

# Table of Contents

File 1980-0011  
Date 3/29/01

Project Name: Crossroads Business Complex -Dev. in H.O.

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	<b>*Summary Sheet – Table of Contents</b>			
X		Application form			
X		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
		<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X		<b>*Mailing list</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		<b>*Consolidated review comments list</b>			
		<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	X	Site Plan
X		Review Sheets	X		Letter from Kathy Portner to Dale R. Reece re: expansion request for health club facility – 7/18/89
X	X	Review Sheet Summary	X		Proposal submitted by Elam Construction for construction of new parking lot -
X		H.O. Application	X		Real Estate Contract – 5/26/89
X	X	Letter from Katherine Portner to Dale Reece re: shared parking-3/25/91	X	X	Zoning Violation Report – 2/23/82
X		Easement	X	X	Letter from Lance R. Williams to Paul Heidel re: improvement requirements complete – 5/20/82
X		Letter from Dale Reece to Kathy Portner re: no changes in number of spaces for shared parking-4/29/91	X		Letter from Lance Williams to Paul Heidel re: improvement incomplete – 4/20/82
X	X	Floor Plan	X	X	Letter from Lance Williams to Paul Heidel re: bike/pedestrian lane – 3/5/82
X	X	Letter from Dale Reece to Kathy Portner re: additional costs concerning cost of landscaping and conflicts by shared parking lot-12/6/90	X	X	Letter from J. Craig Romary to City & County re: items to be addressed– 3/6/80
X	X	Letter from Kathy Portner to Dale Reece re: request for minor change approved – 10/17/89	X	X	Planning Commission Minutes - ** - 3/25/80



Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 11-80  
Zone \_\_\_\_\_  
Tax Area Code \_\_\_\_\_

Activity Dev. in H.O. - CROSSROADS Business Complex

Phase \_\_\_\_\_ Date Neighbors Notified \_\_\_\_\_

Date Submitted 1/31/80 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date 26 Feb. 1980

Review Agencies \_\_\_\_\_ 10 day Review Period - Return By \_\_\_\_\_

- |  |   |
|--|---|
| <u>Send</u>  | <u>Send</u>   |
| _____ COUNTY ROAD DEPARTMENT                       | <input checked="" type="checkbox"/> FIRE <u>city</u>                            |
| _____ COUNTY HEALTH DEPARTMENT                     | _____ IRRIGATION  |
| _____ COUNTY SURVEYOR                              | <input checked="" type="checkbox"/> DRAINAGE <u>C.V. Project</u>                |
| _____ COMTRONICS                                   | _____ WATER (UTE, CLIFTON)  |
| _____ GRAND VALLEY RURAL POWER                     | _____ SEWER   |
| <input checked="" type="checkbox"/> MOUNTAIN BELL  | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>TRANSP. Eng.</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLBRAN  |
| _____ SOIL CONSERVATION SERVICE                    | _____ FRUITA, PALISADE  |
| _____ SCHOOL DISTRICT 51                           | <input checked="" type="checkbox"/> <u>Jim Patterson</u>                        |
| _____ STATE HIGHWAY                                | <input checked="" type="checkbox"/> <u>P.D. Ed VanderTook</u>                   |
| _____ STATE GEOLOGICAL                             | <input checked="" type="checkbox"/> <u>Energy office</u>                        |
| _____ STATE HEALTH - RADIOLOGICAL                  | <input checked="" type="checkbox"/> <u>Parks &amp; Rec.</u>                     |
| _____ TRANSAMERICA TITLE                           | <input checked="" type="checkbox"/> <u>MAPPING</u>                              |

*2 review sheets*

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GSPC</u>	<u>2-25-80</u>	<u>rec. app. of H.O. dev. sub. to staff</u> <u>Comments - Note staff rec. #2 need</u> <u>not be addressed if bike path</u> <u>is re-aligned.</u>
<u>CIC</u>	<u>3/19/80</u>	<u>CONSENT AGENDA - APPROVED</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location \_\_\_\_\_

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

FILE # 11-80

DATE SENT TO REVIEW AGENCIES 2-5-80

ITEM DEVELOPMENT IN H.O. - CROSSROADS BUSINESS DATE DUE 2-15-80  
COMPLEX

LOCATION: Crossroads Energy Park

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2-15-80	CITY ENGINEER	All driveway shall be in accordance with City standards ST-1. Locations and sizes look okay.
2-15-80	TRANS. ENG.	Aisle widths and driveways should be a minimum of 24' with 19' parking stalls. The provision for bicycle facilities is a very good idea. I assume that the indicated route will tie into an overall bikeway plan for the development and be continuous through adjacent properties. I question the safety aspect of routing the bicycle path behind the parked cars on the north property line. Although not presently required, consideration might be given to providing parking facilities for bicycles.
2-15-80	MAPPING	No comment.
2-15-80	CITY UTILITIES	It is really nice to see a designated bicycle path; however, to route it behind cars backing out of parking spaces seems dangerous.
2-25-80	MOUNTAIN BELL	We have no requests for additional easements. Please have the developer note the approximate location of buried cable as shown in green.
2-25-80	PARKS & RECREATION	Why can't the run off from the parking area be utilized in watering the landscape items. This trend is being utilized in the Front Range area where they receive almost $\frac{1}{2}$ again as much annual precipitation. While we here run that precious water down the gutter. The plants used are typical landscape plants which could be used almost anywhere in the Rocky Mountain West, but for our specific area I feel they require too much water. The overstory trees are basically good except for Cottonwood and Linden. Trees such as Hackberry & Tree of Heaven are very tolerant. I question the use of evergreen trees such as Colorado Blue Spruce in the desert area of development. Shrubs such as our native sage: Rabbitbrush, Bitterbrush, Ephedra (Mormon Tea). For an evergreen that would require supplement water. If this valley is to grow and have enough water for domestic uses, our traditional architecture and landscape architectural uses of plants need to reflect a change in use. This use should reflect the natural landscape character of the area.

11-80 DEVELOPMENT IN H.O. - CROSSROADS BUSINESS COMPLEX

- 2-26-80 CITY FIRE You will be required to install three (3) hydrants. This should be on a 8" main looped system each hydrant should be capable of 1200 GPM.
- 2-26-80 PUBLIC SERVICE Gas: No objections - can serve from 2" main in easement. Electric: no objections. Will serve from Compass Drive Recommend developer contact PSCo. as soon as possible regarding loads, points of service and transformer locations.

DESIGN & DEVELOPMENT PLANNER

No objection to the proposed development plan with the following considerations to be addressed in a meeting with staff before the time the item is scheduled before City Council:

- 1) If the parking spaces to the rear of the structures, on the north side of the site are designated as "employee parking", there is no objection to the pedestrian/bike path to be located behind the cars. The bike/pedestrian path should be generously signed and indicated (painted) on the pavement. If this is not planned as employee parking the path must be relocated.
- 2) Provide bicycle racks and indicate location on site plan.

3) Indicate materials and color to be used for building. The overall design is commendable especially a well-designed landscaping plan providing possible outdoor areas for employees. The only problem rests in the redesign of the parking.

STAFF RECOMMENDATION

Recommend approval of the development plan for Crossroads Business Complex with the following to be addressed before the time the item is scheduled before City Council:

- 1) Eliminate Cottonwood species from planting plan as per Parks and Recreation recommendation.
- 2) Designate parking rear of site, north side of property as employee parking.
- 3) Generously sign bike/pedestrian path - also providing bicycle racks, indicating location on site plan.

GJPC/2-25-80/RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE H.O. DEVELOPMENT IN THE CROSSROADS BUSINESS COMPLEX, SUBJECT TO STAFF COMMENTS

(Check One)

CITY  
 COUNTY

H.O. (KCM)  
**CONDITIONAL USE APPLICATION**

Receipt # \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_

We, the undersigned, being the owners of the following described property situated in Mesa County, state of Colorado, to wit:

\$265<sup>00</sup>  
fee

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing 3.97 acres, more or less, do respectfully petition and request a ~~conditional~~ **H.O.** use for (2) Two Office/Warehouse Bldgs. in the H.O. zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER  DEVELOPER  REPRESENTATIVE

PLANNERS & DEVELOPERS, LTD. c/o Mr. Jerome P. Fossenier Name	COMMERCIAL PROPERTY SERVICES c/o Mr. Collier F. Kear Name	ROMARY-HOPKINS, ARCHITECTS, P.C. c/o Mr. J. Craig Romary Name
2784 Crossroads Blvd. Address P.O. Box 2163 Grand Junction, CO 81501	1624 Market St. - Suite 307 Address Denver, CO 80202	280 Columbine - Suite 209 Address Denver, CO 80206
Business Phone 242-3517	Business Phone 892-0563	Business Phone 399-8013

NOTE: Legal owner is owner of record on date of submittal.

Commercial Property Services currently has a purchase-option agreement on the subject property.

NAME OF THE DEVELOPMENT CROSSROADS BUSINESS CENTER

COMMON LOCATION LOTS 10, 11 & 12, BLOCK ONE, CROSSROADS ENERGY PARK GRAND JUNCTION, COLORADO

(Address of Development)

SUBMITTAL REQUIREMENTS: ✓ 19 copies (10 - if landscape is separate) (determined at sketch conference) of a proposed site plan at a scale of 1" = 20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11½" x 14" shall be submitted.

- Title of development.
- Zoning of property.
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal. **SEE GENERAL NOTES ON SITE PLAN**
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project.
- Names, addresses of all adjacent property owners typed on SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

Signature(s) of applicant(s): Collier F. Kear

Date: January 30, 1980

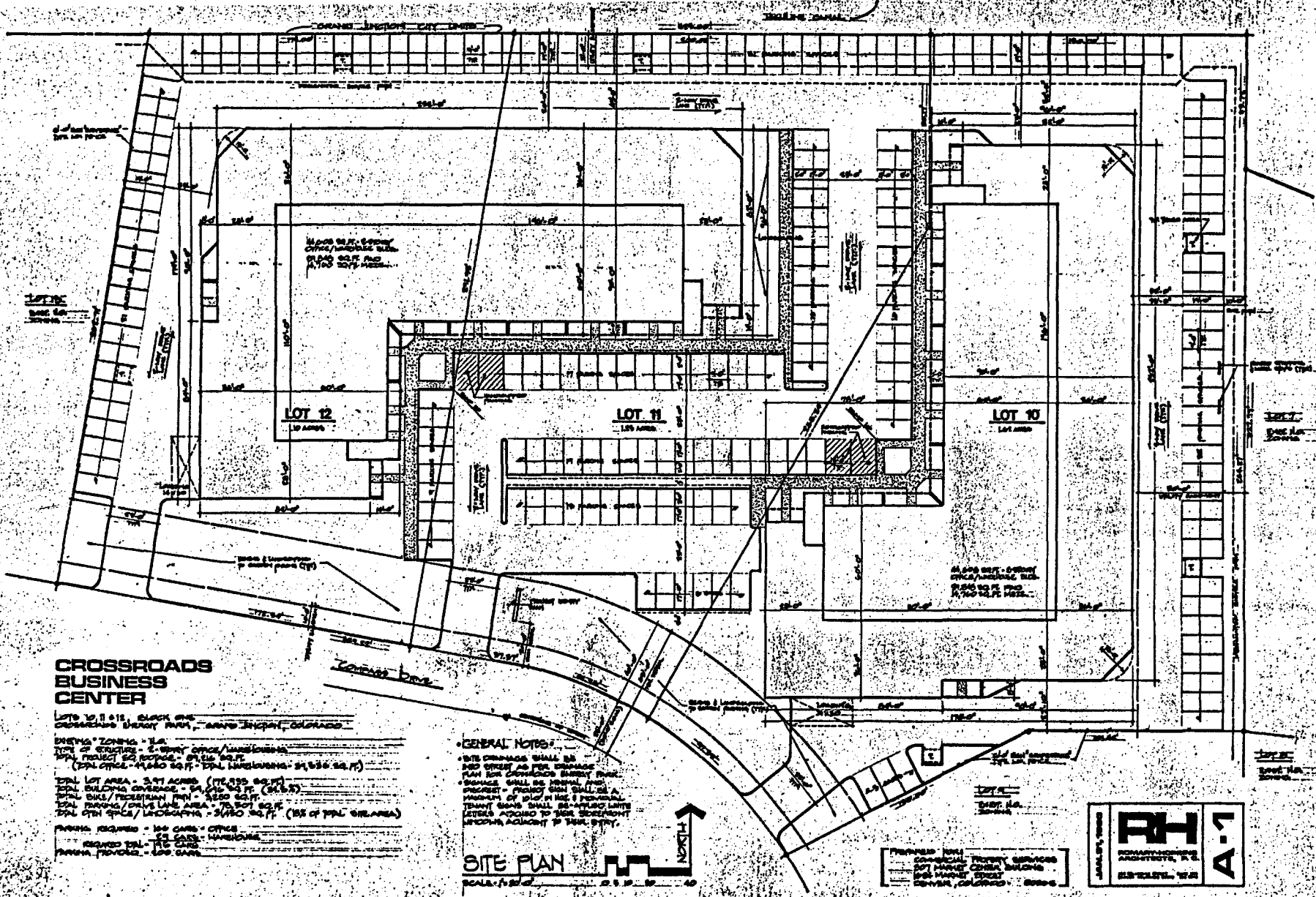
Collier F. Kear  
Commercial Property Services

HARVARD VALLENCE PROPERTIES  
110 15th Street  
Del Mar, California 92014

THE GOLDMAX COMPANY  
Box 267  
Denver, Colorado 80201

PLANNERS & DEVELOPERS, LTD.  
Box 2163  
Grand Junction, Colorado 81502

Peggy L. Johnson  
737 Horizon Drive  
Grand Junction, Colorado 81501



**CROSSROADS BUSINESS CENTER**

LOTS 10 & 11, BLOCK ONE  
 CROSSROADS BUSINESS CENTER, DENVER, COLORADO

**GENERAL NOTES:**

- SITE DRAINAGE SHALL BE AS SHOWN AND SHALL BE PER CITY REQUIREMENTS.
- ALL UTILITIES SHALL BE AS SHOWN AND SHALL BE PER CITY REQUIREMENTS.
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**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

PREPARED FOR:  
 COMMERCIAL PROPERTY SERVICES  
 307 MARKET STREET, DENVER  
 DENVER, COLORADO 80202

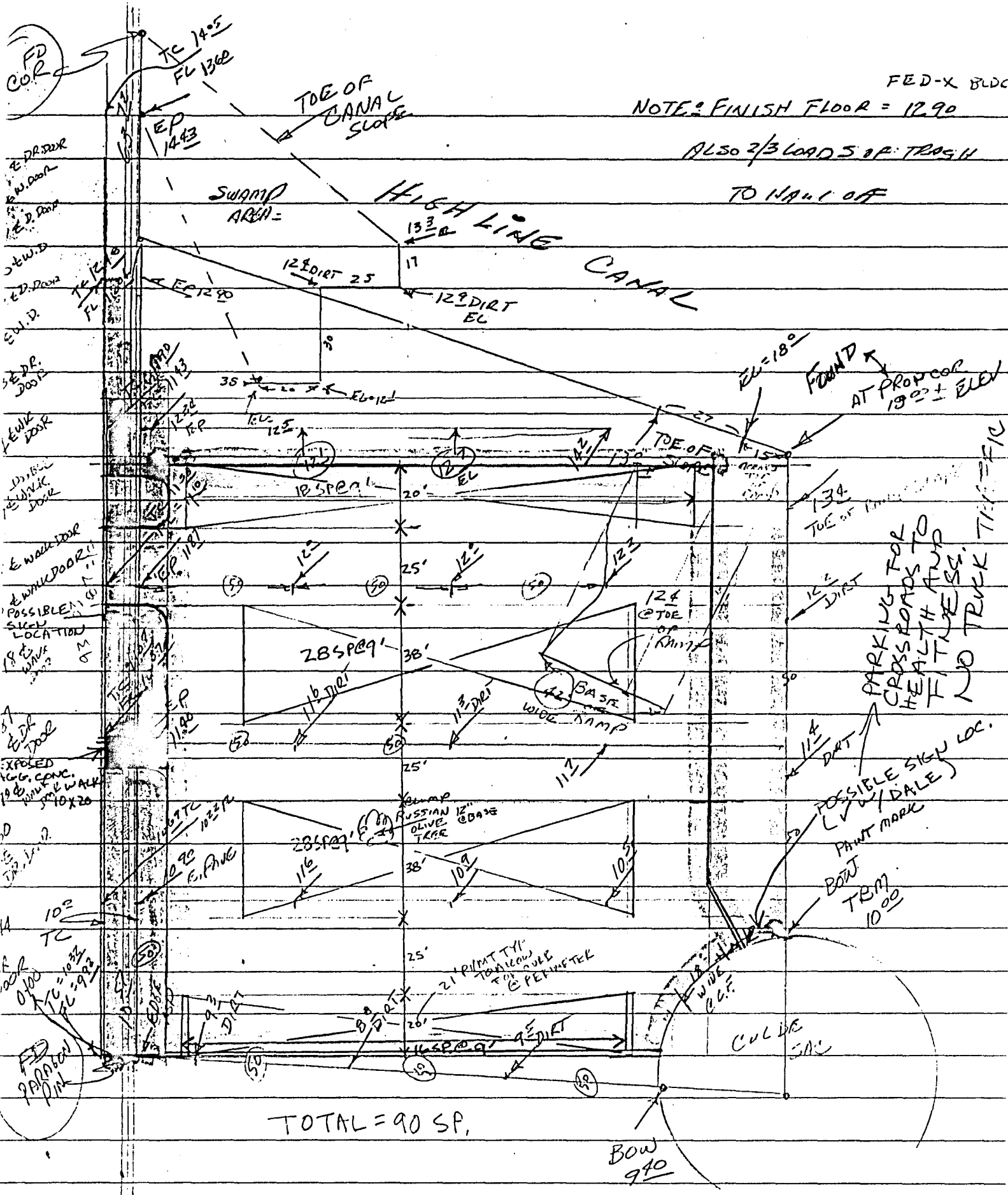




NOTE: FINISH FLOOR = 12.90

ALSO 2/3 LOADS OF TRAFFIC

TO HAND OFF



TOTAL = 90 SP.

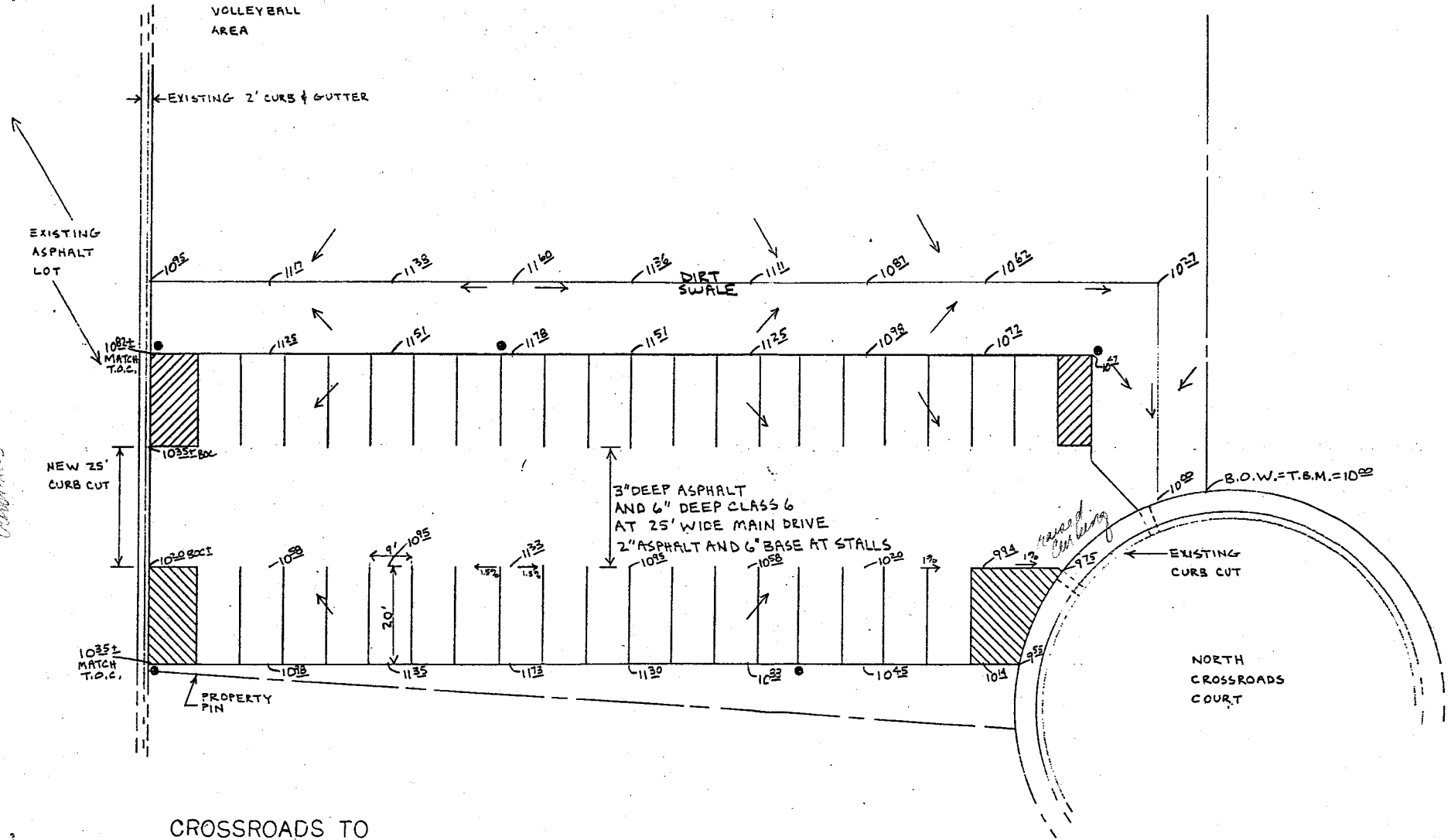
BOW 940

X HATCH

$$R = \text{J. STRIPING} = 120 + 152(18) + 252 = 3108 \text{ LF} = 373 \text{ #}$$

Dals  
842-8746

EXISTING VOLLEYBALL AREA



CROSSROADS TO  
HEALTH AND FITNESS  
PROPOSED STRIPING PLAN FOR  
PARKING LOT ADDITION  
SCALE: 1"=20', NORTH  
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 in black ink over a white background.

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.

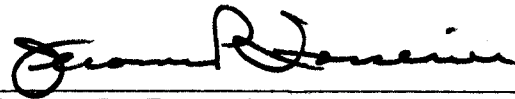
Generally speaking, we are favorably impressed with the proposal and approve the concept with the following comments:

- 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".

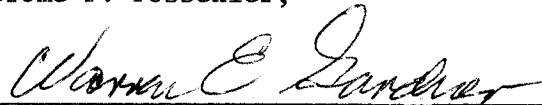
Mr. J. Craig Romary  
Page two  
January 10, 1980

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

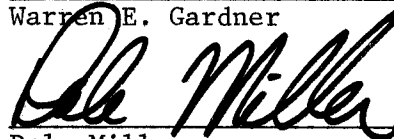
ARCHITECTURAL CONTROL COMMITTEE  
Crossroads Colorado West



Jerome P. Fossenier,



Warren E. Gardner



Dale Miller

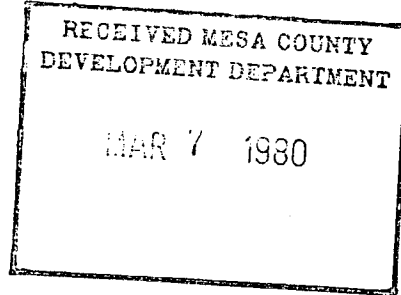
cc: Commercial Property Services  
1624 Market Street, Suite #307  
Denver, Colorado



**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 ~~Attn: Compl~~ 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

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)

MAR 10 1982



## 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,

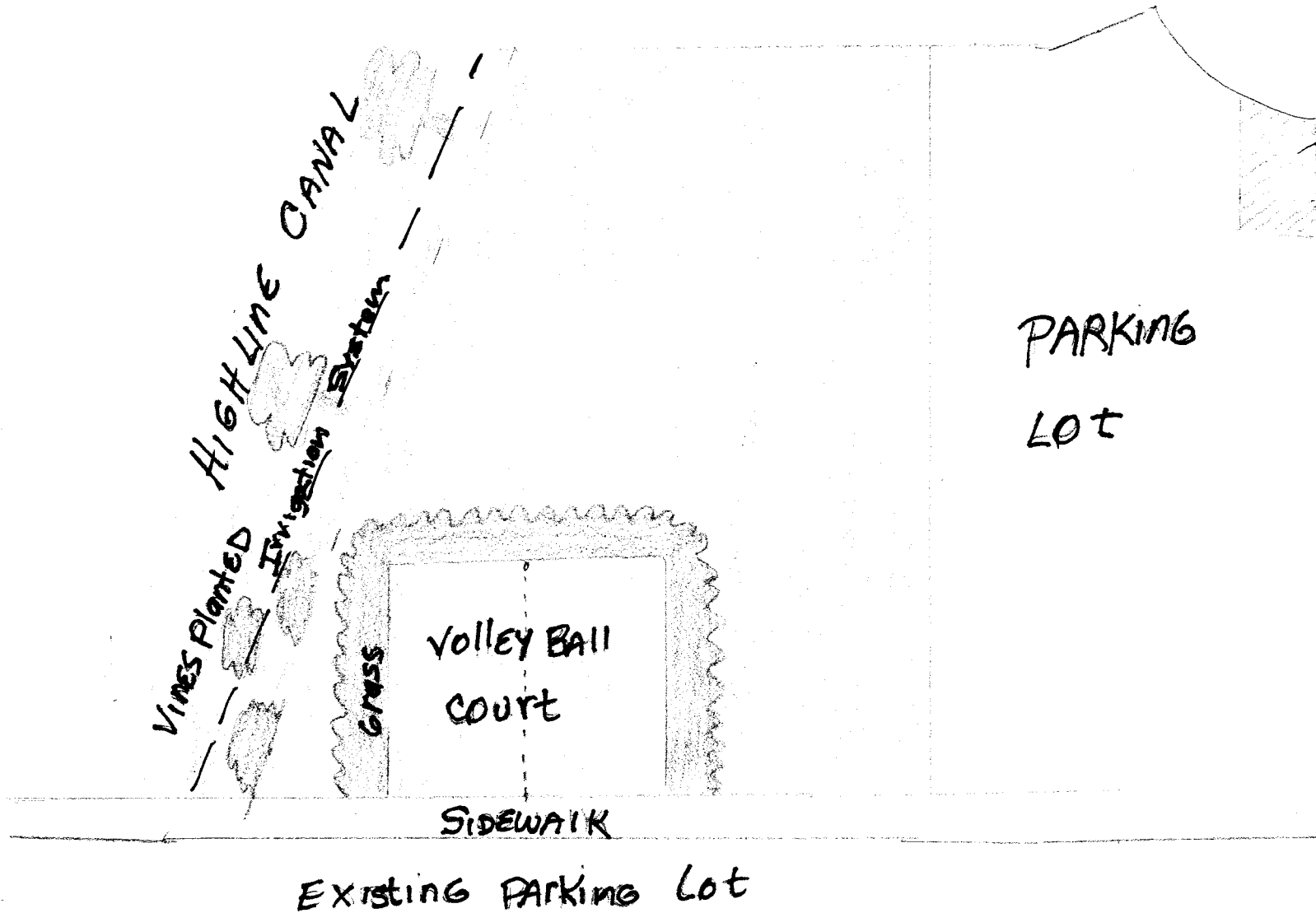
A handwritten signature in cursive script, appearing to read "Kathy Portner", with a long horizontal flourish extending to the right.

Kathy Portner  
Planner

/kp

# CROSSROADS TO Health & Fitness

## Parking Lot and landscaping improvements



**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.

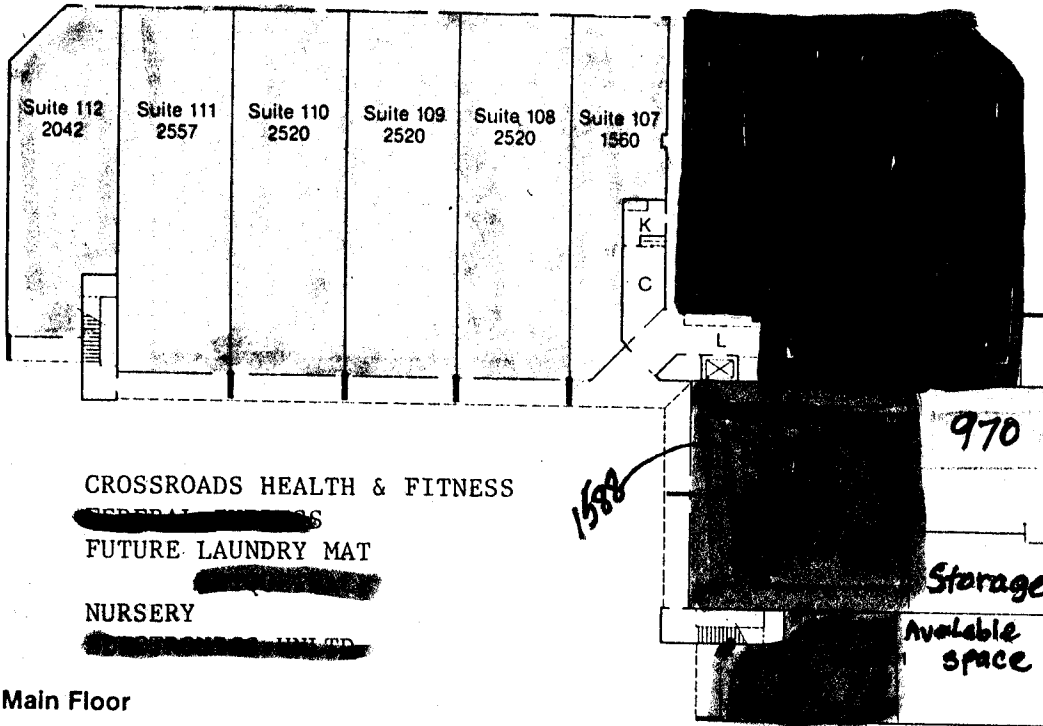
Sincerely yours,  
CROSSROADS HEALTH & FITNESS CENTER

*Dale R. Reece*

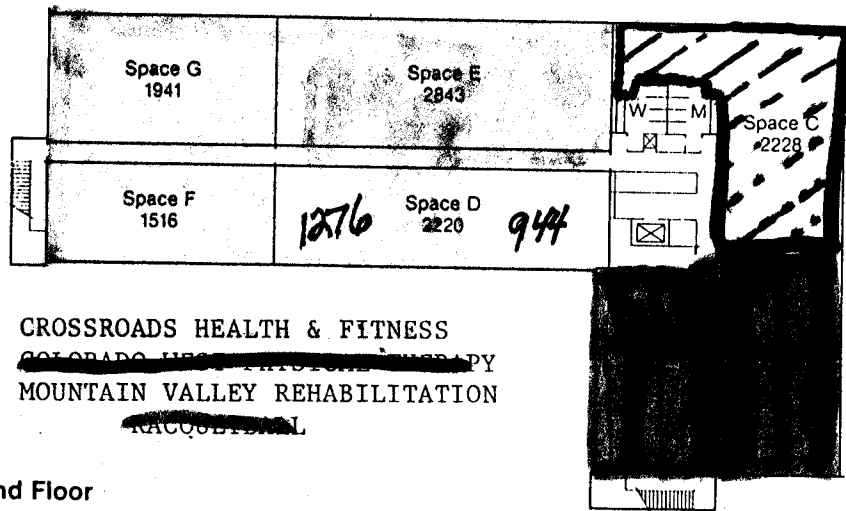
Dale R. Reece  
President

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	11,700 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.

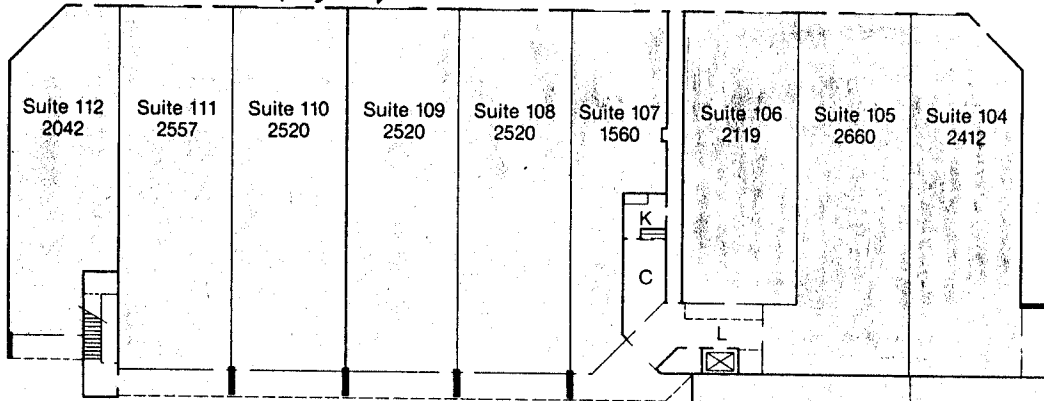
Shared parking was essential for the plan approval. Because the buildings are identical, we assume the parking was meant to be shared equally.

Sincerely,

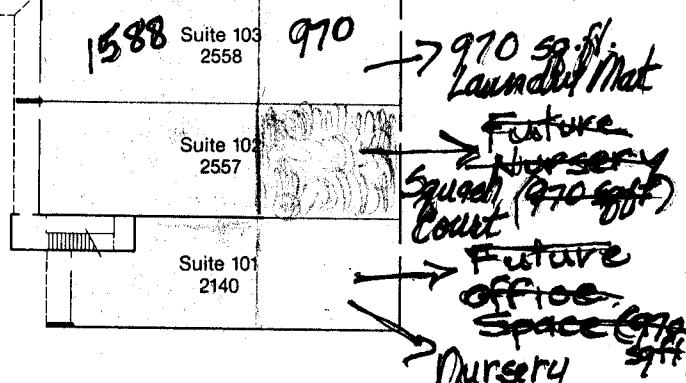
Katherine M. Portner  
Senior Planner

**Crossroads II  
Floor Plan**

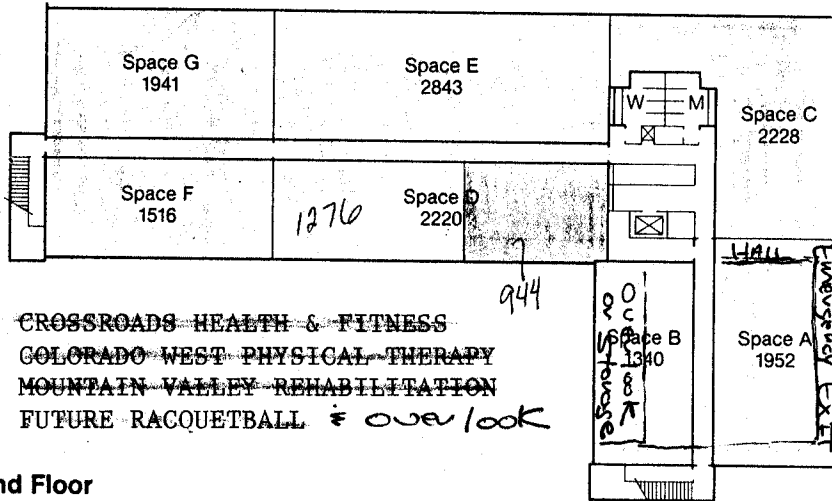
13,719



~~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  
2768 Compass Drive  
Grand Junction, CO 81506

DATE: 10/2/91

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 41

TOP OF SLOPE 6 SMD 1340 EL

CANAL ROAD

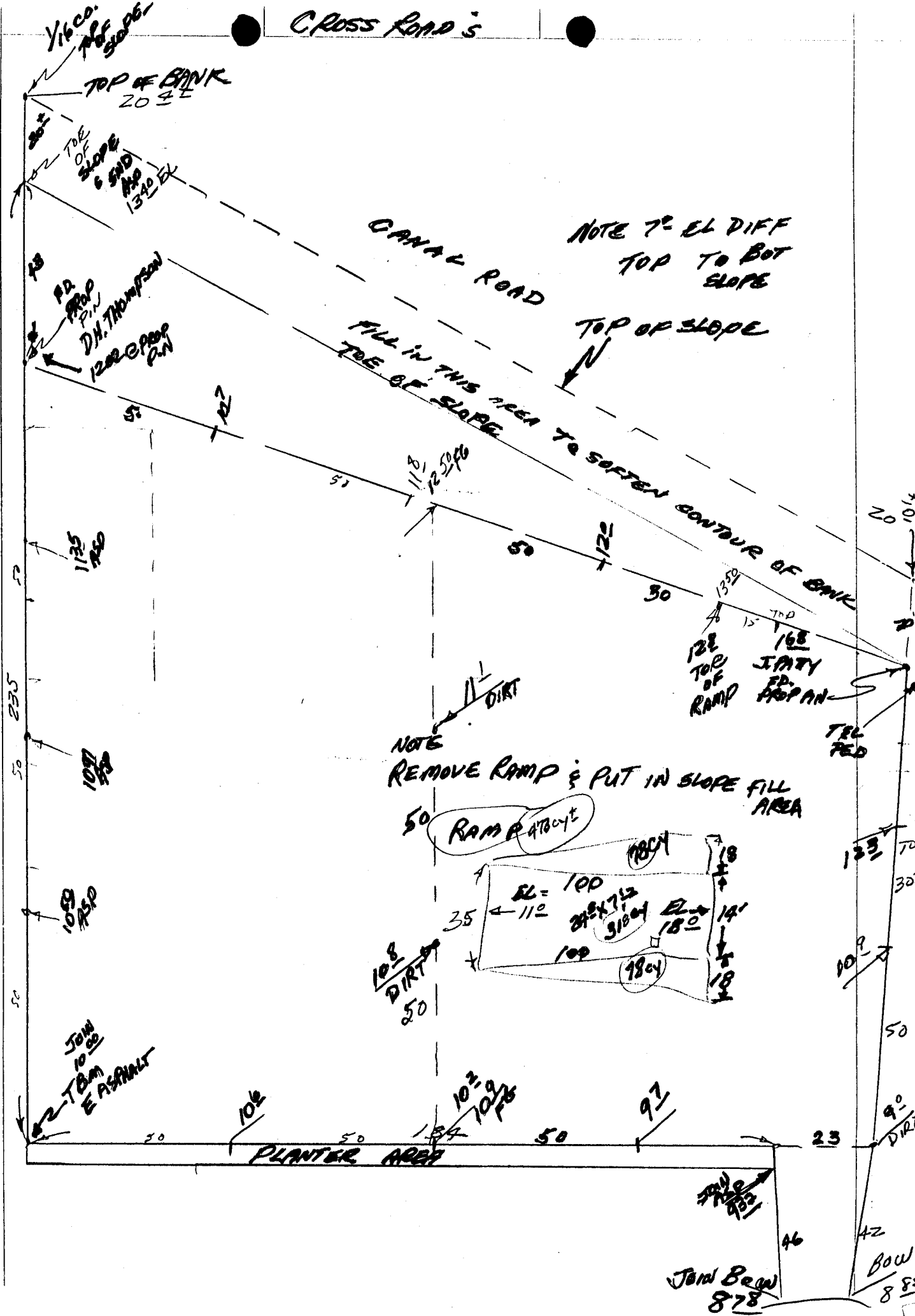
NOTE 7' EL DIFF TOP TO BOT SLOPE

TOP OF SLOPE

FILL IN THIS AREA TO SOFTEN CONTOUR OF BANK

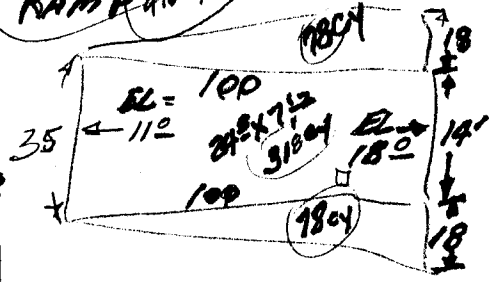
PA 9900 PIN  
DN. THOMPSON  
1200 9900 PIN

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 470cyt



JOHN 10 20  
E ASPHALT

PLANTER AREA

JOHN BEAN 878

BOW 88

CROSS ROAD'S

1/16 CO. TOP OF SLOPE

20' TOP OF SLOPE

43  
P.D. PROP PIN  
DH. THOMPSON

CANAL ROAD

TOP OF SLOPE

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

J. PATY  
P.D. PROP PIN

TEL  
PED

235

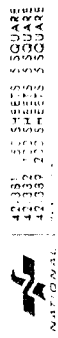
184

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:  
health club & offices

ADDRESS: P.O. Box 60335

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 fill

SPECIAL CONDITIONS: Interior 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

\*\*\*\*\*

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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