

Table of Contents

File 1981-0027

Project Name: Compass Point Office Building - Conditional Use

Date 10/26/01

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 **e** 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
e **e** guide for the contents of each file.
d **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
t **t** 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
X	X	*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	X	Planning Commission Minutes - ** - 3/31/81
X	X	Review Sheet Summary	X		Public Notice Posting
X		Review Sheets	X		Letter from Fred Spoor, Futura Eng. to Dean Glorso, Yale Properties re: Certified tha non of the property is locate in a special Flood Hazard Area – 2/19/81
X		Development Application	X		Title Ins. Company of Minesota commitment to insure – 1/30/81
X	X	Letter from William Ash, Env. Dev. Inc. to City Planning re: impact study- 2/19/81	X		Landscape Plan
X	X	Letter from William Ash to Planning re: Development Schedule – 2/20/81	X		Plat of Survey
X		Site Plan	X		Ground Level Floor Plan
X		Conditional Use Application	X		Elevation Map
X	X	Letter from Kathi Ackerman, Env. Dev., Inc. to Bob Bright re: response to comments – 3/26/81	X		Utility & Grading Plan
X		Memo from City Planning to All Petitioners re: reversion hearings on 3/26/84	X		Hydration Location Map
X		Letter from Frank Meeks to Kim Laing re: complaint letter – 3/19/84			

John J. Mazza
2236 Regent Court
Grand Junction, Co. 81503
27-81

The Goldmax Company
P.O. Box 267
Denver, Co. 80201
27-81

Crossroads Plaza Venture
601 Valley Federal Plaza
Grand Junction, Co. 81501
27-81

Commercial Property Service
1624 Market Street
Denver, Co. 80202
27-81

Bruce Currier
2760 H Road, Route 5
Grand Junction, Co. 81501
27-81

Environmental Developers,
Inc.
13693 East Cliff Ave.
Aurora, Co. 80014
27-81

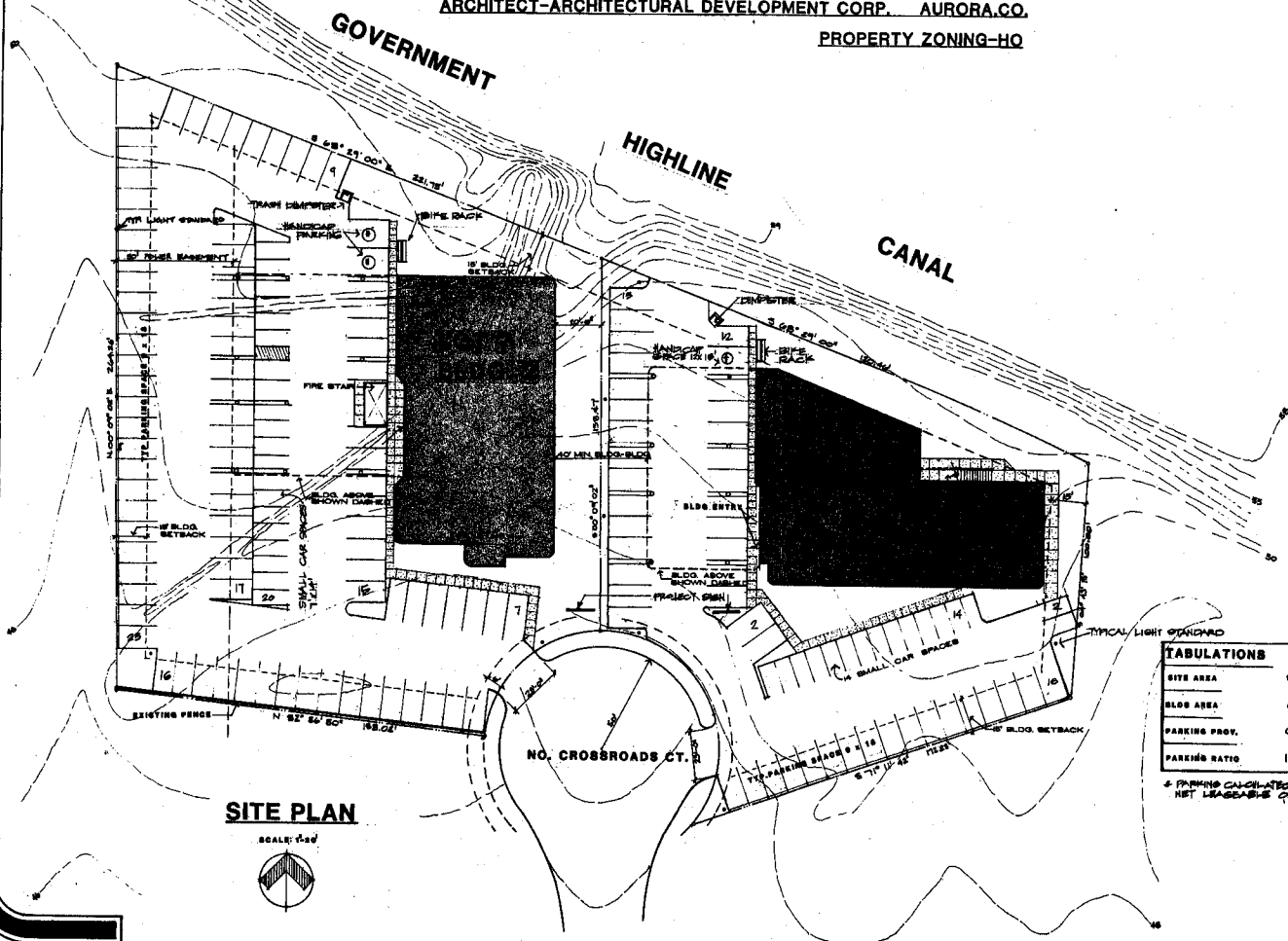
Cathi Ackerman
13693 East Cliff Ave.
Aurora, Co. 80014
27-81



Maguire

PROPOSED OFFICE COMPLEX GRAND JUNCTION, CO
 DEVELOPER-ENVIRONMENTAL DEVELOPERS, INC. AURORA, CO.
 ARCHITECT-ARCHITECTURAL DEVELOPMENT CORP. AURORA, CO.
 PROPERTY ZONING-HQ

OFFICE COPY
27-81



SITE PLAN
SCALE: 1"=50'

TABULATIONS	LOT 6	LOT 7
SITE AREA	66,670 sf	47,050 sf
BLDG AREA	20,500 sf	38,000 sf
PARKING PROV.	21 SPACES	107 SPACES
PARKING RATIO	1:281 NET*	1:282 NET*

* PARKING CALCULATED IN TERMS OF NET LEASABLE OFFICE AREA

archite
develo
corpor
architec

1
SCALE...



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
Page 2

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



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 27-81

Project Name Compass Point Office Building

approved on 4/15/81 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

4-2-18 D. Validity:

(Dev. in. H.O)

A development schedule which has expired prior to the beginning of construction nullifies the approval and will require reapplication. An extension of the development schedule may be granted by the Planning Commission at a regular scheduled meeting if requested by the applicant prior to the expiration of the original schedule.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



**Environmental
Developers
Inc.**

creators of
planned
communities

13693 East Iliff Avenue
Aurora, Colorado 80014
(303) 755-3377

William J. Ash III
President

February 19, 1981

RE: Lots 6 and 7, Block 1, Crossroads Colorado West, County of
Mesa, State of Colorado

To Whom It May Concern:

We have been informed that the traffic impact on the above
named site for the development of offices would be as follows:

The average figure for suburban offices would be 12.3 one-
way trips per 1,000 square feet of office space. The morning
peak hours would be between 7:00 - 8:00 A.M. with 1.85 trips
per 1,000 square feet of office space entering and .25 trips
per 1,000 square feet of office space exiting. The evening
peak hours would be between 4:30 - 5:30 P.M. with 4 trips
per 1,000 square feet of office space entering and 1.8 trips
per 1,000 square feet of office space exiting.

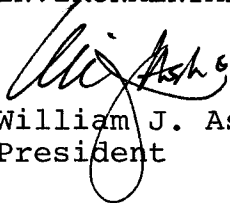
The above information was supplied us by:

Leigh, Scott and Cleary, Inc.
Mr. Robert E. Leigh, P.E.
Transportation Planning and Traffic
Engineering Consultants
1615 Downing Street
Denver, Colorado 80218

Thank you.

Cordially,

ENVIRONMENTAL DEVELOPERS, INC.


William J. Ash III
President



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13693 East Iliff Avenue
Aurora, Colorado 80014
(303) 755-3377

William J. Ash III
President

February 20, 1981

RE: Development Plan - Lots 6 and 7, Block 1, Crossroads
Colorado West, County of Mesa, State of Colorado

Dear Sirs:

It is the plan of Environmental Developers, Inc. to construct two office buildings; one on Lot 6 consisting of 20,600 square feet and one consisting of 34,200 square feet with a total of 172 parking spaces.

It would be our desire to begin construction on Lot 6 in May, 1981 and we would anticipate a construction time frame of 8 months for this building.

We would anticipate that the construction efforts on the second office building on Lot 7 would begin in summer - fall, 1981 again with an 8 month construction time frame.

Thank you.

Cordially,

ENVIRONMENTAL DEVELOPERS, INC.

William J. Ash III
President

WJA:km

REVIEW SHEET SUMMARY

FILE# 27-81

ITEM ~~27-81~~ Dev. in H.O.

DATE SENT TO REVIEW, DEPT. _____

Final

DATE DUE 3/16/81

PETITIONER Kathi Ackerman
Environmental Developers, Inc., 13693 E. Iliff, Aurora, CO 80014
 (Dean Glorso, Yale Properties, Inc)

LOCATION Lots 6 & 7 in Crossroads Colorado West

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/11/81	G.J. Drainage	Out of District.
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.
3/11/81	Water Dept. (Ute)	No objections.
3/11/81	Mt. Bell	Our exist cable is peds are shown on enclosed plat. No additional easements requested.
3/12/81	Water & Power Resources	The United States Water and Power Resources Service claims rights-of-way on all water conveyance systems associated with the Government Highline Canal and Lateral System. The rights-of way in most cases are by prescription for construction, reconstruction, operation, and maintenance. The United States claims by prescription a right-of-way of about 55 feet, from the southwest bank of the canal in the vicinity of the proposed development (File No. 27-81). We recommend that this right-of-way be indicated on appropriate plat maps.
3/13/81	City Parks	Norway Maple - doesn't like alkali, hot dry winds, or clayey soils. White Poplar - a huge tree that suckers profusely and would not be the best choice for this development. Uses great amounts of water daily. Try Thornless Honeylocust, Hackberry, Green Ash, Russian Olive. Again, I wonder if we can afford the luxury of using high water requirement plants in this arid region. Why not more drought tolerant shrubs? Instead of those listed here try Mountain Mahogany, Apache Plume, Threeleaf Sumac, Rabbit-brush, Lead plant, sages of various types.
3/19/81	Public Service Electric & Gas	Electric: No objections to "Conditional Use" request. Both Lots have existing utility easements. THI 3/13/81. Gas: No objections, 3/18/81 CB
3/19/81	Transportation Engineer	All parking spaces should be full size. Vertical Clearance under the building that projects over the parking area is not shown. "Trash Dumpster" locations could be inaccessible to trash trucks. The driveway entrances off of Crossroads Ct. should be aligned with the parking aisle rather than being pointed toward parking spaces.

3/20/81

City Engineer

Any modifications to existing curb, gutter and sidewalk to close unused drives and/or open new drives should be by the petitioner. This requires a permit from my office. Some of the parking stalls are too close to the street and will require backing out over the public sidewalk.

3/23/81

Staff Comments:

Handicap parking dangerously placed and in the wrong place for easy access to Building 2. If bike racks, how about biking down the canal? Where are the bike paths in this area? Parking lots should not end at property line along Canal- where will street run-off go?

I suppose adjacent parcels pave up to these parking lots too for one big, giant blacktop. No landscaping between parcels? -just around buildings? No linkages between these two buildings? Is that a walk between them? More trees needed in parking lots to break up pavement. Buffer onto Canal better than backs of buildings.

3/31/81

SIMONETTI/PICKENS PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #27-81, DEVELOPMENT IN H.O. FOR AN OFFICE BUILDING, SUBJECT TO STAFF COMMENTS.



**Environmental
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13693 East Iliff Avenue
Aurora, Colorado 80014
(303) 755-3377

March 26, 1981

Mr. Bob Bright
Senior City Planner
City of Grand Junction
559 White Avenue, Room 60
Grand Junction, CO 81501

REFERENCE: Lots 6 and 7
 Crossroads Colorado West

Dear Bob:

Pursuant to the comments received from the various departments reviewing the above mentioned property, herewith is our response to the questions which will be followed by revised drawings to reflect these comments.

1. Water and Power Resources - As this property has been previously platted, the ROW requested of 55 ft. from the southwest bank of the canal should already have been noted. In any event, after our discussions with Lee Larson and Bill Ellison of this department, we are in receipt of the appropriate information necessary to comply with their request and will so comply on our drawings.
2. City Parks - We will revise the landscape plan to show the deletion of Norway Maple and White Poplar. We will replace the above with Thornless Honey Locust, Hackberry, Green Ash or Russian Olive. In addition, we will replace the high water requirement plants with more drought tolerant shrubs such as Mountain Mahogany, Apache Plume, Threeleaf Sumac, Rabbit Brush, Lead Plant and Sages of various types as requested.
3. Transportation Engineer - The vertical clearance under the building that projects over the parking area will be a minimum of 12 ft. and will be noted as such on the plans. The trash dumpster locations will be relocated for ease in their accessibility. The driveway entrances off of Crossroads Court will be realigned with the parking aisle rather than pointed toward parking spaces. EDI will act as the Management and Leasing Agent for these buildings and thereby will be in control of who the buildings will be leased to. In effect, this capability will allow us to control the parking as a certain number of spaces will be assigned and leased to each tenant and we then will control the assignment of the smaller car spaces to those people with smaller cars.

4. City Engineer - EDI understands and agrees that any modifications to existing curb, gutter and sidewalk to close unused drives and/or open new drives will be completed to City Standards at our expense. We will purchase the necessary permits for this curb, gutter and sidewalk construction at the appropriate time. Some of the parking stalls that were too close to the street have been relocated so that it will not require backing out over the public sidewalk.
5. Staff Comments - The handicap parking has been relocated for both buildings One and Two from dangerous areas and now will provide better access to the buildings. EDI will provide 4 ft. wide asphalt ingress and egress biking areas from our parking lots to the canal areas for those wishing to bike. Street run-off will flow naturally towards Crossroads Court and not into the canal. In addition, we will revise the landscape plan to provide fencing and plant vines between adjacent parcels. We also will provide additional trees and shrubs in and around the parking lots with those species requested by the City Parks Department. These two buildings will stand on their own and tenant leasing will be such so as not to require they be linked. The back of the buildings and the canal will be adequately buffered and screened pursuant to the City requirements.

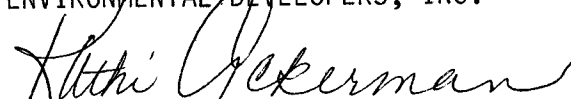
The necessary revisions as stated above will be incorporated onto the appropriate drawings and will be submitted for your review and approval prior to the Council meeting scheduled for April 15, 1981.

If you have any questions or need additional information, please do not hesitate to contact me directly.

We look forward to seeing you soon and having the opportunity to develop in the City of Grand Junction.

Very truly yours,

ENVIRONMENTAL DEVELOPERS, INC.



Kathi Ackerman
Director of Planning

Encls.

