

Table of Contents

File 1981-0031

Project Name: Constructors West Inc. - Development in H.O.

Date 11/1/01

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
d **e** guide for the contents of each file.
t **d** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
l **l** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

		*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	Drainage Plan
X	X	Review Sheet Summary	X	Landscaping Plan
X		Review Sheets	X	Floor Plan
X	X	Letter from Mark Curran to John Hardesty re: two deficiencies to be addressed- 3/17/83		
X		Letter from Bill Wagner to Planning re: withdrawal of item on the agenda of 4/15/81 wish to be rescheduled to next meeting- 4/14/81		
X	X	Planning Commission Minutes - ** - 4/16/81		
X		Development Application		
X	X	Impact Statement		
X		Public Notice Posting		
X	X	Development Schedule		
X		Receipt and Option Contract		
X		Elevation Map		



2458 East Main • P.O. Box 2161
Grand Junction, Colorado 81501
(303) 245-1905

CONSTRUCTORS WEST inc.

IMPACT STATEMENT

Based upon an existing and proposed office competition analysis for the Grand Junction area undertaken by THK Associates in Denver, for the developer, it is our opinion that there is now a strong demand for office space which will grow rapidly in the immediate future. THK Associates predicts a need for an increase of a minimum of 105,000 square feet of office space per year over the next five years in the area. Current vacancy rates are running at 3%, lending credence to the present need and increasing the probability of a future bullish need for space. It is the feeling of the developers that the Crossroads area, which has provided over 90% of the new office space added to the area's inventory over the past two years, is ideally located and appears to be the main point of interest for potential office space in the future.



2463 East Main • P.O. Box 147
Grand Junction, Colorado 81501
(303) 245 1905

CONSTRUCTORS WEST inc.

Crossroads II

Development Schedule

Crossroads II has a scheduled commencement date of June 1, 1981, with completion scheduled for January, 1982. All plans are progressing as scheduled and at this point we have no foreseeable delays.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bruce Milyard". The signature is written in dark ink and is positioned below the typed name.

Bruce Milyard,
Constructor's West, Inc.

2701-361-30-009
Planners & Developers, Ltd.
P. O. Box 2163
Grand Junction, CO 81501
#31-81

2701-361-30-010
Commercial Property Services
1624 Market Street, #307
Denver, CO 80202
#31-81

2701-361-32-001
Planners & Developers, Ltd.
P. O. Box 2163
Grand Junction, CO 81501
#31-81

2701-361-32-007
Planners & Developers Ltd.
P. O. Box 2163
Grand Junction, CO 81501
#31-81

2701-361-32-006
T. L. Benson, Inc.
906 North Avenue
Grand Junction, CO 81501
#31-81

2701-361-29-008
Starodj, Robert F.
Donnelley, Erdman
P. O. Box Q
Aspen, CO 81611 #31-81

2701-361-29-935
County of Mesa
Grand Junction, CO 81501
#31-81

2701-361-21-008
The Goldmax Co.
P. O. Box 267
Denver, CO 80201
#31-81

2701-361-22-014
Johnson, Peggy L.
734 South 7th
Grand Junction, CO 81501
#31-81

2701-361-22-016
Quadraut Dev. Co.
751 Buena Vista
Santa Barbara, CA 93105
#31-81

2701-361-22-022
MSP Investment Co.
650 South Cherry, Suite 1050
Denver, CO 80222
#31-81

2701-361-00-091
Carrier, B.C. & W.M.
C/O Western States Motel
1926 East Meadowmore #31-81
Springfield, MO 68503

2701-361-00-039
Western States Motel Opr.
C/O H. E. Sechler, Jr. #31-81
1926 E. Meadowmore
Springfield, MO 68503

2701-364-00-023
Western States Motel Oprs., Inc.
P. O. Box 1725
Grand Junction, CO 81501
#31-81

2701-364-00-041
Acorn Petroleum, Inc.
C/O Ochs Bros. #31-81
Box 603
Colorado Springs, CO 80901

2701-364-00-022
Smith, Lk. & C. Biggs
C/O Western States Motels
1926 E. Meadowmore #31-81
Springfield, MO 65804

Constructors West, Inc.
2458 East Main St.
Grand Junction, CO 81501
#31-81

REVIEW SHEET SUMMARY

FILE# 31-81

ITEM Development in H.O.

DATE SENT TO REVIEW DEPT. _____

Final

DATE DUE 3/16/81

PETITIONER Planners & Developers Limited, 2748 Crossroads Blvd., G.J.
(Contractors West, Inc.)

LOCATION Lots 6 & 7, Block 29 in Crossroads Colorado West

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	None.
3/11/81	G.J. Drainage	Out of District.
3/11/81	Ute Water	No objections to office development.
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have <u>objections</u> 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	Because of the alkali soils and highly arid climate the proposed Red Sunset Maple would not do well, if it lived at all. Other trees to consider would be Hackberry & Tree of Heaven or possible the Lindens. There are no evergreen trees used in this design. If they could be used Pinyon, Bristlecone or Ponderosa Pine would survive.
3/16/81	G.J. Dept. of Energy	This building may experience all the overheating cooling & high associated operating cost other building, such as Oxi, experiences. Too many North & West windows. Poor site orientation & use of plantings to decrease energy loads. South side parking lot will be very hard on cars, building & people. Entry court poorly located. This structure needs work. I do not recommend passage. For further review, see Energy Criteria attached to Review Sheet.
3/16/81	City Utilities	Location of trash tanks should be shown. Bicycle facilities should be provided. Utilities are not shown.
3/17/81	Fire Dept.	Before we can okay construction on this property, we need to do a fire flow survey. To do this we need the following information: 1. type of construction, 2. square footage and number of stories, 3. present fire hydrant location and size of line, 4. distance to exposures. After we get this information we will be able to tell you if you will need to put in additional fire protection.
3/19/81	Public Service	Gas & Electric: No objections
3/19/81	Trans. Engineer	Exist. curb cut at east end of property should be closed.
3/20/81	City Engineer	Any modifications to existing curb, gutter and sidewalk to close and/or open driveway cuts shall be by the petitioner and shall require a permit from my office.

3/20/81

Staff Comments: How about a pedestrian linkage system to surrounding uses where interaction can be expected. We're creating an awful lot of pavement out there between this proposal and adjacent. Parking should be broken up more with landscaped walkway areas perhaps. Not enough room between Crossroads Blvd. and proposals parking lot. Need more space as landscaped buffer. Some corner parking slots look dangerous for getting out of (limited sight distance and cars racing around the corner).
Can't tell about compatibility with adjacent uses - no uses shown graphically. Is it all parking lots out there?

4/6/81

PICKENS/PRICE PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL OF #31-81, DEVELOPMENT IN H.O., OFFICE BUILDING, SUBJECT TO STAFF REVIEW COMMENTS, AND IN PARTICULAR ADDRESSING THE POTENTIAL PARKING PROBLEMS, TRASH PICKUP, LANDSCAPING, THE SIDE-WALK SYSTEM WITHIN THE PROJECT, AND SIGNAGE FOR MOTORCYCLE PARKIN PRIOR TO REVIEW BY CITY COUNCIL.

March 31, 1981

Mr. Bob Bright
City and County Planning and Development Processing
City and County Building Permit and Inspection
Grand Junction, Colorado 81501

RE: File #31-81 Review Comments

Dear Sir:

This letter is written in response to your comments regarding the proposed development in Lots 6 and 7, Block 29 in Crossroads Colorado West Development. The plans reviewed were obviously of preliminary status. I would like to reassure the various agencies and staff that their comments are seriously received, but our ongoing development of the design and construction drawings will resolve the misgivings listed in the Review Comments. Our current positions follow the agencies that gave comments that were negative or needed clarification.

City Parks/Recreation - The Red Sunset Maple is not a good choice for the Grand Valley and will be re-selected. The Landscape Architect will be directed to make selections more appropriate to the adjacent Crossroads Business Center, which was developed by the same ownership.

Dept. of Energy - Entry location is difficult for a low-rise, spread-out building on this site. A "front-door" to the project must be along Crossroads Boulevard, with an entry along the north to northwest orientation. The landscaping will be augmented to provide some of the site and building protection discussed. However, I don't believe that the amount of fenestration shown necessarily indicates poor thermal performance--that quality can be judged by the construction of the total building envelope--insulated and reflective glazing, walls and roof system with rigid insulation and vapor barrier, a "sandwich" construction, multiple entry vestibules, a responsive heating, ventilation, and air conditioning system, efficient lighting and other building equipment selections. This building will be designed to meet the Colorado Energy Code and that, I believe, should be the deciding factor in accepting this building. Our building construction drawings and energy calculations will show this.

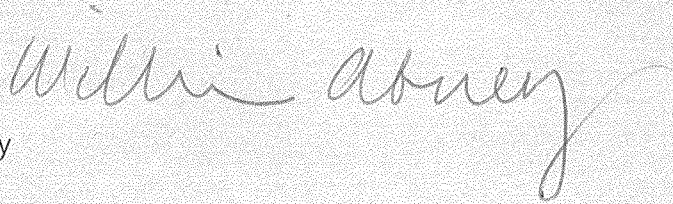
XXXXXXXXXXXXXX
1830 Market

Mr. Bob Bright
March 31, 1981
Page two

Staff Comments - We have since learned that a pedestrian walkway is required by the developers of the Crossroads Colorado West and this is to be incorporated into the design for the project.

As I mentioned before, the project is being altered anyway and should solve your specific questions in the process. It is our intention, and the developer's intention to provide a high quality project--one that will be an asset to the particular development and to the surrounding community as well. If you should have any further questions, please don't hesitate to write or call.

Sincerely,

A handwritten signature in cursive script that reads "William Abney". The signature is written in dark ink and is positioned to the right of the typed name.

William Abney

William Abney, Architect
XXXXXXXXXX
1830 Market



2458 East Main • P.O. Box 2161
Grand Junction, Colorado 81501
(303) 245-1905

CONSTRUCTORS WEST inc.

April 14, 1981

Planning Department
City of Grand Junction
559 White Avenue
Grand Junction, CO 81501

Dear Sirs;

Constructor's West, Inc. and MSP Companies are scheduled for review of a proposal for an office building on Horizon Drive at the city council meeting on Wednesday, April 15, 1981.

We are currently having our architect redraw some portions of our original project, based upon recommendations made by the planning commission on April 6, 1981.

Because these changes have not been completed as of this date, we respectfully request withdrawal of our item on the agenda of April 15, and wish to be rescheduled at the next meeting on May 6, 1981. Necessary materials for that meeting will be delivered to you next week. Thank you for your cooperation.

Sincerely,

Bill Wagner
Constructor's West, Inc.

ss



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

March 17, 1983

243-2577

Mr. John R. Hardesty - Pres. Ultronic
1930 S. Broadway
Grand Junction, CO 81503

RE: Improvements for Crossroads II

Dear Mr. Hardesty:

Per our conversation of March 15, the Planning Department has been reviewing projects to insure compatibility between actual site improvements and approved plans. In review of Crossroads II, the overall project looks good, however there are a couple of deficiencies which must be addressed.

A bike rack as shown on the approved plan must be installed. A trash bin must be on site as soon as possible. If you wish to change the location of the trash enclosure from the approved plan, please notify us before doing so.

A Certificate of Occupancy has not yet been signed off on the project in lieu of a final plumbing inspection. This office will not sign off until the above mentioned have been adequately addressed.

If I can answer any questions, please feel free to call me.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw

xc: Bob Goldin, Senior City Planner
File #31-81