

# Table of Contents

File 1980-0034  
Date 4/25/01

Project Name: Crossroads Colorado West -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>
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X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		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
		<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>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Letter from Gregory S. Robson to Don Warner re: curb cut modification – 12/24/81
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Aerial Map			
X	X	Memo from Lance to Alex re: landscaping schedule – 3/17/82			
X	X	Letter from Ronald Rish to Rex Price re: final inspection – 5/21/80			
X	X	Planning Commission Minutes - ** - 5/27/80			
X		Letter from Sue Drissel to Robert Hirons re: approval of petition and CC hearing schedule- 5/29/80			
X		Development in H.O. Application			
X	X	Memo from Bob to Lance re: timetable on landscaping – no date			
X		South Elevation			
X	X	Revised Site Plan (to be scanned)			
X	X	Letter form Karl Metzner to Ron Rish re: stub streets – 6/19/79			

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

ACTION SHEET

File # 34-80  
Zone H.O.  
Tax Area Code \_\_\_\_\_

Activity DEVELOPMENT PLAN in H.O. - CROSSROADS COLORADO WEST

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

Date Submitted 5-1-80 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 5-6-80 PC Hearing Date 5-27-80

Review Agencies 10 day Review Period - Return By 5-16-80

- |  |  |
|--|--|
| <u>Send</u>  | <u>Send</u>  |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT      | <input checked="" type="checkbox"/> FIRE <u>CITY</u>                           |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT    | <input type="checkbox"/> IRRIGATION  |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input checked="" type="checkbox"/> DRAINAGE <u>GV Project</u>                 |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON)                                  |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER    | <input type="checkbox"/> SEWER   |
| <input checked="" type="checkbox"/> MOUNTAIN BELL    | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>X Patterson</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE   | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN                            |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE   | <input type="checkbox"/> FRUITA, PALISADE                                      |
| <input type="checkbox"/> SCHOOL DISTRICT 51          | <input checked="" type="checkbox"/> TRANSPORTATION ENG. - <u>Bragdon</u>       |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> ENERGY OFFICE                              |
| <input type="checkbox"/> STATE GEOLOGICAL            | <input checked="" type="checkbox"/> PARKS & REC                                |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> PD - <u>Ed Vandertook</u>                  |
| <input type="checkbox"/> TRANSAMERICA TITLE          | <input checked="" type="checkbox"/> <del>MAPPING</del> <u>Tech. Review</u>     |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>5-27-80</u>	<u>Rec App suby. to Staff Com. &amp; rec</u>
<u>Cic</u>	<u>6-18-80</u>	<u>Approved subj. to GPC</u>

Common Location CROSSROADS COLORADO WEST, 2754 Compass Dr.  
(other 2 lots built on are 2752 and 2756 Compass Dr.)

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

City  
County  
Development  
Department

## MEMORANDUM

Reply Requested

Date: 3/7/82

 YES     NO
To: ALEXFrom: LANCE

RE: FILE 34-80, Office Bldg. at  
2754 Compass Drive (Crossroads  
Colo. West)

Did you request a landscaping  
timetable from the developer as  
we agreed you would? Please see  
that I get a copy when the  
developer sends you one.

Thanks.

Aug. '82 landscaping done - OK

City  
County  
Development  
Department

# MEMORANDUM

Reply Requested

Date: 3/8/82

YES  NO

To: BOB & ALEX

From: LANCE

RE: 34-80 Crossroads Colo. West -  
3-story office bldg.

This is the project we were discussing earlier today. I could find no development schedule in the file.

A landscaping timetable was req'd., and I think there should be one for enforcement purposes. Could you please have the petitioner submit one and see that I get a copy?

Also, is lighting shown on the plan? I couldn't tell.

Thanks.

LKW

hance -

Re 34-80 Crossroads Co West

A development schedule was not required at the time this was submitted. Refer file to last 2 pages of right side. If you need a timetable for landscape completion - you should call, you're the one who will "enforce it"

The lighting scheme may be at Rish's office either w/ the utilities composite or as built's" - you might ok over there.

Bob

REVIEW SHEET SUMMARY

FILE# 34-80

ITEM DEVELOPMENT IN H.O. (NO NAME AVAILABLE) DATE SENT TO REVIEW DEPT. 5-06-80

DATE DUE 5-16-80

PETITIONER \_\_\_\_\_

LOCATION 2754 Compass Drive

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-08-80	TECH REVIEW	No available information indicates flooding potential at this site during a 100 year flood event.
5-09-80	CITY ENGINEER	Site drainage plan not submitted. Access looks OK. Street improvements are in.
5-14-80	TRANSP. ENG.	No comments
5-19-80	PARKS & REC.	Not detailed enough to comment on at this time.
5-19-80	PUBLIC SERVICE	Electric: No Objection to plan. Request developer contact PSCo. regarding point of service, transformer locations, etc. Gas: No Objection. Request developer contact PSCo. for meter location.

DESIGN & DEVELOPMENT PLANNER

1. Landscaping species/groundcover need to be indicated, as well as a timetable.
2. Drainage plan is needed.
3. Handicapped parking spaces should be shown on plan--minimum of 2 by each entry. Bikeracks should be provided on-site and shown on plan.
4. ~~Require screen fencing (other than chain link) along northern property line to buffer adjacent apartments from parking and site.~~
5. Lighting should be indicated on plan.
6. Indication of type, size, and placement of signage is needed.
7. What are the building materials to be used? coloration?
8. Trash container locations must be shown on plan.
9. 215 parking spaces are required with 265 proposed. To alleviate the wide spanse of asphalt and to shade the area, an addition of street trees and some additional landscaped parking islands is suggested.
10. Parking bumpers should be installed on all exterior spaces (even to the north, where the screen fencing is required).

STAFF RECOMMENDATION

Recommend approval of site plan with the site and review comments to be submitted or resolved before the time the item is scheduled for City Council hearing.

5-21-80	CITY FIRE	Fire hydrant spacing required every 300 ft. Portions of building more than 150 ft off a public way. Fire hydrants required on site. Fire flow requirements are inadequate for wood construction. (4,500 G.P. M.) Construction should be limited to non combustible, or
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City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

May 21, 1980

Mr. Rex Price  
Paragon Engineering, Inc.  
P. O. Box 2872  
Grand Junction, CO 81502

*File (copy)*

Dear Rex:

Re: Replat of Crossroads Colorado West

The streets and storm sewers constructed in the above subdivision were final-inspected on April 30, 1980, and our recent reinspection showed that apparently all deficiencies noted in the inspection have been corrected. We have received the required construction test results and the as-built drawings which acknowledge the facilities have been constructed in accordance with the approved plans and specifications.

It is noted that the stub street north from Compass Drive has not been paved. This appears to be in accordance with City Development Department policy as stated in the enclosed memorandum of June 19, 1979, from Mr. Karl Metzner. Any future questions concerning that policy should be directed to the Development Department.

In light of the above, the streets and storm drainage facilities for Replat of Crossroads Colorado West are accepted by the City, and we are now responsible for maintenance of those facilities.

Thanks for your cooperation in these matters.

Very truly yours,

*Ronald P. Rish*  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

Enclosure

cc-w/encl. Doug Cline  
John Kenney  
Steve McKee  
Karl Metzner ✓  
Jim Patterson  
File

City  
County  
Development  
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 80—DIAL (303) 243-9200 EXT 343

M E M O R A N D U M

TO: Ron Rish  
FROM: Karl Metzner *KCM*  
SUBJECT: Crossroads Colorado West Subdivision  
DATE: June 19, 1979

In reference to the copy of a letter from Katy (May 11, 1979) concerning the improvement of a stub street in Crossroads Colorado West Subdivision, I thought it would be best to explain our feeling on the improvement of stub streets. These would be our recommendations, but the final decision should be yours.

1. When a stub street is platted solely for access to an adjacent property, and there are no lots in the subdivision taking access from the stub, the subdivider should not be required to improve the stub.
2. When a stub street is required for general circulation in an area, or if lots from the subdivision take access from the stub, the subdivider should install all improvements.

In reference to Crossroads Subdivision in particular, the stub to the west should be improved as it was required for circulation to 12th Street. The stub to the north was only for access to the adjacent parcel to the north.



# ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue — Grand Junction, Colorado 81501 — (303) 245-3861

December 24, 1981

OFFICE COPY

Don Warner  
City/County Development Department  
559 White Avenue  
Grand Junction, CO 81501

Re: Crossroads North Office Building, Proposed  
Curb Cut Modifications (Project #813343)

Dear Don:

As per our telephone conversation of early last, week, I am submitting 3 sets of our proposed curb cut modifications. I am including with that submittal the previously approved site plan and an 8½"x11" vicinity plan.

The previously approved plan (done by ARIX) shows the existing curb cuts and provides 232 parking spaces. By making the proposed changes, we can increase the parking to 239 spaces and make the internal site circulations better. (The proposed changes also make the construction layout of the site work considerably easier.)

Please process this submittal through whatever channels necessary and advise me of any decisions. If you have any questions, feel free to contact me.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

*Gregory S. Robson*  
Gregory S. Robson  
Project Architect  
NCARB Certified

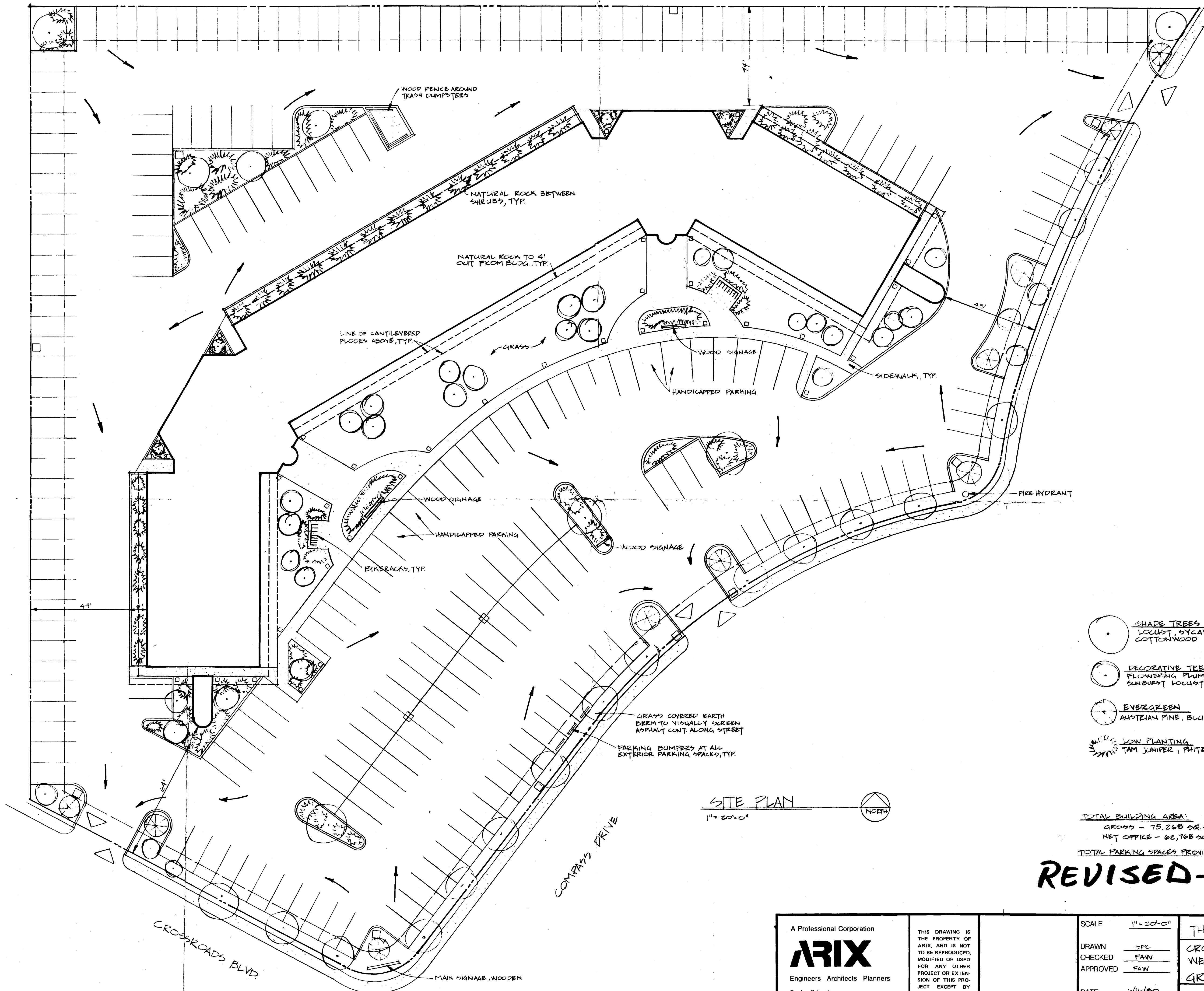
GSR/sm

*Bob Goldin  
Have Ron and Bragdon  
look at this and  
let Greg know if  
it is ok.*

ENGINEERS-ARCHITECTS

*Don*

*2752  
454  
44*



- SHADE TREES  
LOCUST, SYCAMORE, LINDEN, MAPLE, COTTONWOOD
- DECORATIVE TREES  
FLOWERING PLUM, ASPEN, MOUNTAIN ASH, SUNBURST LOCUST
- EVERGREEN  
AUSTRIAN PINE, BLUE SPRUCE, SCOTCH PINE
- LOW PLANTING  
TAM JUNIPER, PHITZER, SCANDIA JUNIPER

SITE PLAN  
1" = 20'-0"

TOTAL BUILDING AREA:  
GROSS - 75,268 SQ. FT.  
NET OFFICE - 62,768 SQ. FT.  
TOTAL PARKING SPACES PROVIDED -

**REVISED - SUBMITTED**  
**6/18/80**

A Professional Corporation <b>ARIX</b> Engineers Architects Planners Greeley, Colorado Grand Junction, Colorado Riverton, Wyoming	THIS DRAWING IS THE PROPERTY OF ARIX, AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH SAID COMPANY.	SCALE 1" = 20'-0"	THREE STORY OFFICE BLDG. CROSSROADS COLORADO WEST SUBDIVISION GRAND JUNCTION, CO
		DRAWN SPC	
		CHECKED FAW	
		APPROVED FAW	
DATE 6/16/80	PROJECT NO. 7177.00 D		