

Table of Contents

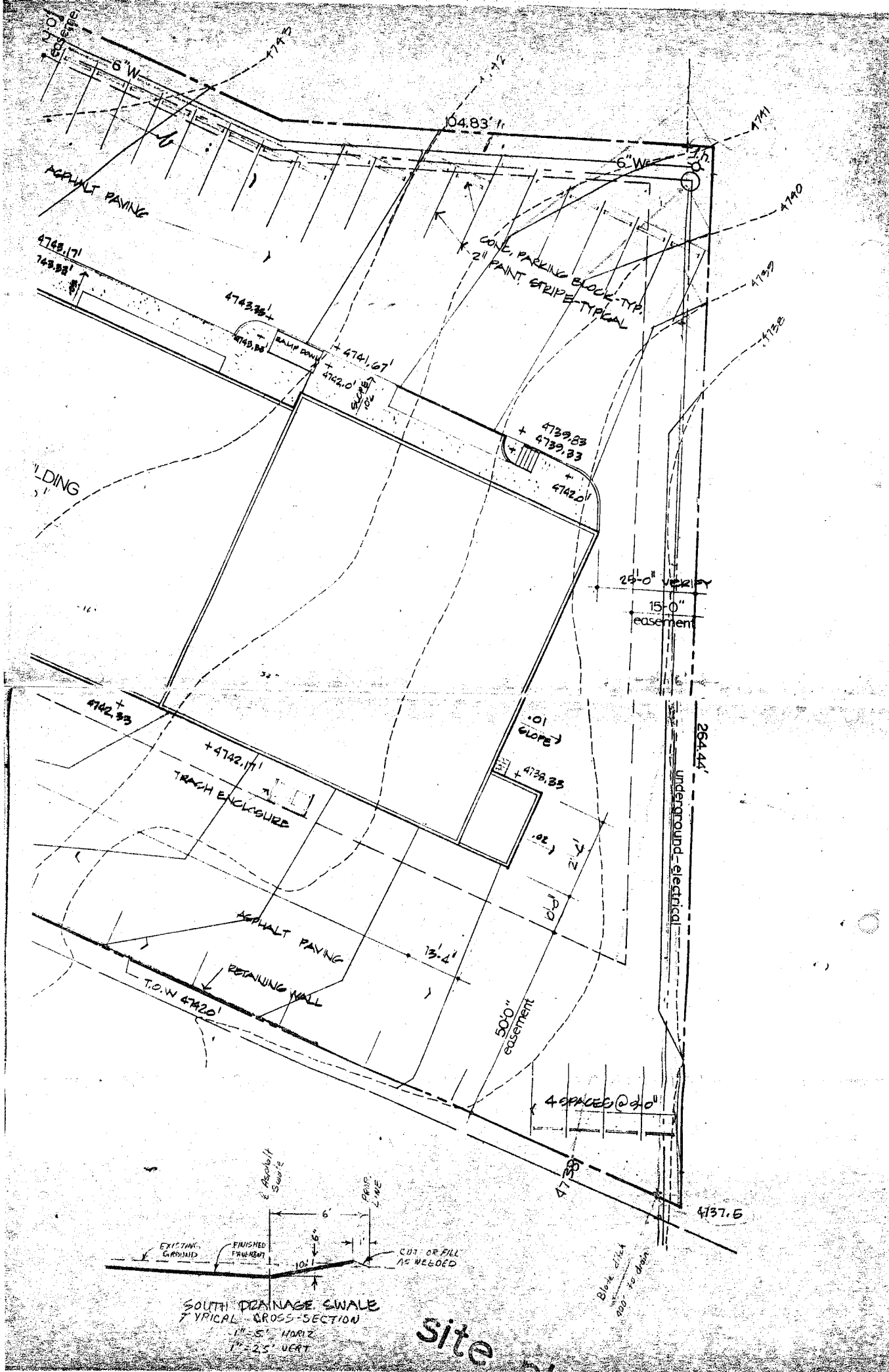
File 1980-0028
Date 4/23/01

Project Name: Crossroads Business Center

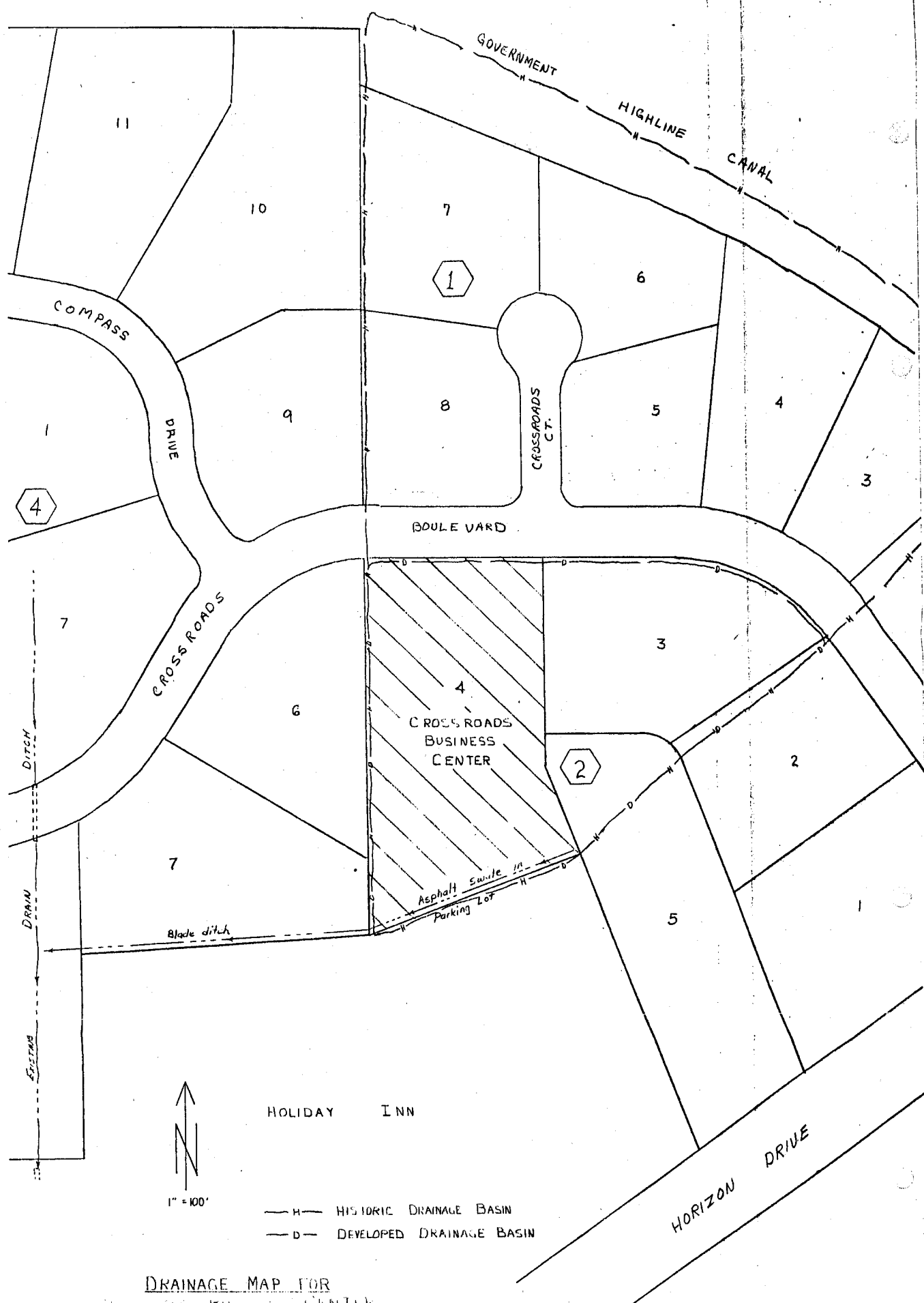
P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Highway turning path map
X		Review Sheets	X	X	Site Plan – to be scanned
X	X	Review Sheet Summary	X		Landscape Plan
X	X	Certified letter from Lance Williams to Marcus Palkowitsh re: site check-3/8/82	X		Elevation Map
X		Drainage Analysis	X		Tenant Plan
X		Chicago Title Ins. Policy	X	X	Project and Tenant Signage
X	X	Protective Covenants			
X		Subdivision Improvement Agreement			
X		Letter from Marcus Palkowitsh to Sue Drissell re: drainage analysis-5/9/80			
X	X	Drainage Analysis			
X		Letter from Sue Drissell to MSP Investments re: approval of Petition and CC schedule-5/1/80			
X		Development Application			



Site

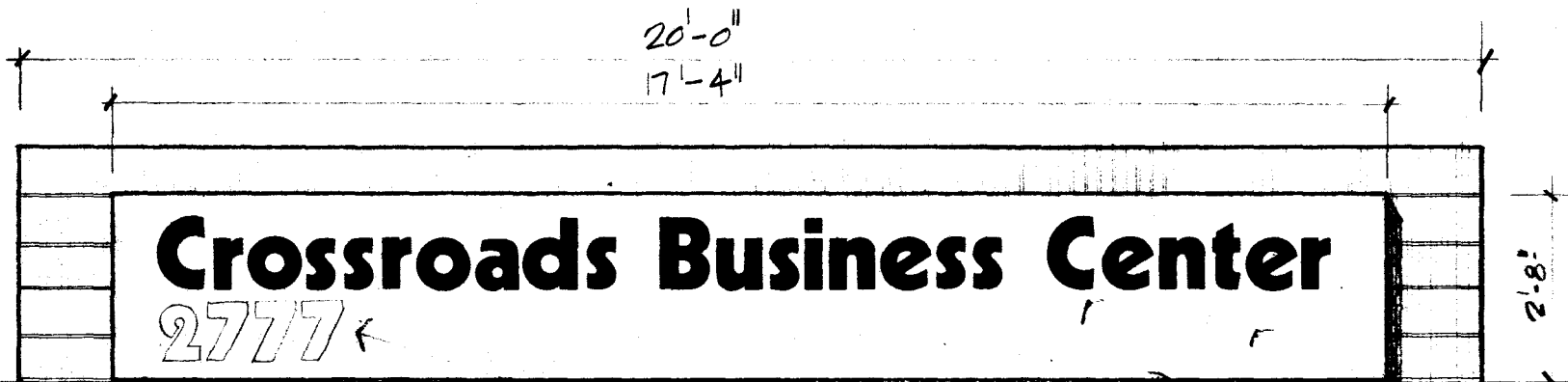


DRAINAGE MAP FOR
CROSS ROADS BUSINESS CENTER

HOLIDAY INN

- H — HISTORIC DRAINAGE BASIN
- D — DEVELOPED DRAINAGE BASIN

1" = 100'



BACKING PANEL $2\frac{1}{2}$ " - COVERED W/
20 GA. STEEL SHEET, PAINTED

LETTERS KABEL HEAVY 1" RELIEF
X 14" MAX. HT. SOLID METAL (PAINTED)
OR ACRYLIC PLASTIC

NUMERALS 10" MAX. HT

William Abney, Architect
1738 WYNKOOP STREET DENVER COLORADO 80202 303-571-0251

PROJECT SIGNAGE
CROSSROADS BUSINESS CENTER
 $3\frac{1}{2}$ " = 1'-0" 5.13.80

BACKING PANEL - 2 1/2" - COVERED W/
20 GA. STEEL SHEET, PAINTED SEAM
CLOSE, EPOXY ENAMEL

LETTERS, LABEL HEAVY 1/2" RELIEF
X 16" MAX. HT. (2-LINE TITLE)
SOLID ACRYLIC PLASTIC OR METAL

16'-8"

4'-8"
HEIGHT VARIES

**Western
Distributing Inc.**

TENANT SIGNAGE -

TYPICAL

CROSSROADS BUSINESS CENTER

1/4" = 1'-0"

5.13.80

William Abney, Architect

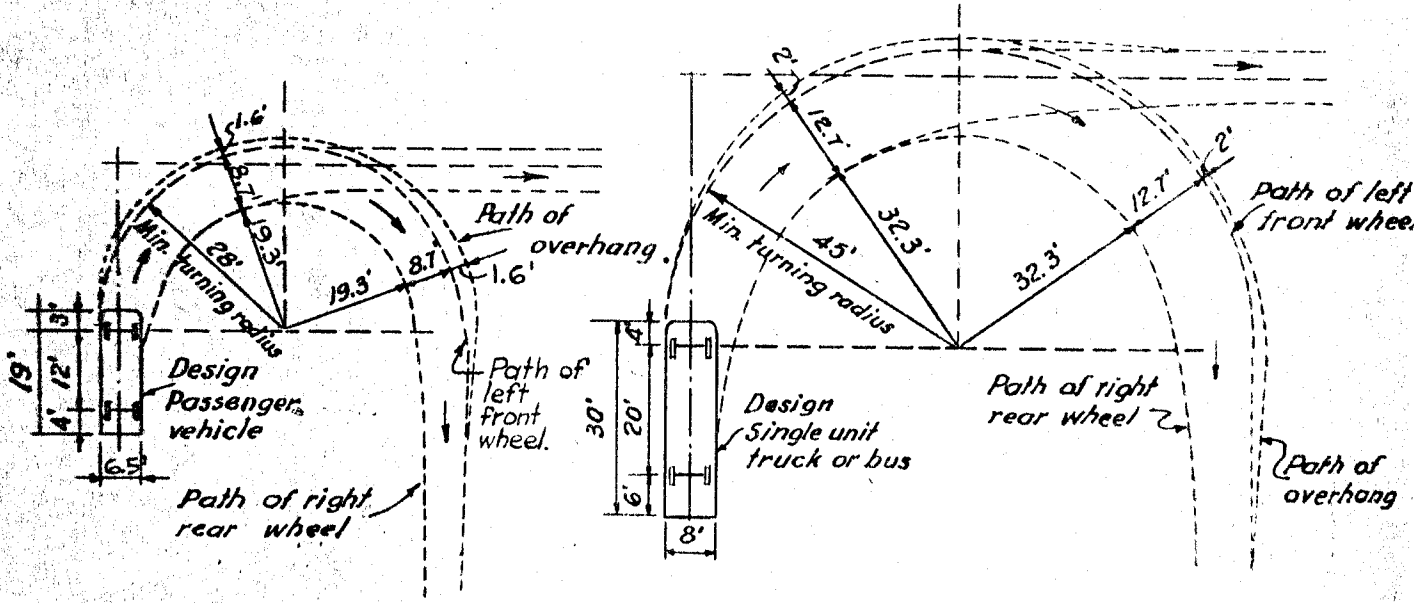
1738 WYNKOOP STREET DENVER COLORADO 80202 303-571-0251

HIGHWAYS - TURNING - I

DESIGN OF TURNING ROADWAY

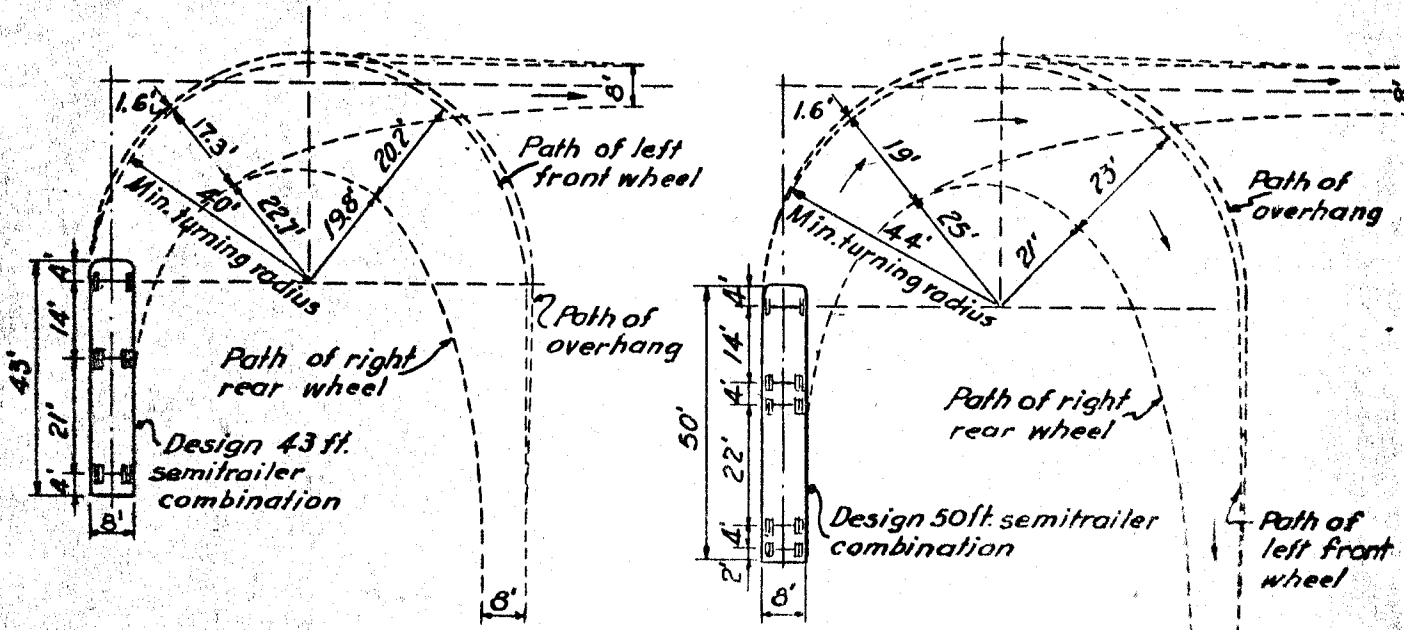
Design Vehicles - A design vehicle is a selected motor vehicle of a designated type, the weight, dimensions and operating characteristics of which are used to establish highway design controls to accommodate vehicles of that type. The dimensions and minimum turning path of a design vehicle is a design control that affects principally the radius and width of pavement in intersection areas.

DESIGN VEHICLES & MINIMUM TURNING PATHS



Passenger Design Vehicle⁽¹⁾

Single Unit Truck or Bus Design Vehicle⁽²⁾



43 ft. Semitrailer Combination Design Vehicle⁽³⁾

50 ft. Semitrailer Combination Design Vehicle⁽⁴⁾

(1) - A.A.S.H.O. Designation = P
 (2) - A.A.S.H.O. Designation = S.U.

(3) - A.A.S.H.O. Designation = C-43
 (4) - A.A.S.H.O. Designation = C-50

JAN 11 1978

10127
BOOK 1133 PAGE 497

PROTECTIVE COVENANTS

for

CROSSROADS COLORADO WEST SUBDIVISION, GRAND JUNCTION, COLO.

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 Northeast Quarter of Section 36, T 1 N., R. 1 W., Ute Meridian and containing 48.372 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 the 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 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. Any irrigation water from the Highline Canal shall be conducted through underground pipelines. No 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 is neatly kept or stacked and within a fenced or screened area 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 buildings 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, 1950, 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 or other dues 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 16th day of January, 1978.

PLANNERS AND DEVELOPERS, LTD.

By Warren E. Gardner
Warren E. Gardner, Secretary

State of Colorado }
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 16th day of January, 1978 by Warren E. Gardner.

My Commission expires December 10, 1979.
Witness my hand and official seal.



Viola K. [Name]
Notary Public

MAY 12 1975

BOOK 1036 PAGE 954

POWER OF ATTORNEY
AND

SEWERAGE SERVICE AGREEMENT

1. (X) CROSSROADS COLORADO WEST, Colorado Limited Partnership
owner(s) of the real property situate in Wesa County, Colorado,
and described as:

SEE EXHIBIT "A" ATTACHED

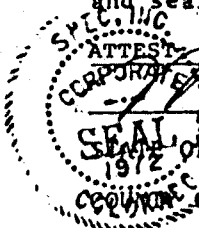
which property is not presently eligible for annexation to the
City of Grand Junction, but requires connection of the property
to the City's sewerage system.

As consideration for permission to connect to such system,
we (X) do hereby designate and appoint the City Clerk of the City
of Grand Junction, as our Attorney in fact to sign any petition for
annexation, when eligible, of the described land to the City, wheth-
er for the described land alone or in conjunction with other lands.
Such authority shall be a covenant running with the land, shall be
binding upon our successors in interest and shall not cease upon the
death of either or both of us.

As a further covenant to run with land, we (X) agree that
in the event a counter-petition to the proposed annexation of the
land is prepared any signature on such petition purporting to affect
the land herein described may be ignored as of no force and effect
by the City under its annexation requirements.

As a further covenant running with the land, it is under-
stood that the City shall have the right, along with suit for col-
lection of monies owing, to shut off sewerage service for failure
to pay charges when the same are due, requiring payment for all costs,
plus penalties, of such shutting off and opening before service will
be resumed; and, in addition, such charges shall constitute a lien
against the property enforceable by appropriate action.

IN WITNESS WHEREOF, we (X) hereunto set our (MY) hand(s)
and seal(s) this 22 day of April, 1975.



Mark Hollaway
Secretary
ss

CROSSROADS COLORADO WEST, a
Colorado Limited Partnership
By Samuel T. Hays
President
Robert E. Hiron
General Partner

The foregoing instrument was acknowledged before me this
22 day of April, 1975 by Samuel T. Hays, President and
Mark Hollaway Secretary of Spec, Inc., a Colorado corporation, and ROBERT E. HIRON
General Partners in Crossroads Colorado West, a Colorado limited partnership.

WITNESS my hand and official seal:

Jewell Bale
Notary Public



Commission expires: 3-5-77

DRAINAGE ANALYSIS
for
CROSSROADS BUSINESS CENTER
located on
LOT 4 - REPLAT OF LOTS 1 THRU 5, BLOCK 2
CROSSROADS COLORADO WEST SUBDIVISION
February 28, 1980

The attached map shows the historical and developed drainage areas of which this development is a part. In its undeveloped state, the runoff flowed onto the Holiday Inn lot which is adjacent to this development on the south side. Crossroads Boulevard will intercept the flow from the upper part of this basin, so the drainage system was sized to handle the runoff from the area south of the street. It was designed to carry off all of a two-year storm and intercept the volume difference between the historical and developed one hundred-year runoffs. The estimated volumes and assumptions are:

	<u>Area</u> (Ac)	<u>T_c</u> (min)	<u>C</u>	<u>Q₂</u> (cfs)	<u>Q₁₀₀</u> (cfs)
Historical	10.6	6.5	0.2	0.9	11.1
Developed	3.6	5.7	0.8	<u>1.3</u>	<u>15.8</u>
			Difference	0.4	4.7

The drainage will be by sheet flow across the paved parking area. This flow will be picked up in a swale along the south side of the property, flowing westerly to the southwest corner. From that point, it will flow west approximately 400 feet to an existing drain ditch which is tributary to the Horizon Channel.

The swale in the south end of the parking lot will have a maximum side slope of 10:1, a minimum depth of six inches, and a channel slope of 0.4%. Therefore, its capacity will be at least 6.2 cfs (assuming Manning's $n = 0.015$) which exceeds the design criteria. The channel from the lot to the drain ditch will be bladed in for this development. When the lot between this development and the drain (Lot 7, Block 2) is developed, improvement of the channel should be included in their construction.

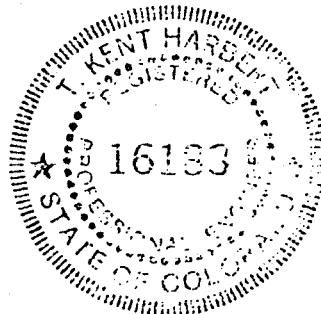
Submitted by,

WESTERN ENGINEERS, INC.

T. Kent Harbert

T. Kent Harbert, P.E.

TKH:kms



City
County
Development
Department

MEMORANDUM

Reply Requested

Date: 5.16.80

 YES NO

To: 28.80

From: Cheryl

X. ROADS BUS. COMPLEX
RE: FIRE PROTECTION

AS PER PH. CONVERSATION w/ WES FAINTER

EXISTING 2 HYDRANTS AT FRONT OF
PROPERTY ARE O.K.EXISTING HYDRANT IN REAR IS ON
HOLIDAY INN PROPERTY AND IS ACCEPTABLEONLY IF GRAVELED ALL-WEATHER

ACCESS IS PROVIDED TO IT.

(MAY) REQUIRE HOLIDAY INN CONSENSUS.



CITY - COUNTY PLANNING

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

(303) 244-1628

CERTIFIED RETURN RECEIPT
P321722420

March 8, 1982

Mr. Marcus S. Palkowitsh
MSP Companies
650 South Cherry Street, Suite 1050
Denver, CO 80222

RE: Crossroads Business Center (File #28-80)

Dear Mr. Palkowitsh:

On March 4, 1982, a site check was made of the above subject property to determine the status of the improvements required by the Grand Junction Planning Commission when the project was approved in April, 1980. Everything was found in good order. The landscaping is quite attractive and closely follows the plan. Our only question concerns the lack of landscaping of the small plot to the west of the west driveway. It appears that Mountain Bell is doing some work at its terminal box in that corner of the property.

We will assume that this area will be landscaped by the end of May, unless you notify us of a need for a delay. If you have any questions or problems, please feel free to call me at 244-1628.

Your cooperation throughout this project has been appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

*OK
went by on 7/16/82
and found landscaping
has been done.
LRW*

REVIEW SHEET SUMMARY

FILE# 28-80

ITEM CROSSROADS BUSINESS CENTER

DATE SENT TO REVIEW DEPT. 4-04-80

DATE DUE 4-16-80

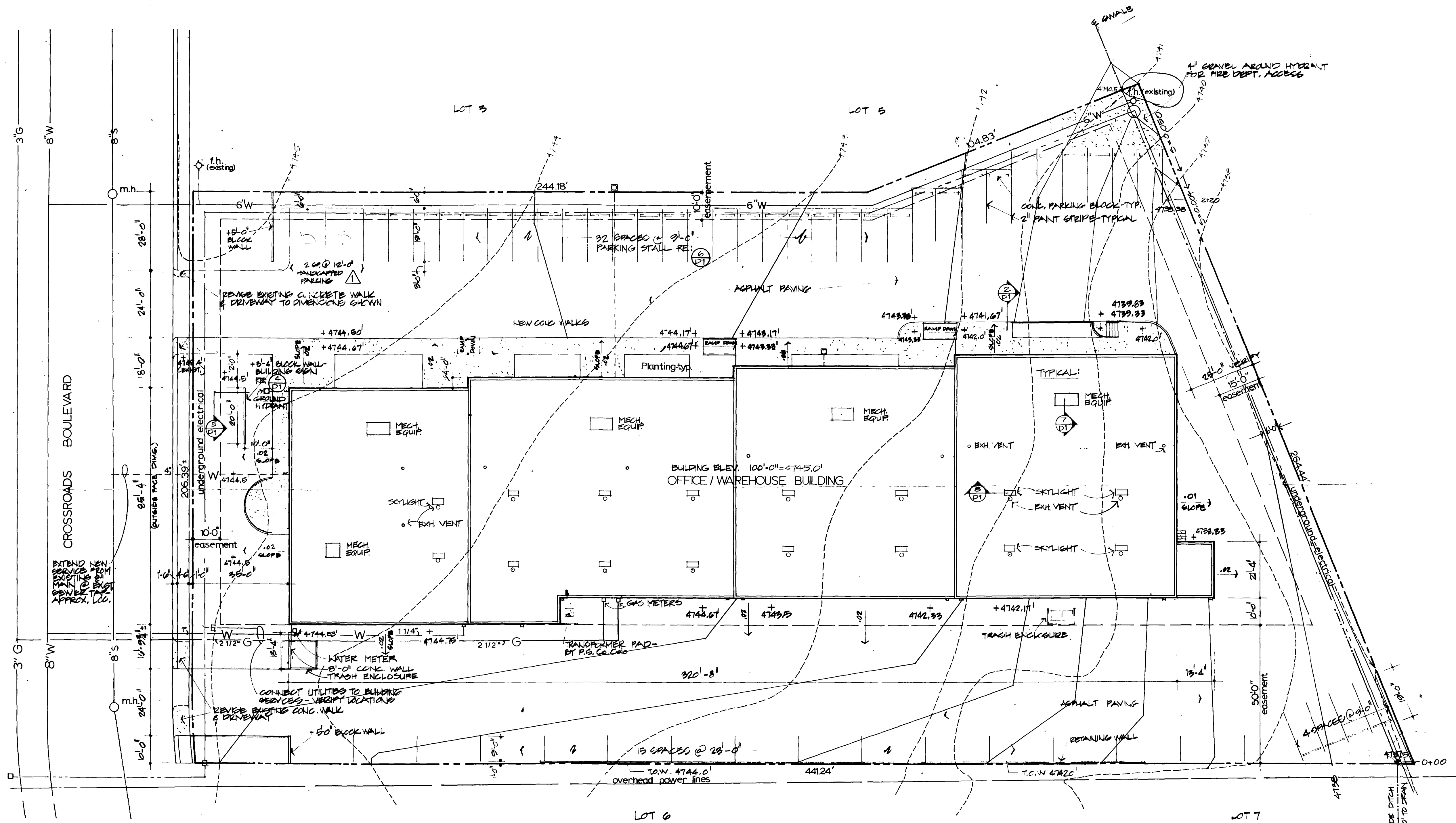
PETITIONER MSP Investment Co.

LOCATION S. of Crossroads Blvd at the Intersection of Crossroads Ct.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-07-80	MAPPING	No objection
4-10-80	CITY UTILITIES	Internal sewer collections lines to be privately owned and maintained.
4-11-80	CITY FIRE	Fire hydrants shown are inadequate. All hydrants are to be fed off of a minimum 8" looped line. The hydrant at the N.E. corner of the property should be fed directly off of the 8" line. Additional on site hydrants will be required as follows: 1. N.E. corner of property 2. 300' south along E. property line from hydrant #1 3. 150' south of Crossroads Blvd. along west property line 4. 300' south & east along property line from hydrant #3 Hydrants #2,3,4, should be fed off of a minimum 8" looped line. Reccomend installation of hydrants and water lines prior to construction.
4-14-80	MOUNTAIN BELL	No comment
4-14-80	CITY ENGINEER	The legal description <u>excludes</u> the south half (more or less) of the <u>site?</u> Site drainage should be shown. The site is literally paved from "wall-to-wall" with drainage facilities shown. Estimated runoff calculations should be submitted also. When the replat of Lots 1 thru 5, Block 2 was reviewed, I specifically requested some accomodation of storm drainage thru easements and storm facilities to replace the 20 foot storm drainage easement and cul-de-sac which were vacated. I also raised this issue when the Regal 8 Inn H.O. was reviewed. It is imperative that the storm drainage be accomodated by easement and adequate facilities across the south edge of this site. A permit and inspection by my office will be necessary for any modifications to curb, gutter and sidewalk on Crossroads Blvd.
4-16-80	PUBLIC SERVICE	Gas & Electric: No Objections
4-16-80	TRANS. ENG.	No comments

DESIGN & DEVELOPMENT PLANNER

1. Why does legal description on plat differ from one submitted with application? (~~The~~ description on plan excepts the rear portion of Lot 4).
2. Landscaping plan should consist of lists of species recommended by Parks & Rec.
3. Indicate type and size of signage.
4. Plan is cluttered, confusing and extremely hard to read.
5. Drainage information and runoff calculations should be submitted for review.
6. Screening ~~from~~ Holiday Inn on rear property line should be indicated.



OWNER: MSP Companies
 600 South Cherry Street
 Denver, Colorado 80222
 303 399-9804

ENGINEERS:
 STRUCTURAL: J. R. Haney & Associates
 5600 South Syracuse Circle
 Englewood, Colorado 80111
 303 770-3151

MECHANICAL: McFall + Honkel & Kimball
 2160 South Clermont Street
 Denver, Colorado 80222
 303 753-1260

ELECTRICAL: Clay & Associates
 2727 Bryant Street
 Denver, Colorado 80211
 303 453-4402

ARCHITECT: William Abney, Architect
 1830 Market Street
 Denver, Colorado 80202
 303 571-0251

CROSSROADS BUSINESS CENTER
 2777 CROSSROADS BOULEVARD
 GRAND JUNCTION, COLORADO 81501

LEGAL DESCRIPTION
 All of Lot 4, Replat of Lots 1 - 5, Block 2, Crossroads Colorado West, particularly described as follows:
 Beginning at the Southwesterly Corner of said Lot 4, which is also the Southwesterly Corner of Lot 7, Block 2, of said Crossroads Colorado West, Thence N 00° 08' 40" E 441.24 feet to the Northeast Corner of Lot 6, Block 2, of said Crossroads Colorado West; Thence along the arc of a curve to the right whose radius is 220.00 feet and whose long chord bears N 67° 33' 51" E 19.86 feet; Thence S 89° 50' 58" E 186.43 feet; Thence S 00° 08' 02" W 244.18 feet; Thence N 21° 18' 31" W 104.83 feet; Thence S 67° 50' 18" W 264.44 feet to the Point of Beginning, Containing 1.94 acres.

STATISTICS

Net rentable square feet	26,179
Gross building square feet	26,675
35% office space (+/-)	9335
65% warehouse space (+/-)	17,340

Parking

Office @ 1/300 sq. ft.	31
Warehouse @ 1/1000 sq. ft.	17
Total required	48
Total provided	59

Lot Size 1.94 acres (84,506 sq. ft.)
 CROSSROADS BUSINESS CENTER

site plan
 1/20" = 1'-0"

SHEET
A-1
 date 5.14.88
 rev. 5.14.88

CROSSROADS BUSINESS CENTER

William Abney, Architect
 1738 WYNDROP STREET DENVER COLORADO 80202 303 571-0251