52%
 Total Acres in Road R.O.W. 4.286 Ac. or 15.48%
 Total Acres 27.583 Ac. or 100.00%
 Total No. of Lots 15

- LEGEND**
- Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar & Monument Cap Set in Concrete
 - Indicates 5/8" Rebar & Monument Cap Found
 - Indicates 5/8" Rebar & Monument Cap At All Lot Corners
 - Indicates 1-70 R.O.W. Marker Found
 - MF All Multi-Family Lots Are To Be Developed Through County Processes And Regulations. Number Of Units Per Acre is Variable.



NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A.	14°42'44"	400.00'	51.64'	102.71'	102.43'	N78°40'34"W
B.	86°05'41"	150.00'	140.11'	225.40'	204.78'	S50°55'13"W
C.	90°25'14"	100.00'	100.74'	157.81'	141.94'	S53°05'00"W
D.	88°24'26"	100.00'	97.26'	154.30'	139.44'	S52°04'36"W
E.	02°00'48"	100.00'	1.76'	3.51'	3.51'	N82°42'47"W
F.	06°41'53"	400.00'	23.39'	46.72'	46.70'	N82°03'09"W
G.	84°08'33"	100.00'	90.26'	146.86'	134.01'	N42°01'57"W
H.	43°34'22"	100.00'	42.01'	79.54'	77.46'	N61°19'03"W
I.	36°34'11"	100.00'	34.99'	67.32'	66.05'	N19°14'46"W
J.	90°00'00"	100.00'	100.00'	157.08'	141.42'	N44°57'41"W
K.	01°17'29"	450.00'	5.07'	10.14'	10.14'	N70°40'27"W
L.	18°39'34"	450.00'	73.93'	146.55'	145.90'	N61°59'25"W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Crossroads Colorado West, a limited partnership, SPEC, Inc., a Colorado Corporation, general partner, Samuel T. Haupt, President SPEC, Inc., Robert E. Hiron, Secretary/Treasurer SPEC, Inc., and Robert E. Hiron, general partner and Planners and Developers Ltd., a Colorado Corporation, William E. Foster, President and James T. Pally Jr., Secretary, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the S 1/2 NE 1/4 of Section 36, T11 N., R11 E., of the Meridian as shown on the accompanying plat thereof, said real property being hereinafter described as follows:

beginning at the NW Corner of the S 1/2 NE 1/4 of said Section 36; Thence S 89° 57' 41" E along the north line of the S 1/2 NE 1/4 of said Section 36 a distance of 2637.07 feet to the NE Corner of the S 1/2 NE 1/4 of said Section 36; Thence S 00° 00' 00" E along the east line of the S 1/4 of said Section 36 a distance of 720.22 feet to a point on the westerly right of way of Interstate 70; Thence along said westerly right of way of Interstate 70 by the following eight courses and distances: (1) Along the arc of a curve to the left whose radius is 1737.10 feet and whose long chord bears N 70° 56' 50" W 651.47 feet; (2) 1 86° 05' 41" W 204.78 feet; (3) 1 86° 05' 41" W 204.78 feet; (4) 1 86° 05' 41" W 204.78 feet; (5) 1 86° 05' 41" W 204.78 feet; (6) 1 86° 05' 41" W 204.78 feet; (7) 1 86° 05' 41" W 204.78 feet; (8) 1 86° 05' 41" W 204.78 feet to a point on the westerly line of the S 1/4 NE 1/4 of said Section 36; Thence W 00° 07' 41" E along said westerly line of the S 1/4 NE 1/4 of said Section 36 a distance of 352.85 feet to the point of beginning, containing 27.583 acres.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements or the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 1980.

Crossroads Colorado West, a Limited Partnership
 Samuel T. Haupt, President
 SPEC, Inc., a Colorado Corporation,
 General Partner
 Planners and Developers Ltd., a Colorado Corporation
 Robert E. Hiron, Secretary/Treasurer
 SPEC, Inc., a Colorado Corporation,
 General Partner
 Robert E. Hiron, General Partner
 William E. Foster, President
 ST. PL. OF COLORADO) SS
 COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1980 by Samuel T. Haupt, President and Robert E. Hiron, Secretary/Treasurer of SPEC, Inc., a General Partner and Robert E. Hiron, General Partner of Crossroads Colorado West and William E. Foster, President and James T. Pally Jr., Secretary of Planners and Developers Ltd., a Colorado Corporation.

CITY APPROVAL
 This plat of Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was read and accepted on this _____ day of _____ A.D., 1980.

City Manager _____ President of Council _____ Director of Development _____
 Chairman, Grand Junction Planning Commission _____ Grand Junction City Engineer _____

CLERK AND RECORDS CERTIFICATE
 STATE OF COLORADO) SS
 COUNTY OF MESA) SS
 I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____ A.D., 1980 duly recorded in Plat Book _____ Page _____
 Fees: \$ _____
 Clerk and Recorder _____ Deputy _____

SURVEYOR CERTIFICATE
 I, James T. Pally Jr., do hereby certify that the accompanying plat of Crossroads Colorado West Filing No. Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.
 James T. Pally Jr.
 James T. Pally Jr.
 Registered Land Surveyor
 Colorado Registration No. 9960

#2-80
OFFICE COPY
 CROSSROADS COLORADO
 FILING NO. TWO
 PARADISE ENGINEERING

Mary Avonnell Flannery
758 27 Road
Grand Junction, CO 81501
2701-362-00-009 RIB #2-80

James B. & Van Niel Diamenti
2703 Skyline Drive
Grand Junction, CO 81501
2701-362-20-010 RIB #2-80

Larry D. & Susan K. Becker
1156 Bookcliff Drive
Grand Junction, CO 81501
2701-362-20-009 #2-80

Kraig Patterson
P.O. Box 3224
Grand Junction, CO 81501
2701-362-20-001 RIB #2-80

Colin L. & Cynthia D. Piburn
2707 Skyline Drive
Grand Junction, CO 81501
2701-362-20-011 RIB #2-80

Lee B. & Suzanne Golter
2702 Skyline Drive
Grand Junction, CO 81501
2701-362-20-002 RIB #2-80

Charles & Enis Plsek
Rt. 5, 771 27 Raod
Grand Junction, CO 81501
2701-351-00-007 AFT #2-80

Donald E. Kooker
2708 Skyline Drive
Grand Junction, CO 81501
2701-362-20-004 #2-80

Elizabeth V. Kirkendall
2712 Skyline Drive
Grand Junction, CO 81501
2701-362-20-005 RIB #2-80

James & Rosemary Peterson
2711 Skyline Drive
Grand Junction, CO 81501
2701-362-20-007 RIB #2-80

Uwe W. & Brenda A. Folhmeister
2709 Skyline Drive
Grand Junction, CO 81501
2701-362-20-008 #2-80

Planners & Developers Ltd.
Box 2163
Grand Jct. CO 81502
#2-80

CBW Builders Inc.
Box 2163
Grand Jct. CO 81502
#2-80

Bookcliff Country Club
2730 G Road
City

Mary Avonell Flannery
758 27 Rd.
City

Elizabeth V. Kirkendall
2712 Skyline Dr.
City

Jerry S. & R. Lewis
2709 Skyline Dr.
City

J.E. & R.T. Peterson
2711 Skyline Dr.
City

J.P. & P.K. Weyant
c/o Bear Valley Club
3290 Teller St.
Wheatridge, CO. 80033

R.H. Schiesswohl (ET AL)
Box 1003
City

Crossroads Colo. West
P.O. Box 363
City

C. & E.M. Plsek
Rt. 5771 27 Rd.
City

T.L. Benson Inc.
2685 Crestridge Dr.
City

IMPACT STUDY
for
CROSSROADS ENERGY PARK
H.O. ZONE

Need for Change

This parcel is zoned R-1-B under Mesa County Zoning. It lies adjacent to Interstate 70, and it is felt that the interstate impact would adversely affect residential development. Due to the continual development and public acceptance of the existing developing areas of Crossroads Energy Park, a change in zoning is required to meet the business and commercial demands of the Valley.

Impact on the Surrounding Area

Virtually no impact is realized by this site to surrounding areas as it exists today. Only one privately owned parcel adjoins this land. Developed impact would include providing much needed areas for uses as allowed in the H.O. Zone. It is felt that uses and controls that presently exist for the H.O. Zone can reduce its impact on surrounding areas.

Access

The site presently has two access points available. One is 12th Street, a major arterial, and the other is Crossroads Blvd. which connects the proposed site to Horizon Drive.

Accessibility of Utilities

All required utilities lie adjacent to the site in existing road right of ways. Existing utilities can readily be extended through the proposed site.

Impact on Public Facilities

Direct impact of this site on parks and schools would be minimal. Impact to existing water and sewer lines would be about the same as residential development (see submitted Subdivision Summary form). Impact on police and fire departments can be mitigated through specific site plan reviews. Generation of tax revenues should lessen impact of the public facilities.

It is anticipated that uses within Crossroads Energy Park would serve the entire county, inasmuch as the site lies along I-70, a major East-West inter-valley connector.

PROTECTIVE COVENANTS

for

CROSSROADS COLORADO WEST SUBDIVISION, FILING NO. TWO, GRAND JUNCTION, COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT "Planners and Developers, Ltd., being the owners and/or trustees of all lots in the Crossroads Colorado West Subdivision in the City of Grand Junction, Mesa County, Colorado, further described as being located in the Northwest Quarter of Section 36, T 1 N., R. 1 W., Ute Meridian and containing 25.563 acres, which has heretofore been platted and subdivided upon the records of the County Clerk and Recorder of Mesa County, Colorado, do desire to restrict the use of said property to increase desirability of the said lots to future purchasers, all for the benefit of future purchasers of said lots, do hereby restrict the use of said lots and do hereby contract with the future purchasers of said lots as follows:

1. All plans for site and building construction must be submitted to and approved by the "Architectural Control Committee" before any construction may take place. These plans which shall include the plot plan, architectural drawings, parking plans, signs and landscaping shall be submitted in duplicate. The "Architectural Control Committee" consists of three members appointed by Planners and Developers, Ltd., and affirmative votes of two members of the committee are necessary for approval. If action has not been taken within thirty days, approval shall be deemed automatic.
2. The three members of the "Architectural Control Committee" as appointed by Planners and Developers, Ltd., are J.P. Fossenier, W.E. Gardner, and Dale Miller. They shall serve until replaced by Planners and Developers, Ltd., or by owners of the majority of lots in the Subdivision.
3. All construction in the Subdivision shall be new construction and no previously erected building, structure or improvement shall be moved and set upon any lot from any other location.
4. All lots shall be developed so as to drain properly into streets and drainage easements. Surface drainage shall not be permitted to drain into adjacent lots unless permission is obtained from the owner thereof.
5. With the exception of the ditch between lots 10 & 11 of Block 3, any irrigation water from the Highline Canal shall be conducted through underground pipelines. No other open ditches will be permitted. Pipe sizes for transmission lines shall be as approved by the "Architectural Control Committee".
6. No outside storage shall be allowed except that which shall be constructed in a manner so that any item inside said area shall not be visible from outside said area, i.e., using slotted chain link fencing. Construction vans and storage of materials for building under construction will be allowed except that no construction of a building shall exceed twelve months before storage fencing will be required.

7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or the disposal of such material shall be kept in a clean and sanitary condition.
8. No fences shall be constructed closer to the street than the front line of the building. All of the lot shall be paved except for approved landscaping and fenced-in areas.
9. No oil or gas drilling, development, refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or gas shall be erected, maintained or permitted.
10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs used for security purposes may be kept, providing they are not used for breeding or commercial purposes.
11. No individual water supply system shall be permitted on any lot.
12. These restrictions are to run with the land and shall be binding upon all present owners and all future owners until January 1, 1990, at which time said restrictions shall be automatically extended for ten years unless by a vote of the owners of the majority of said lots, it is agreed to change the restrictions in whole or part.
13. If any owner of lots or persons claiming under them shall at any time violate or attempt to violate any of the restrictions herein contained, it shall be lawful for any other person or persons owning any of the said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such restriction and either to prevent him or them from doing so or to recover damages other than from such violation.
14. Invalidation of any one of these restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands this Second day of September, 1980.

Planners and Developers, Ltd.

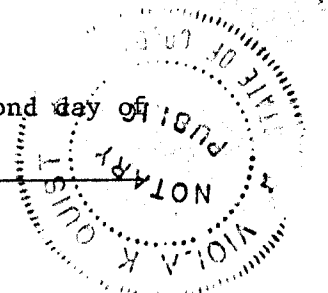
By Warren E. Gardner
Warren E. Gardner, Secretary

State of Colorado ss.
Mesa County

The foregoing instrument was acknowledged before me this Second day of September, 1980 by Warren E. Gardner.

My commission expires Nov 13, 1983
Witness my hand and official seal

Viola K. Gust
Notary Public





**WESTERN
TECHNOLOGIES,
INC.**

P.O. Box 177
322 Highway 6 & 24, No. 3
Clifton, Colorado 81520
(303) 434-9873

CBW Builders
2784 Crossroads Blvd.
Suite 205
Grand Junction, Colorado 81501

29 March 1982

Attention: Mr. Steve Myers

Re: Preliminary Geotechnical Investigation
of the Re-Plat of Blk 5, Lot 1
Crossroads Colorado West, Filing 2 WTI No. 6122J036

As per your request, we are forwarding to you our preliminary information to date on the above referenced project.

It is our understanding that the site is planned for multi-family housing which will consist of duplex and 4-plex units with possible garden level type structures. We assume maximum column loads will be on the order of 8 to 10 kips and wall loads will be on the order of 2 to 2½ kips/ft.

Our field observation and drilling to date indicate the upper soils will adequately support the proposed structures. We anticipate a spread footing foundation system placed below frost depth of about 3.0 feet for the proposed structures or a possible garden level foundation for the proposed structures.

Our test holes to date indicate about 7.0 to as much as 22.0 feet of medium dense silts and coarse sands overlying stiff weathered clayshales of the Mancos Formation. No groundwater was observed at the time of drilling. Due to the anticipated nature of the medium dense silts and coarse sands encountered, we feel that a shallow or garden level foundation system for the proposed structures will be feasible.

Our preliminary information to date indicates estimated bearing capacities of about 1500 PSF in the silts, and 2500 PSF in the coarse sands.

Upon completion of our test results and analysis, we will forward to you our geotechnical report, which will include bearing capacities, and preliminary foundation recommendations for the proposed project.

CBW Builders
29 March 1982
Page 2

Should you have any questions or if we can be of further professional or technical service, please do not hesitate to contact us.

Very truly yours,

WESTERN TECHNOLOGIES, INC.

Stephen G. Rice

Stephen G. Rice
Department Manager

SGR/kr

Reviewed By:

Craig P. Wiedeman

Craig P. Wiedeman, P.E.
Division Manager



April 19, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

APR 19 1982

City Development Department
Grand Junction, Colorado 81501

RE: File No. 2-80: Replat of Lot 1, Block 5,
Crossroads Colorado West Filing No. 2

Gentlemen:

Please consider this our response to the review sheet comments for the above referenced project. The nature of some of the comments are such that responses are not appropriate and so, therefore, they are not addressed in the following:

1. PLANNING STAFF:
 - a) It is the intent of the developer to only market these lots with no plans for any on-site development by themselves. With this as their intention, we are aware that there is a possibility of five different lot owners.
 - b) Individual services for water, sewer, fire, gas, electric and phone have been or will be provided to each lot.
 - c) Each proposed development on a lot will be subject to approval by the Crossroads Colorado West Architectural Control Committee as well as the City planning process. The ACCO will be responsible for insuring a coordinated effort with final approval still having to be obtained through the planning process.

City Development Department

Page 2

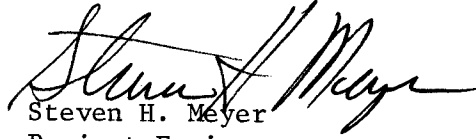
April 19, 1982

2. Since Crossroads Colorado West was first platted, it has always been the intention of the developer to only market this lot (Lot 1, Block 5) to an on-site developer. In attempting to accomplish this, there have been two previously submitted overall plans for the 3.655 acres, but in both cases they met with heavy neighborhood opposition because of the proposed densities. As a result of this opposition, it has been determined by the developers that the most feasible plan is to now replat the lot into five smaller lots and market these with the existing zoning.

3 and 4. If this replat is approved, a POA and avigation will be provided.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,


Steven H. Meyer
Project Engineer

SHM:gb

Preliminary Geotechnical
Report

Re-Plat of Blk. 5, Lot 1
Crossroads Colorado West
Filing 2

30 April 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

MAY 18 1982



**WESTERN
TECHNOLOGIES,
INC.**

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3737 East Broadway Road
P.O. Box 21387
Phoenix, Arizona 85036
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Flagstaff
2400 East Huntington Drive
Flagstaff, Arizona 86001
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Tucson
423 South Olsen Avenue
Tucson, Arizona 85719
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Farmington
400 South Lorena
Farmington, New Mexico 87401
(505) 327-4966

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300 West Boston Avenue
Las Vegas, Nevada 89102
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Grand Junction
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**WESTERN
TECHNOLOGIES,
INC.**

P.O. Box 177
322 Highway 6 & 24, No. 3
Clifton, Colorado 81520
(303) 434-9873

CBW Builders
2784 Crossroads Boulevard
Suite 205
Grand Junction, Colorado 81501

30 April 1982

Attention: Mr. Steve Myers

Project: Re-Plat of Blk. 5, Lot 1
Crossroads Colorado West, Filing 2
Grand Junction, Colorado

Project No. 6122J036

In accordance with your request, this firm has provided preliminary geotechnical engineering services for the proposed development to be located in Crossroads Colorado West, Filing 2. The purpose of these services is to present preliminary engineering recommendations relative to foundation design and surface drainage.

It is anticipated that the development will consist of single family units or multi-family units. Construction is anticipated to be wood frame or masonry. The finished floor level may be at or below existing site grade. Anticipated structural loads are:

<u>Area</u>	<u>Walls (klf)</u>	<u>Columns (kips)</u>
Single family units	2 - 3	8 - 15
Multi-family units	3 - 5	10 - 20

At the time of this exploration, the site was undeveloped property. The ground surface was relatively level and contained a sparse growth of brush and grasses. Site drainage is to the Northeast, although shallow depressions exist, which could result in surface ponding. Other site features included the existing curb and gutter and all utilities.

five test borings were drilled at the locations shown on the accompanying site plan. During test drilling, subsoils were visually examined and sampled at selected intervals. Surface soils to depths of 12 to 22 feet are porous silts and silty sands with sparse gravel of low density and low plasticity. The materials underlying the surface soils and extending to the full depth of auger penetration consisted of clayshales of the Mancos Formation. Test boring depths ranged from 13 to 29 feet below existing grade. No groundwater was encountered in any test boring at the time of exploration.

Preliminary laboratory test results indicate that native subsoils at shallow foundation level exhibit relatively low compressibility at natural moisture contents and a low tendency to compress additionally under increased moisture condition upon loading.

Foundations: Spread foundations bearing upon undisturbed subsoils were analyzed for the anticipated loading conditions. These systems are considered most feasible for proposed construction.

The estimated recommended allowable bearing capacities apply to dead load plus design live load conditions. A one-third increase in allowable bearing capacity is permissible when considering total loads, including wind or seismic. Finish grade references should be considered as lowest adjacent grade for perimeter footings and as floor level for interior footings.

Alternate spread footing depths and allowable bearing capacities are presented in the following tabulation:

<u>Footing Depth Below Finish Grade (ft)</u>	<u>*Allowable Bearing Capacity (psf)</u>	<u>Soil Types</u>
3.0 (minimum for frost protection)	1500 PSF	in Silts
to 4.0	2500 PSF	in Sands

*Allowable bearing capacities are predicated on site clearing.

Estimated settlements for footings subjected to maximum assumed loading conditions and founded as recommended are estimated to be less than 1 inch. Additional total or differential settlements of 1/4 to 1/2 inch could occur should bearing soils become saturated. However, this is considered a remote possibility if proper site and surface drainage is provided.

To reduce the potential for distress caused by differential foundation movements, all footings, stem walls, and masonry walls should be reinforced. The use of joints at openings or other discontinuities in masonry walls is recommended.

Site and Subfloor Preparation: It is anticipated that excavation to foundation and utility line grades and to interior floor subgrade areas within building and pavement areas may be readily accomplished with conventional excavation equipment. The following procedure is recommended for preparation of the building site for support of foundation elements and concrete slabs-on-grade:

1. Strip and remove existing vegetation, fill, debris, rubble, loose surface soils, structural remnants or other deleterious materials from the building areas. Clean and widen depressions, pits, ditches, or underground facilities to accommodate compaction equipment.

Prior to placement of fill materials, all surfaces should be level and free from ruts, hummocks, or other uneven features which could impede uniform compaction.

2. Rework, moisten or dry as required, and compact all exposed surface and subgrade soils to a minimum depth of 6 to 8 inches. Reworking may be accomplished by scarification, discing, removal and replacement or other method which will result in uniform moisture contents and densities.

3. Place and compact required fill in horizontal lifts at thicknesses consistent with compaction equipment used to achieve uniform densities throughout lift thickness. Fill sections below concrete slabs-on-grade may be constructed using on-site soils and/or imported granular materials with a low expansive potential
4. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls or load bearing walls. Slip joints should be used around all column pads and load bearing walls to help keep the slab independent of the foundation system.
5. Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to minimize the possibility of leaks that result in foundation wetting.
6. Concrete floor slabs should be underlain by four inches of well graded sand and gravel aggregate base course.

Base course should conform with Colorado State Highway specifications and imported fill should meet the following specifications:

o	Gradation (ASTM C136): percent passing by weight	
	6" Sieve Size	100
	4" Sieve Size	70-100
	No. 200 Sieve Size	40
o	Maximum Expansive Potential*	1.5%
o	Maximum Percent Soluble Sulfates	0.10

*Expansive potential measured on remolded sample compacted to 95 percent of the maximum dry density as determined in accordance with ASTM D698 at a moisture content of 3 percent below optimum.

The compaction of all fill materials should be performed to the specified percent of the maximum dry density as determined in accordance with ASTM D698. On-site soils should be compacted within a moisture range of 3 percent below to 2 percent above optimum. Imported soils should be compacted within a moisture range of 3 percent below to 3 percent above optimum.

<u>Material</u>	<u>Minimum Percent Compaction</u>
Native subgrade soils and subbase fill:	
Below slabs-on-grade-----	95
Below pavement-----	95
Subbase fill (imported):	
Below slabs-on-grade-----	95
Below pavement-----	95
Aggregate base course-----	95
Miscellaneous backfill (not intended for lateral support of pipelines)-----	90

Recommendations for slabs-on-grade supported on compacted fills or prepared subgrade are dependent upon satisfactory site preparation and the placement and compaction of subsequent fill zones. Therefore, earthwork relative to structural support should be accomplished under observation and testing directed by the geotechnical engineer. Observation and testing should also be provided during site grading and the placement and compaction of all backfill, subbase fill, and base course to assess compliance with project requirements.

Drainage: Positive drainage should be provided during construction and maintained throughout the life of the proposed development. Infiltration of water into utility or foundation excavations must be prevented during construction.

Consideration should be given to the collection and diversion of roof runoff and to the elimination of planting areas and any other surface features which could retain water in areas adjoining the building.

In areas, where sidewalks or paving do not immediately adjoin the structure, it is recommended that protective slopes be provided with an outfall of approximately 4 percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration.

Limitations: The preliminary recommendations presented in this report are based on the assumption that the soil conditions do not deviate appreciably from those disclosed by the borings. If any variations are encountered during construction or development plans change, the geotechnical engineer should be notified so that supplemental recommendations may be made if required.

If you have any questions concerning this preliminary report or if we may be of additional service, please contact us.

Sincerely yours,
WESTERN TECHNOLOGIES, INC.
Geotechnical Services

By: Stephen N. Rice
Stephen G. Rice
Department Manager

Reviewed By: Craig P. Wiedeman
Craig P. Wiedeman, P.E.
Division Manager

SGR/hb

SOIL BORING DATA

Project CBW BUILDERS Boring No. 1 Job No. 6122J036
 Elev. Top of Hole _____ Datum Not DETERMINED Prepared By S. RICE Date 3/26/82
 Type/Size of Boring 4" Rig Type CME 55 Driller P. BELVILL Reviewed By CPW. Date 4/22/82

Depth Ft.	Penetration Resistance Blows/Ft.		Sample Type	Dry Density pcf	Moisture Content	Graphical Log	Description	Soil Classification	Max. Size. In.	Particle Size Distribution %					Gradation	Grain Shape	Relative Densities	Plasticity	Consistency	Cementation
	C	N/R								Gravel	Sand	Silt & Clay	Well	Angular						
1					- PL		SILTY CLAY; FINE SANDS POROUS. TAN	CL-ML				10/50	70/90	X		X	X		X	
2																				
3							SAND; POORLY GRADED, TRACE OF GRAVEL, LITTLE OR NO FINES; TAN	SP			5/10	90/95	0/5	X		X	X		X	
4	7	R		90.1	8.2															
5																				
6																				
7																				
8																				
9																				
10	24	S		93.9	6.6															
1					- PL		SILT; FINE SANDS, TAN	ML				10/50	70/90	X		XX	XX		X	
2																				
3																				
4																				
5					- PL		CLAYSHALE/SILTSHALE; TAN	CLSH/MLSH				10/50	70/90	X		X		XX	X	
6					- PL		CLAYSHALE/SILTSHALE; TAN. MANCOS FORM.	CLSH/MLSH				10/50	70/90	X		X		XXX		
7																				
8																				
9																				
10							Stopped @ 29.0'													

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date: 3/26 Time: PM Depth: NONE
 Date: _____ Time: _____ Depth: _____

SOIL BORING DATA

Project CBW BUILDERS Boring No. 3 Job No. 6122J036

Elev. Top of Hole _____ Datum Not DETERMINED Prepared By S. RICE Date 3/24/82

Type/Size of Boring 4" Rig Type CME SS Driller P. BELVILL Reviewed By CPW. Date 4/22/82

Depth ft	Penetration Resistance Blows/Ft		Sample Type	Dry Density pcf	Moisture Content	Graphical Log	Description	Soil Classification	Max. Size. in.	Particle Size Distribution %					Crack- tion	Grain Shape	Relative Density	Plas- ticity	Consis- tency	Comen- tation											
	C	N/R								Blinders	Cobbles	Gravel	Sand	Silt & Clay							Well Sorted	Angular	Subangular	Subrounded	Rounded	Very Loose	Loose	Medium Dense	Dense	Very Dense	Very Low
1					-PL		SILT; TAN POROUS	ML				3/10	99/95			X		XX	XX												X
2					DAMP		SAND; POORLY GRADED,	SP				3/10	99/95	0/5		X		XX	X											X	
3							TRACE OF GRAVEL; LITTLE																								
4		21 R		102.8	3.7		FINES, TAN																								
5																															
6																															
7					-PL		SILT; TAN, FINE	ML				10/30	79/90			X		XX	XX											X	
8							SANDS																								
9																															
10																															
1							STOPPED @ 20.0'																								
2																															
3																															
4																															
5																															
6																															
7																															
8																															
9																															
10																															

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GROUNDWATER CONDITIONS

Date: 3/26 Time: PM Depth: NONE

Date: _____ Time: _____ Depth: _____

SOIL BORING DATA

Project CBW BUILDERS

Boring No. 5

Job No. 6122J036

Elev. Top of Hole _____ Datum Not DETERMINED

Prepared By S. RICE

Date 3/24/82

Type/Size of Boring 4" Rig Type CME SS Driller P. BELVILL

Reviewed By CPW.

Date 4/22/82

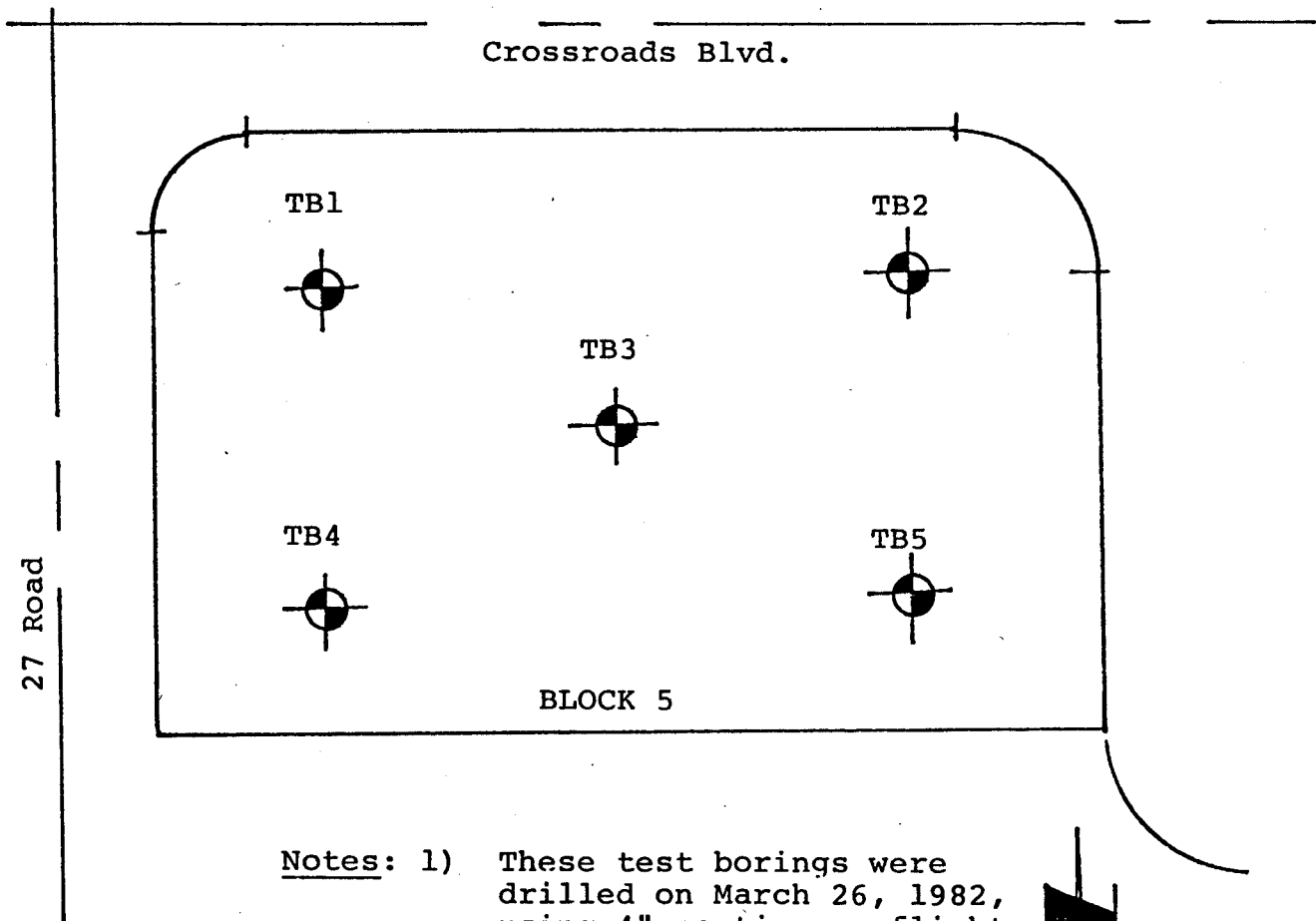
Depth ft.	Penetration Resistance Blows/Ft.		Sample Type	Dry Density pcf	Moisture Content	Graphical Log	Description	Soil Classification	Max. Size, In.	Particle Size Distribution %					Gravel Pass No. 10	Grain Shape Angular Subangular Subspherical Rounded	Relative Density	Plas ticity	Consis tency	Comen tation
	C	N/R								Blacks	Cobbles	Gravel	Sand	Silt & Clay						
1 2 3 4 5 6 7					-PL		SILT; TAN, POROUS FINE SANDS.	ML				10/30	100/90		X		XX	XX		X
8 9 10					-PL		CLAYSHALE/SILTSHALE TAN WEATHERED.	CLSHL MLSHL				10/20	80/90		X		XXX	XX	X	
1 2 3 4 5 6 7 8 9 20					-PL		CLAYSHALE/SILTSHALE TAN, FRESH; MANCOS FORM STOPPED @ 14.0'	CLSHL MLSHL ROCK				10/20	80/90		X		XX	XXX		
1 2 3 4 5 6 7 8 9 10																				

NOTE: THESE DATA REPRESENT CONDITIONS AT THE LOCATION ON THE DATE THE FIELD WORK WAS PERFORMED AND SHOULD NOT BE INFERRED TO REPRESENT OTHER LOCATIONS OR DATES. SUCH DATA HAVE BEEN OBTAINED EXCLUSIVELY FOR DESIGN PURPOSES AND SHOULD NOT BE CONSTRUED AS PART OF THE CONSTRUCTION PLANS OR AS DEFINING CONSTRUCTION TECHNIQUE.

GROUNDWATER CONDITIONS

Date: 3/26 Time: PM Depth: NONE

Date: _____ Time: _____ Depth: _____



- Notes: 1) These test borings were drilled on March 26, 1982, using 4" continuous flight auger powered by a CME 55 Drill Rig.
- 2) The location of these test borings is approximate.
(no scale)



CBW Builders
Job 6122J036



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMO

TO: City Council

FROM: Grand Junction Planning Commission

DATE: May 3, 1982

RE: Crossroads Colorado West, File #2-80

Reasons for Denial:

The Grand Junction Planning Commission felt recommendation for denial was in order for the following reasons:

1. Question of access for lots 1 and 3.
2. Neighborhood concerns for lack of plan in regards to future development as a whole rather than individual lots.
3. This is a PR -- thus we would like to see the overall plan for development.

We do not feel that the motion was made adequately to address the concerns for the recommendation of denial.

Richard P. Litle
Chairman, Grand Junction Planning Commission

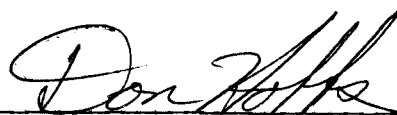
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RECEIVED FROM PLANNERS AND DEVELOPERS, LTD.
P. O. Box 2163
Grand Junction, CO 81502

Check for \$3,657.00 dated June 23, 1982

Made out to Grand Junction Park and Recreation Department
(Open Space Fee - FMD)

6/29/82



Don Hobbs
Parks Supervisor
City of Grand Junction
Parks and Recreation Dept.
Grand Junction, CO 81501