

**site plan**

**legal**

LOT 4, BLOCK 5 CROSSROADS COLLEGE WEST IN THE  
 1/4 SECTION 10, T1N, R1W, OF THE LITE RESERVE  
 CITY OF GRAND JUNCTION, HERRICK COUNTY, STATE OF COLORADO

**notes**

**AREA COMPUTATIONS:**

SITE	60,750 S.F.	100%	(INCLUDING OFFROAD)
BUILDING	12,719 S.F.	21%	
PARKING	25,411 S.F.	42%	
LANDSCAPING	14,919 S.F.	24%	

**SETBACKS:** PROVIDED EQUILIBRIUM MIN.

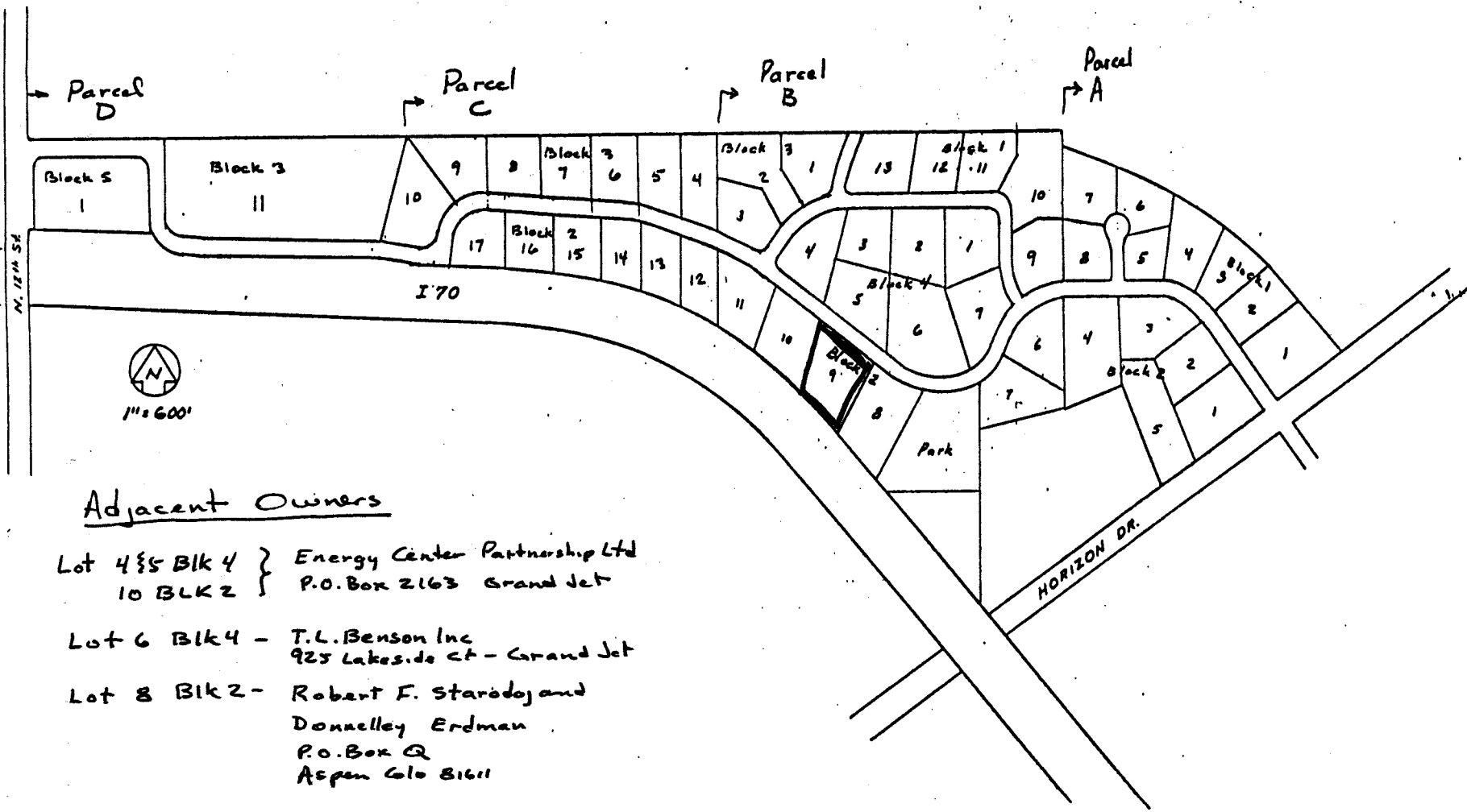
FRONT	10'-0"	50'-0" (TO 50'-0")
LEFT	10'-0"	10'-0"
RIGHT	10'-0"	10'-0"
REAR	10'-0"	10'-0"

**LOT PERCENTAGE:** 67.4% 60'  
**ADJACENT SITE:** 60'x60' 60'x60'  
**MAX. COVERAGE:** 66% (MAX.)  
**MAX. HEIGHT:** 30'  
**PARKING:** 25 TO (147/600 S.F.)  
 NO. - NUMBER ORIENTED SHINGLES  
 FIREZONE 5  
 GROUP 5-S, TYPE 5th DRIVE  
**ARCHITECTURAL INTENT:**  
 IT IS THE INTENT OF THE ARCHITECTURAL DESIGN TO PROVIDE A TWO-STORY OFFICE BUILDING EXPRESSING A CONTEMPORARY COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA THROUGH THE USE OF MODERN DESIGN DETAILS, WINDOW MATERIALS, AND BUILDING MASSING.  
**PLANNING INTENT:**  
 IT IS THE INTENT OF THE DEVELOPER TO SUBMIT THIS PLANNED DEVELOPMENT PROPOSAL FOR THE PURPOSE OF GAINING PERMISSION TO CONSTRUCT A BUSINESS AND PROFESSIONAL OFFICE BUILDING ON THE SOUTH SIDE OF CROSSROADS BLVD, LOT 4, BLOCK 5, CROSSROADS COLLEGE WEST.

**SCHEDULE:**  
 CONSTRUCTION WILL BEGIN APPROXIMATELY AFTER APPROVAL, WITH COMPLETION WITHIN ONE YEAR.

INDICATES DIRECTION OF DRAINAGE

LANDSCAPE LEGEND					
SYMBOL	COM. / BOT.	SIZE	NR.	COM. / BOT.	SIZE
	AUSTRIAN PINE / PINUS NIGRA	4'-8" HIGH	1		PINUS MUGO / PINUS MUGO 8" GAL
	MOUNTAIN ASH / CORONILLA ALBA	7'-10" GAL	2		FIRE THYME / PYROCYANTHUS 8" GAL
	POTTED PINE / PINUS PENSILVANA	8'-0" HIGH	1		PINUS MUGO / PINUS MUGO 8" GAL
	COLORADO BLUE SPRUCE / PICEA PLICATA (COLORADO BLUE)	4'-8" HIGH	3		PINUS MUGO / PINUS MUGO 8" GAL
	HONEY LOCUST / GLYCYME TETRALEPSIS	7'-10" GAL	12		PINUS MUGO / PINUS MUGO 8" GAL
	RUSSIAN OLIVE / ELAEAGNUS ARGENTIFOLIA	7'-10" GAL	3		PINUS MUGO / PINUS MUGO 8" GAL



Adjacent Owners

- Lot 4 & 5 Blk 4 } Energy Center Partnership Ltd
- 10 BLK 2 } P.O. Box 2163 Grand Jet
- Lot 6 Blk 4 - T.L. Benson Inc
- 925 Lakeside Ct - Grand Jet
- Lot 8 Blk 2 - Robert F. Starodoj and
- Donnelley Erdman
- P.O. Box Q
- Aspen Colo 81611

Energy Center Partnership  
P.O. Box 2163  
City - 81502 77-80

T. L. Benson Inc.  
925 Lakeside Ct.  
City - 81501 77-80

R. Starodaj  
P.O. Box Q  
Aspen, Co 81611 77-80

REVIEW SHEET SUMMARY

FILE# 77-80

ITEM DEVELOP. in H.O.-ENERGY PLAZA I  
FINAL

DATE SENT TO REVIEW DEPT. 11-05-80

DATE DUE 11-14-80

PETITIONER Energy Center Partnership Ltd.

LOCATION 2759 Cross Roads Blvd. lot 9, Blk 2, Replat Crossroads Colo. West

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-10-80	CITY UTIL.	None
11-10-80	UTE WATER	No objections to this project. When presented to the UCC for final approval, the utility composit must show water line size in Crossroads Blvd. and the service line to fire hydrants. Ute Water requires a Peak-Demand Data sheet in order to determine proper meter size. Policies and fees in effect will apply.
11-12-80	PARKS & REC.	None-It is nice to see a landscape plan that shows thought and planning.
11-13-80	CITY FIRE	Fire Flow Survey needs to be done prior to issuance of building permit. One additional on site hydrant located at the S.E. corner at building possibly in island near light pole but in no case less than 40' from building. This hydrant to be supplied by no less than an 8" line.
11-14-80	CITY ENG.	Any modifications to curb, gutter and sidewalk due to driveways should be done by the developer. A permit for that work is required. The proposed 48 inch drain pipe along the west property line is consistent with the overall subdivision drainage plan. Detailed engineering plans for that drain and the catch-basins will have to be submitted to me for review and approval prior to construction of the drain. The 48 inch drain will become a public storm sewer after construction of it to city specifications by the developer and acceptance of those improvements by the City Engineer. All street improvements are complete and have been accepted by the City.
11/14/80	Transp./Eng.	The provision of a dedicated space for bicycle parking is very commendable. A secure locking system for bicycles should also be provided to encourage the use of bicycles. The trash bin should be rotated so that it is parallel with the property line. This will provide straight in access to the bin by the trash truck.
11/18/80	Staff Comments	Parking exceeds requirement. Site plan is good Scale and intended use will fit well in Crossroads.
Summary of Comments: Fire flow survey needed and hydrant located as per Fire Dept. recommendation./ Detailed engineering plans for drainage need to be approved by City Engineer./ Overall this project looks appropriate and well planned./ Recommend approval.		
11-24-80	PUB. SER.	Gas: Plat 836-850 No objection. Electric: Will require easement along easterly property line to be obtained by separate instrument.
12/08/80	MT. BELL	No comments or request. This building may be served from the northeast of the property.

- 11/25/80 RIDER/SCHOENBECK PASSED 6-0 A MOTION TO TABLE #77-80, DEVELOPMENT IN H.O., FINAL PLAT, ENERGY PLAZA I, BECAUSE THE PETITIONER DID NOT APPEAR.
- 12/30/80 RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #77-80 DEVELOPMENT IN H.O., FINAL PLAT FOR ENERGY PLAZA I TO THE CITY COUNCIL SUBJECT TO STAFF AND REVIEW COMMENTS.

Acres 1.39  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 77-80  
Zone \_\_\_\_\_

Activity Dev. in H.O  
Phase Final  
Date Submitted 10/3/80  
Date Mailed Out 11/5/80  
Date Posted 11/14/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
Planning Commission \_\_\_\_\_

Date Neighbors Notified--  
City Council 1-9-81  
Date CIC Legal Ad 1-14-81  
Hearing Date--  
Planning Commission 11/25/80  
Hearing Date--  
City Council 12/17/80 + 1-21-81  
10 Review Period-Return By 11/14/80

Review Agencies

Send

\_\_\_\_ COUNTY ROAD DEPARTMENT  
 MOUNTAIN BELL  
 PUBLIC SERVICE COMPANY  
 FIRE  
 IRRIGATION G.V.  
\_\_\_\_ DRAINAGE  
\_\_\_\_ SEWER  
 WATER (UTE CLIFTON)  
\_\_\_\_ FLOODPLAIN  
 CITY ENGINEER

CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
 PARKS AND RECREATION  
 ENERGY OFFICE  
 TECH REVIEW  
 WATER AND POWER RESOURCES  
 St. Humph

Common Location Lot 9, Blk. 2, Reglot Crossroads Colo.  
West 2759 Crossroad Blvd.

Board	Date	Comments
<u>GTRC</u>	<u>11/25/80</u>	<u>Tabled - Petitioner, didn't show.</u>
<u>"</u>	<u>12/30/80</u>	<u>Approved sub to review comments</u>
<u>CIC</u>	<u>1/21/81</u>	<u>Approved on concept adjudge, sub. to PC, staff &amp; review comments</u>

Staff Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents

\_\_\_\_ Improvement Agreement  
\_\_\_\_ Improvement Guarantee  
\_\_\_\_ Covenants  
\_\_\_\_ Development Schedule



TOTAL PROJECT DEVELOPERS

2784 Crossroads Blvd., P.O. Box 2163, Grand Junction, Co. 81501 Phone (303) 242-3517

January 11, 1983

JAN 11 1983

Grand Junction Planning Department  
559 White Avenue - Room 60  
Grand Junction, Colorado 81501

Attention: Mr. Bob Goldin

Dear Bob:

In respect to your File #77-80, Energy Plaza I, application for approval for H O development for Lot 9, Crossroads Colorado West Replat in regard to the expiration for such approval to occur on January 21, 1983, please withdraw our application. At this time we have no plans for the on-site development and construction previously submitted for approval.

Sincerely,

C.B.W. BUILDERS, INC.

Jerome P. Fossenier  
Executive Vice President

JPF:spb



CBW IS A FRANCHISED DEALER FOR BUTLER BUILDING SYSTEMS





## CITY - COUNTY PLANNING

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

(303) 244-1628

### MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing  
FROM: Grand Junction Planning Commission and Planning Department  
DATE: April 12, 1983  
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum  
April 12, 1983  
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A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw