

Table of Contents

File 1981-0026

Date 10/25/01

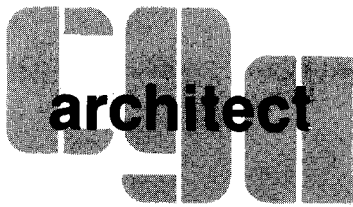
Project Name: Crossroads Condominiums – Rezone from PR4 to PR16

P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r c instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e a specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
s e guide for the contents of each file.
n e Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
t d full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

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
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X		Landscape Plan
X	X	Review Sheet Summary	X	X	Elevation Plan
X		Review Sheets	X		Location Map
X		Letter from J.E. Peterson to Planning re: complaint letter – 4/2/81	X	X	Plat Plan
X		Signature From for Release from Improvements Agreement and Guarantee			
X		Letter from Chris Gray to Alex Candelaria re: does not wish to reschedule-4/1/81			
X	X	Planning Commission Minutes - ** - 3/31/81			
X		Letter from Mary Avonell Flannery to Planning re: complaint to density change proposed – 3/31/81			
X	X	Letter from Chris Gray to Planning re: Response to comments – 3/31/81			
X		Development Application			
X		Preliminary Development Plan and Zone Change Request			
X		Public Notice Posting			
X		Peak Demand – Data Sheet			



chris gray, a.i.a.
professional corporation

March 31, 1981

City/County Development Department
Mr. Bob Bright
Senior City Planner
Grand Junction, Colorado 81501

RE: Crossroads Condominiums - Preliminary File #26-81

Dear Bob:

Myself and the Petitioner wish to respond to the Review Sheet Comments on the above project.

In regards to Public service, Ute Water, Mountain Bell and the Fire Department we will work with them, meeting all reasonable easement requests, working within legal requirements and keeping them updated as planning decisions and drawings are completed. We will supply them with all the information they require.

City Parks: We have intentionally planned for a limited amount of non-desert type planting. We will select desert species from their recommendations, but want to follow through on providing some evergreens to alleviate the barren look of all desert landscaping.

City Utilities: Complete engineering will be submitted on sewer lines. We will work with Utilities to locate trash pick-up points. At the same time, we want to minimize their visual impact and kept off the main areas as much as we can. It seems ideal to us for trash locations to be at the units rear wherever possible, so we located two along the south.

City Engineer: The Power of attorney for Twelfth Street improvements will be provided and recorded with the plat. Copies will be given to all departments. Utilities and curbcuts will be coordinated with improvements on Crossroads Boulevard as timing permits. The development of Crossroads Boulevard is not controlled by the Petitioner.

Staff: Buffering and landscaping along I-70 is already provided on the plan. A six foot fence along with storage units run the entire length of the south property line. Landscaping is called for on the landscaping plan. As for extra amenities, this project is not planned to be a "Lakeside" type with swimming pools, etc. Marketing will be toward the

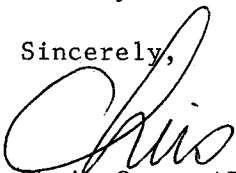
March 31, 1981

Page 2.

moderate priced unit. Amenities, which both increase front end costs, and more importantly, increase maintenance costs are usually not wanted by the buyer. Also, the site has no irrigation water, so we will not have any grassed areas. While children will be allowed, this is essentially an adult community, so we see no need for a playground. We do not see what could be provided and really used at this site. Each unit has been provided with a fenced, private area for their use.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris", written in dark ink.

Chris Gray, AIA

CG:pg

#26-81

Planners & Developers Ltd.
Box 2163
Grand Junction, Colorado 81502

James & Rosemary Peterson
2711 Skyline Drive
Grand Junction, Colorado 81503

#26-81

Jerry & Rebecca Lewis
2709 Skyline Drive
Grand Junction, Colorado 81503

#26-81

Elizabeth V. Kirkendall
2712 Skyline Drive
Grand Junction, Colorado 81503

#26-81

Mary Avonell Flannery
758 27 Road
Grand Junction, Colorado 81501

#26-81

Charlie & E. M. Plsek
Rt. 5 - 771 27 Road
Grand Junction, Colorado 81501

#26-81

T. L. Benson, Inc.
925 Lakeside Court
Grand Junction, Colorado 81501

#26-81

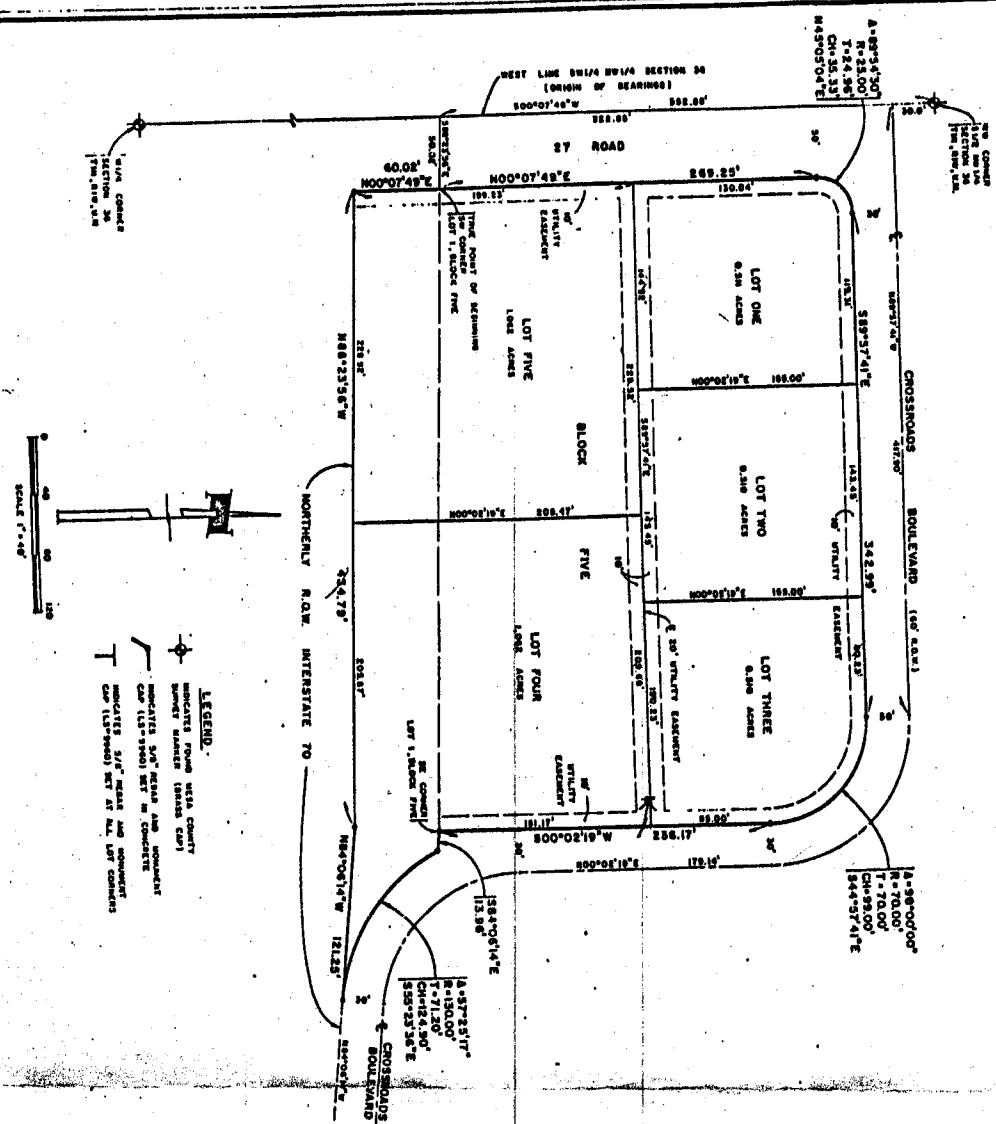
Chris Gray
2721 North 12th Street
#22
Grand Junction, CO. 81501
#26-81

Starbright Enterprises, Inc.
432 Culver Blvd.
Marina del Rey, CA 90291

#26-81

P.H. Management, Inc.
Box 2026
Grand Junction, CO. 81501
#26-81

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



LEGEND.

- ◊ INDICATES POINT WITH CORNER
- ◊ INDICATES 3/4\"/>

SCALE 1\"/>

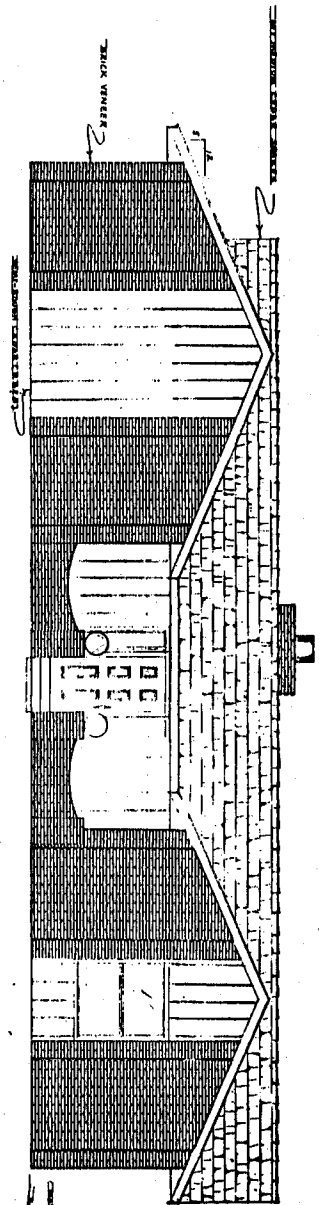
SECTION CONTINUED

1. James T. Smith, Jr., the hereby certify that the accompanying plat of Lot 1, Block Five, of Crossroads Colorado West Filing No. Two, a subdivision of property represented in 1977, is correct and true to the original survey of said property.

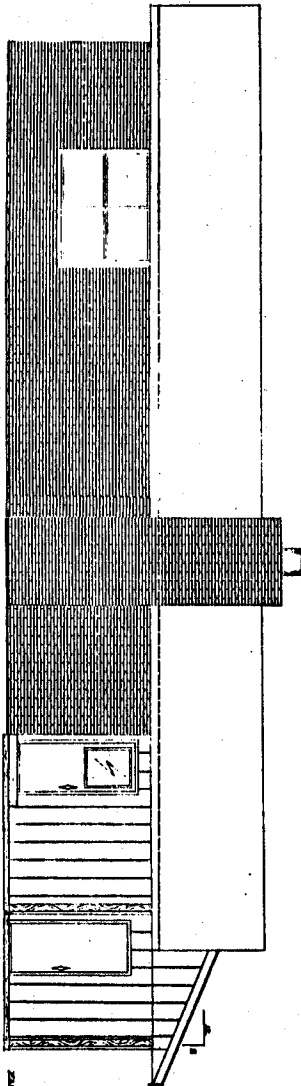
James T. Smith, Jr.
 Notary Public
 Commission Expires 12/31/80

OFFICE COPY
 #26-81
 2/2





FRONT ELEVATION



BACK ELEVATION

DATE	APR 22 1983
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SCALE	
PROJECT NO.	
DATE	
BY	
FOR	

OFFICE COPY

#26-81
2/2

REVIEW SHEET SUMMARY

FILE# 26-81

ITEM Rezone from PR4 to PR16 & Crossroads

DATE SENT TO REVIEW DEPT. _____

Condominiums - Final

DATE DUE 3/16/81

PETITIONER P.H. Management, Inc., Box 2026, G.J. (Chris Gray - Architect)

LOCATION Southeast corner 12th & Crossroads Blvd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/81	Public Service Gas & Electric	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/12/81	Water & Power Resources	No Comments.
3/13/81	City Parks / Recreation	Forsythia, Potentilla, Sea Green, Mugho Pine, Austrian Pine are not "Desert" Landscape plants. Try Yucca (species) glanca, bacoata. Rabbitbrush, Saltbush (Fourwing or shadscale) Cactus sp. Cholla, Prickly pear, Hedgehog. Sages of various types Louisiana, Big, Russian, Silver, Fringed Bitterbrush, Apache Plume, Mountain Mahogany, Threeleaf Sumac, Golden Currant, Leadplant or the Peashrubs.
3/16/81	Ute Water	Domestic services can be provided from existing water lines in Crossroads Blvd. & 27 Road. Meters for domestic service will be from the same lines and located at the property line. Fire lines may require detector checks. Onsite water line installations should be such that each dwelling unit could be individually served. Policies and fees in effect at the time of application will apply.
3/16/81	Mt. Bell	Please provide 10' easements as shown on the attached plat.
3/16/81	City Utilities	There is not enough room for a trash truck to turn around at southwest trash tank location. This, along with sewer service should be addressed at development plan stage.
3/19/81	City Fire Dept.	We will need a set of plans showing hydrants, line sizes, and proposed hydrants. We need the plans so we can do a fire flow. We do not object to the rezone.
3/19/81	Public Service	Gas: No objection to rezone. Electric: No objections to rezone. Developer to work with PSCO as to service locations & easements at early development stage.
3/19/81	City Engineer	Street improvements and utilites are being constructed by developer of Crossroads Colorado West - Filing No.2. I have an unrecorded copy of power of attorney for 12th Street improvements. Is it recorded yet? It seems to me the POA should be recorded at the same time as the plat and we request a copy of the recorded power of attorney. Driveway cuts should be coordinated with the street construction so they are properly located. Grading plan shows draining to the streets and this is proper and acceptable. Sewer taps should be located and installed prior to Crossroads Boulevard being paved.

- 3/23/81 Staff Comments: 1) Need buffering & landscaping to screen out I-70.
2) The petitioner wants all buildings & parking lots. Where are the amenities to provide relief for this kind of density?
- 3/23/81 Summary of Comments 1) City Parks & Rec. has a suggested type of species to be planted on this site.
2) Ute Water says domestic services can be provided. Onsite water lines should be installed to serve individual units.
3) City Utilities trash truck pick-up should be relocated for better service.
4) City Fire needs detail plan for hydrant locations & line sizes.
5) City Engineer recommend that driveway cuts be coordinated & sewer taps be located & installed prior to streets being paved.
6) Petitioner is requesting density but is offering no amenities for this amount of density.

NOTE

3/19/81 Transportation
Engineer

The drive (and parking area) on the south side (adjacent to I-70) is a 400' long dead end, with carports over some parking spaces. There is no way that emergency vehicles, trash trucks, or moving vans could enter this area and then exit without backing out. A possible solution would be a connecting drive at the West end between the two 12-Unit complexes. Exit, ground elevations appear much higher than Crossroads Blvd.. Care should be taken so that adequate sight distances are maintained at the entrances. The narrative states that "Easy access to Interstate 70 is only hundreds of feet away". There is no access to I-70 in this area. The nearest access is at Horizon Dr.

NOTE

3/31/81

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #26-81, REZONE PR-4 TO PR-16, BECAUSE IT IS MUCH TOO HIGH A DENSITY FOR THE RESIDENTIAL AREA IN WHICH IT IS SITUATED, AND BECAUSE OF THE NEIGHBORHOOD OPPOSITION TO THE PROPOSAL.

