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File 1982-0004

Project Name: Crossroads Court – Rezone from PR4 to PR12

Date 5/9/02

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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>		
X	X	<b>*Summary Sheet – Table of Contents</b>		
X	X	<b>Review Sheet Summary</b>		
X		Application form		
X		Review Sheets		
		Receipts for fees paid for anything		
		<b>*Submittal checklist</b>		
		<b>*General project report</b>		
		Reduced copy of final plans or drawings		
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X	X	<b>*Mailing list to adjacent property owners</b>		
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X		Legal description		
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		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>		
X	X	<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>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet	X	Site Plan
X	X	Review Sheet Summary	X	Planning Commission Minutes - **
X		Review Sheets	X	Petition of opposed – 2/23/82
X		Public Notice Posting – 2/10/82	X	Letter from Steven Meyer to Planning re: withdrawing application for rezone – 3/11/82
X	X	Ordinance No. 2037 - **	X	Letter from James Diamanti and Von Niel Diamanti to Planning re: opposition letter - 2/22/82
X	X	Letter from Ron Rish to Jack Rogers re: all deficiencies corrected-1/7/82	X	Site Plan
X	X	Planning Commission Minutes - ** - 2/23/82		
X	X	City Council Minutes - ** - 2/20/80		
X	X	Petition for Annexation		
X	X	Impact Statement		
X	X	Petition Deficiency Notice		
X		Development Application		
X		Deed		
X		Protective Covenants		

Mary Avonell Flannery  
758 27 Road  
Grand Junction, CO 81501  
2701-362-00-009 R1B #482

Kraig Patterson  
P.O. Box 3224  
Grand Junction, CO 81501  
2701-362-20-001 R1B #482

Lee B. or Suzanne Golter  
2702 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-002 R1B #482

Lee B. or Suzanne Golter  
2702 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-003 R1B #482

Donald E. Kooker  
2708 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-004 #482

Elizabeth V. Kirkendall  
2712 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-005 R1B #482

Elizabeth V. Kirkendall  
2712 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-006 R1B #482

James & Rosemary Peterson  
2711 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-007 R1B #482

S. Jerry & Rebecca Lewis  
2709 Skyline Drive  
Grand Junction, CO 81501  
2701-362-00-048 R1B #482

Larry D. & Susan K. Becker  
1156 Bookcliff Drive  
Grand Junction, CO 81501  
2701-362-20-009 #482

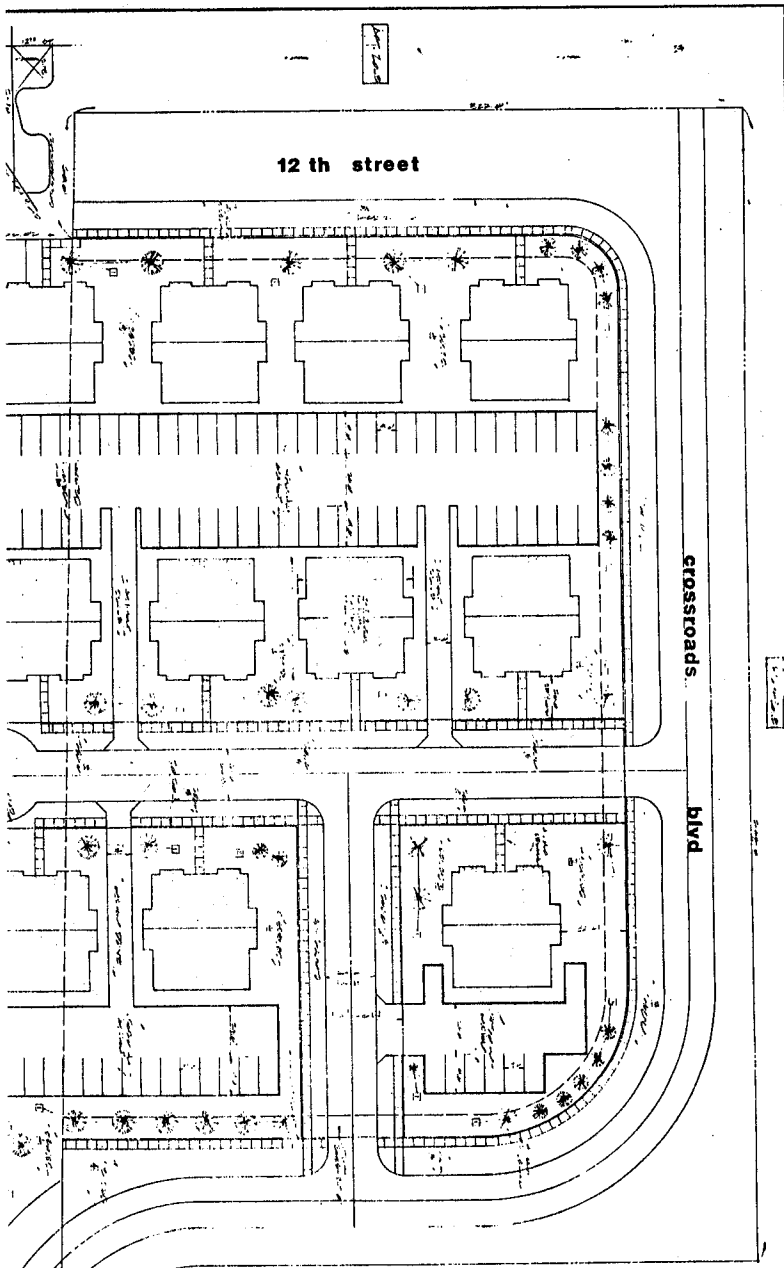
James B. & Van Niel Diamanti  
2703 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-010 R1B #482

Colin L. & Cynthia D. Piburn  
2707 Skyline Drive  
Grand Junction, CO 81501  
2701-362-20-011 R1B #482

Charles & Enis Plsek  
Rt. 5, 771 27 Road #482  
Grand Junction, CO 81501  
2701-351-00-007 AFT

Charles & Enis Plsek #482  
Rt. 5, 771 27 Road  
Grand Junction, CO 81501  
2702-351-00-047 AFT

Planners & Developers Ltd.  
2784 Crossroads Blvd.  
Grand Jct. CO 81500 #482



*Handwritten signature and notes*



**rippon / cooper**  
 architecture - engineering - planning  
 110 South Main Street  
 Portland, Oregon, 97204



PROTECTIVE COVENANTS

for

CROSSROADS COLORADO WEST SUBDIVISION, GRAND JUNCTION, COLO.

KNOW ALL MEN BY THESE PRESENTS THAT "Planners and Developers, Ltd.," being the owners and/or trustees of all lots in the Crossroads Colorado West Subdivision in the City of Grand Junction, Mesa County, Colorado, further described as being located in the Northeast Quarter of Section 36, T 1 N., R. 1 W., Ute Meridian and containing 48.372 acres, which has heretofore been platted and subdivided upon the records of the County Clerk and Recorder of Mesa County, Colorado, do desire to restrict the use of said property to increase the desirability of the said lots to future purchasers, all for the benefit of future purchasers of said lots, do hereby restrict the use of said lots and do hereby contract with the future purchasers of said lots as follows:

1. All plans for site and building construction must be submitted to and approved by the "Architectural Control Committee" before any construction may take place. These plans which shall include the plot plan, architectural drawings, parking plans and landscaping shall be submitted in duplicate. The "Architectural Control Committee" consists of three members appointed by Planners and Developers, Ltd., and affirmative votes of two members of the committee are necessary for approval. If action has not been taken within thirty days, approval shall be deemed automatic.
2. The three members of the Architectural Control Committee as appointed by Planners and Developers, Ltd., are J.P. Fossenier, W.E. Gardner, and Dale Miller. They shall serve until replaced by Planners and Developers, Ltd., or by owners of the majority of lots in the Subdivision.
3. All construction in the Subdivision shall be new construction and no previously erected building, structure or improvement shall be moved and set upon any lot from any other location.
4. All lots shall be developed so as to drain properly into streets and drainage easements. Surface drainage shall not be permitted to drain into adjacent lots unless permission is obtained from the owner thereof.
5. Any irrigation water from the Highline Canal shall be conducted through underground pipelines. No open ditches will be permitted. Pipe sizes for transmission lines shall be as approved by the Architectural Control Committee.
6. No outside storage shall be allowed except that which is neatly kept or stacked and within a fenced or screened area which shall be constructed in a manner so that any item inside said area shall not be visible from outside said area, i.e., using slotted chain link fencing. Construction vans and storage of materials for buildings under construction will be allowed except that no construction of a building shall exceed twelve months before storage fencing will be required.
7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or the disposal of such material shall be kept in a clean and sanitary condition.

8. No fences shall be constructed closer to the street than the front line of the building. All of the lot shall be paved except for approved landscaping and fenced-in areas.
9. No oil or gas drilling, development, refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or gas shall be erected, maintained or permitted.
10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs used for security purposes may be kept providing they are not used for breeding or commercial purposes.
11. No individual water supply system shall be permitted on any lot.
12. These restrictions are to run with the land and shall be binding upon all present owners and all future owners until January 1, 1990, at which time said restrictions shall be automatically extended for ten years unless by a vote of the owners of the majority of said lots, it is agreed to change the restrictions in whole or part.
13. If any owner of lots or persons claiming under them shall at any time violate or attempt to violate any of the restrictions herein contained, it shall be lawful for any other person or persons owning any of the said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such restriction and either to prevent him or them from doing so or to recover damages or other dues from such violation.
14. Invalidation of any one of these restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

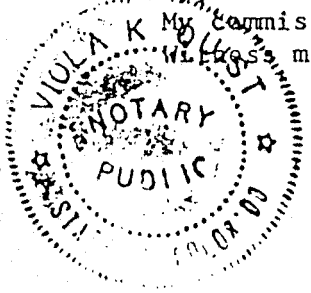
IN WITNESS WHEREOF we have hereunto set our hands this 10th day of January, 1978.

PLANNERS AND DEVELOPERS, LTD.

By Warren E. Gardner  
Warren E. Gardner, Secretary

State of Colorado )  
County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 10th day of January, 1978 by Warren E. Gardner.  
My commission expires December 10, 1979.  
Witness my hand and official seal.



Viola K. Wilkes  
Notary Public



City of Grand Junction, Colorado 81501

City of Grand Junction, Colorado 81501 243-2633

January 7, 1982

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT

JAN 11 1982

Mr. Jack Rogers  
Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Suite 104  
Grand Junction, CO 81501

Dear Jack:

Re: Crossroads Colorado West - Filing 2

The street and storm drainage improvements constructed in the above subdivision were jointly final-inspected on October 28, 1981. My reinspection on December 10, 1981, showed that apparently all deficiencies noted in the final-inspection have been corrected. On January 5, 1982, we 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.

As discussed with you today in detail, several of the construction test reports are so poorly labeled as to location of tests and standard test used, that one could not really tell what the tests are for based on the printed material submitted. I am therefore assuming you have reviewed the test reports and are satisfied that City Specifications have been met on this work. Your help in correcting procedures on future projects is solicited.

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

Thanks for your continued cooperation.

Very truly yours,

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

RPR/hm

cc - Steve Meyer, CBW  
Loring Knutson, Corn  
Bob Goldin  
John Kenney  
Jim Patterson

#2-80



ripon/cooper

January 29, 1982

City of Grand Junction  
Planning Department  
559 WHITE Avenue  
Room 60  
Grand Junction, CO 81501

RE: Impact statement for rezone from PR4 to PR12

To whom it may concern:

The following facts are the pertinent data regarding the attached submittal:

1. Acreage - 3.657 acres
2. Density - 12 units per acre
3. Number of units - 44
4. Parking - 88 spaces - 2 per unit
5. 4-Plex units - 2 story - wood frame - stucco and wood siding
6. Development schedule - begin development within 90 days of City Council approval and complete development within 12 months of that date.

This property is bound to the South by Highway I-70, to the North and East by PR4 zone, and to the West by agricultural zone AFT. By developing this property into multi-family residential, a buffer zone is created between the single family development to the North and Highway I-70 to the South.

A short distance from this site to the East is a rapidly developing business district with high density office building already under construction. Since this property is not desirable for single family development due to its proximity to the interstate highway, multi-family development is the highest and best use of the property.

ripon/cooper  
architecture-engineering  
planning

suite 200/118 south wahsatch  
colorado springs, colo. 80903  
303/634-0274

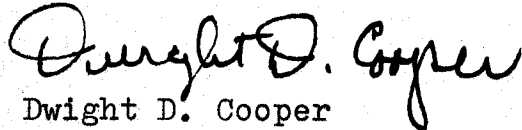
Planning Department  
Page 2  
January 29, 1982

Under that usage, it would provide a proper transition zone between the existing business district to the East and the residential uses to the North and West. In addition, it would add 44 much needed units to the rental market of Grand Junction. The construction and design of the proposed buildings is residential in character to blend with the established neighborhood. The buildings are no bigger than a traditional 2-story house.

We are aware that an aviation easement will be required for this site. We wish to cooperate with the people and City of Grand Junction to create an attractive development. We hope you will see the benefits of this project and grant the rezone request.

Sincerely,

RIPPON/COOPER P.C.

  
Dwight D. Cooper



(OPPOSED)

Attended GSPC 2-23-82 hearing

Brenda A. Fohlmeister	0.709 Skyline Dr
Uwe Fohlmeister	2709 Skyline Dr
Donald F. Loocher Jr	2708 Skyline Dr
Charlie Plsek	771-27 Rd
LB GOLDBER	2702 Skyline Dr.
J.E. Peterson	2711 Skyline Dr
Rosemary T. Peterson	" " "
W. Kirkendall (Proxy)	Skyline Dr
J. Diamanti (Proxy)	"
Mary A. Flannery	758-27 Rd.

**City  
County  
Development  
Department**

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

**00000 PETITION DEFICIENCY NOTICE 00000C**

*Sent: 2/5/82*

Dear Petitioner/Representative: Rezone from PR-4 to PR-12  
12th and Crossroads Boulevard

An application you recently submitted to the Development Department for processing and public review has been found to be deficient. Please make the appropriate additions, changes or corrections immediately as identified below:

**I. OMISSION OF REQUIRED MATERIALS (CIRCLED ITEMS)**

- |  |  |
|--|--|
| A Application Form                                   | U Evidence of Title  |
| B Impact Statement                                   | V Appraisal  |
| C Plan   | W Draft of Covenants, Grants of Easements or Restrictions to be imposed, Articles of Incorporation |
| D Plat   | X Legal Description*   |
| E Summary Form                                       | Y Names & Addresses of adjacent property owners*   |
| F Improvements Agreement                             | Z Names & Addresses of property owners*  |
| G Improvements Guarantee                             | AA Location & Vacinity Map   |
| H Geology Report                                     | BB Assessor's Map with subject property outlined in red  |
| I Soils Report                                       | CC Reduction of Assessor's Map (NOT larger than 11 1/2" x 14")                                     |
| J Subsurface Soils Investigation                     | DD Reduction of Plan (Same)  |
| K Gamma Radiation Report                             | EE Reduction of Plat (Same)  |
| L Flood Hazard                                       | FF Action Sheet  |
| M Utilities Composite                                | GG County Treasurer tax certification  |
| N Grading & Drainage Plan                            | * Typed on form provided by the Department.  |
| O Roadway Plan & Profiles                            |  |
| P Screening & Landscaping Plan                       |  |
| Q Traffic Circulation Plan                           |  |
| R Development Schedule                               |  |
| S Ute Water Peak Demand Data Sheet                   |  |
| T Desert Landscaping or Irrigation Commitment Letter |  |

**II. APPLICATION DEFICIENCY WITH REGARD TO ZONING/SUBDIVISION REGULATIONS**

Outline Development Plan Specifically: \_\_\_\_\_

Preliminary Plan Specifically: \_\_\_\_\_

Final Plan/Plat Specifically: \_\_\_\_\_

Impact Statement: ~~Submitted statement does not address possible impacts~~

~~associated with this proposal. Please resubmit in accordance with the enclosed guideline on impact statements and the info provided at the pre-application conference.~~  
Written Response to Review Agency Comments: \_\_\_\_\_

These omissions or deficiencies must be corrected in order to proceed with processing. Questions regarding your application can be answered by calling the Department at (303) 244-1628.

Thank you for your attention.

Bob Goldin  
Senior City Planner

*Sent copies to:*  
*- Rippon/Cooper Architects*  
*- Planners + Developers Std.*

File Number #4-82

CITY/COUNTY PLANNING DEPARTMENT

IMPACT STATEMENT

Including but not limited to the following items:

- A. Description of the proposal
  1. Size and character
  2. Location
  3. Adjacent land uses and zoning
- B. Impact on services and facilities
  1. Schools
    - a. Approximate number of school age children anticipated
  2. Sewer and water
    - a. Approximate gallons per day to be generated and peak flow amounts
    - b. Current capacities of treatment facility and transmission lines
    - c. Determine the percentage of total capacity and excess capacity of treatment and transmission facilities.
  3. Traffic
    - a. Current traffic levels and capacity of access collector(s)
    - b. Amount of anticipated traffic generation of proposal. Include data from approved, but not yet built-out developments accessing same collector(s).
    - c. Detail the effect of this additional traffic on existing capacities and traffic volumes.
  4. Police and Fire Protection
    - a. Determine the average annual number of responses to this proposed development for both fire and police calls.
  5. Fiscal Impacts
    - a. Anticipated revenues from property sales and use tax.
    - b. Public infrastructure costs
      1. Capital improvements
      2. Operations and maintenance
    - c. Identify point at which public costs equals public revenues.
  6. Documentation
    - a. All reported facts must be adequately referenced as to source of information.
  7. Identify actions that will be taken to mitigate these impacts to the public.
- C. Explain how this proposal relates to existing goals and policies.

NOTE: This is to be used as a guideline. Additional information may be required to review the proposal if requested by the appropriate agency.

Mr Bob Golden  
Sr City Planner  
City of Grand Junction  
Grand Junction CO 81501

Received  
2/16/82

IMPACT STATEMENT

- A. Planners & Developers Ltd., Petitioner for Crossroads Court and Bobby Blair, rezone to PR-12.
1. 3.657 Acres to be rezoned to receive 12 units to the acre.
  2. 27 Road (12th Street) and Crossroads Blvd.
  3. North, PR-4; South, Interstate and PR-4; East, Crossroads Commercial Park; West, AFT.

B.

1. Schools - The population projections are as follows:  
2 bedroom 4-plex rental units are proposed, the target market for which is the young to middle-aged adult. The expected persons per unit for determining impact is 3.0.

44 units X 3.0 = 132 total population  
X 2/3 = 88 Adults  
= 44 Non-Adults

Assuming an equal age distribution:

Ages 0-5 = 14 Pre-school  
6-11 = 14 Elementary  
12-14 = 7 Jr. High  
15-18 = 9 Sr. High

All school children would be eligible for busing.

2. Sewer - 44 units with 3.5 persons/unit = 154 persons X 100 g.p.d. = 15,400 gallons per day.

A peaking factor of 4.0 would require 61,600 g.p.d. ÷ 24 ÷ 60 = 42.78 gallons per minute.

The existing 8" sewer line in Crossroads Blvd. can handle the peak and the average flow amounts. This estimated Average of 15,400 g.p.d. represents .123% of the capacity of the Persigo Wash Plant. These figures are based on the data from the State Health Department.

Based on figures from Henningson, Durham, and Richardson's wastewater report for the Persigo Wash Sewage Treatment Plant.

Re: Area 2, page n-7

Year 1990, Average flow 1.025 m.g.d.

Projects contribution .0154 m.g.d. = .015% of the projected 1990 Average flow.

Water - 44 Units X 3.5 X 125 = 19,250 g.p.d.

Served by Ute Water.

3.5 persons using 125 gallons each X 30 days = 13,125 gallons of water per unit per month.

Cost is \$7.00 for 3,000 gallons  
+ 4.00 for up to 5,000 gallons  
+ 15.44 at \$1.90/1,000 X 8.125 (1,000 gallons)

Average 26.44 per month per unit.

The City would not receive this revenue of \$1,163.36 monthly paid to Ute Water.

Today the Ute system has a 9 m.g.d. treatment capability. This project would use .21% of Ute's present capacity.

By 1990, Ute is to have 22 m.g.d. treatment capacity and this project would use .08% of this expanded capacity.

3. Traffic - The 1977 traffic counts indicated a 1,000 ATD figure for 27 Road just south of I-70. The west end of Crossroads Blvd. is a relatively insignificant ATD figure today. Using a trip generator of 6 trips per day per unit (count from unit as one trip and to unit as second trip) 44 units X 6 trips per day, project will generate 264 trips per day. Project is adjacent to 27 Rd. (12th Street) a designated major arterial, principal north-south traffic carrier with a traffic devices at the intersection of Crossroads Blvd. and 27 Road. There is an existing grade separated crossing of I-70.

Assumption: 60% of the trips generated from this project will use 27 Road or an additional 158 trips can be expected on that major arterial. The other 40% of trips will head east on Crossroads Blvd. toward Horizon Drive resulting in an increase of 106 trips on Horizon, a road presently being upgraded to a 4-lane major arterial status.

Crossroads Blvd. is the collector between Horizon Drive and 27 Road. The majority of the traffic, peak and average is located near the east intersection of Crossroads Blvd. at Horizon Drive. By way of comparison, the new Rodway Inn, presently under construction, will generate twice as much traffic as this entire project. This Roadway Inn is only one use in The Crossroads Colorado West Energy Park, as is this project.

4. Police and fire protection - statistics taken from the monthly report of the City of Grand Junction

132 people in this project

44 units in this project

1981 City Fire calls = 648

1981 City Rescue calls= 2,288

1981 City Police calls=19,689 (non-criminal incidents)

1981 City Population = 29,670 in 12,639 units

Fire calls = 648

29,670 = .022 calls per person

2.9 calls/year at the project.

or = .05 calls per unit

2.2 calls per year from this project.

Impact Statement

Crossroads Court & Bobby Blair

6. The above materials have been drawn from:

- 1) State Board of Health
- 2) Henningson, Durham & Richardson Wastewater Report
- 3) County Traffic Reports
- 4) City of Grand Junction Monthly Report
- 5) County Assessor's Office

7. No significant adverse impacts which would require mitigation can be determined or anticipated at this time.

The developer and the builder of this project intend to comply fully with the goals and policies of the Grand Junction City Council. Their intent is to provide housing in the City and to meet with all the re-

Impact Statement

Crossroads Court & Bobby Blair

Rescue calls:  $\frac{2288}{29,670}$

- = .077 calls per person
- = 10 calls per year from project
- or = .181 calls per unit
- = 8 calls per year from project

Possible fire calls are based on per person and per unit calls within the city for the year 1981; 2.2 per year at the unit rate, 2.9 per year at the population rate. Possible rescue calls based on 1981 statistics or 8-10 calls per year.

Police Calls - with 19,689 non-criminal incident calls and a population of 29,670 would indicate 664 calls per 1,000 population. We do not believe this project itself will generate that rate of calls to the site (87 calls/yr.). However, based on the increase of population in the City of Grand Junction an additional 87 police calls might be expected in the area served by the Grand Junction Police Department.

This figure represents an average of 7 calls a month from the project. In December of 1981, the G.J.P.D. responded to 1,610 non-criminal calls. Therefore, the project might generate a 1/2 of 1% increase in the number of calls to G.J.P.D. for non-criminal activities.

5. Fiscal Impacts - Assuming the property appraises for \$150,000.00/Bldg. (11) which translates to approximately 45,000 assessed value for the land and building (1).

City Mill Levy	12.00	-----	\$540/bldg.
S.D. 51	47.44		X 11
Ute	2.00		\$ 5,940/yr. to the City
County	<u>22.33</u>		
	---		

*Alex  
Candlish  
(Scheduled on  
Feb. 17 City Council)*

PETITION FOR ANNEXATION

*Crossroads #3  
Annexation -  
NE Corner I-70  
+ 27 Road  
6 acres*

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

A tract of land located in a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Commencing at the Northwest Corner of the South Half of the Northwest Quarter of said Section 36; thence South 00°07'49" West along the West line of the Southwest Quarter of the Northwest Quarter of said Section 36 a distance of 352.85 feet; thence South 88°23'56" East 50.02 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°06'14" East 13.96 feet; thence along the arc of a curve to the left whose radius is 130.00 feet and whose long chord bears South 55°23'36" East 124.90 feet; thence North 84°06'14" West 121.25 feet; thence North 88°23'56" West 434.79 feet; thence North 00°07'49" East 60.02 feet to the TRUE POINT OF BEGINNING, (Common location: North of I-70, East of 12th Street.

As ground therefor, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT  
FEB 17 1982

Date	Signatures	Address	Property Description
February 1, 1982	Planners & Developers Ltd. <i>William E. Foster</i>	P.O. Box 2163 Grand Junction, CO 81502	A tract of land located in a part of the Southwest Quarter of the Northwest quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Commencing at the Northwest Quarter of said Section 36; thence South 00°07'49" West along the West line of the Southwest Quarter of the Northwest Quarter of said Section 36 a distance of 352.85 feet; thence South 88°23'56" East 50.02 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°23'56" East 438.58 feet; thence South 84°06'14" East 13.96 feet; thence along the arc of a curve to the left whose radius is 130.00 feet and whose long chord bears South 55°23'36" East 124.90 feet; thence North 84°06'14" West 121.25 feet; thence North 88°23'56" West 434.79 feet; thence North 00°07'49" East 60.02 feet to the TRUE POINT OF BEGINNING, (Common location: North of I-70, East of 12th Street);
February 1, 1982	William E. Foster President	P.O. Box 2163 Grand Junction, CO 81502	
February 1, 1982	<i>Warren E. Gardner</i> Warren E. Gardner Secretary	P.O. Box 2163 Grand Junction, CO 81502	



STATE OF COLORADO )  
                          ) SS  
COUNTY OF H E S A )

AFFIDAVIT

Jerome P. Fossenier, of lawful  
age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the foregoing petition;

That each signature on the said petition is the  
signature of the person whose name it purports to be.

*Jerome P. Fossenier*

Subscribed and sworn to before me this 11th day of  
February 19 82.

Witness my hand and official seal.

*William Lawrence*  
Notary Public

My Commission expires: 1/1/84

PLANNERS & DEVELOPERS LTD.



February 19, 1982

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT

FEB 19 1982

Mr. Bob Golden  
City Development Department  
Grand Junction,  
Colorado 81501

RE: File #4-82, Rezone to PR12 O.D.P.  
12th Street & Crossroads Blvd.

Dear Bob:

Please consider this our response to Review Comments made for our submittal made 2-1-82, but first I would like to provide some background history. Crossroads Colorado West, Filing No.2 was presented to the City Council on February 20, 1980 for approval of annexation, zoning and approval of the final plat. As indicated in the attached transcription of the minutes for the proceedings, the westerly ~~2.3~~ acres, consisting of Lot 11, Block 3 and Lot 1, Block 5 were recommended for multi-family undesignated by the Planning Commission and the City Council assigned PR4 only because an on-site development plan was not available, but with the understanding that greater density was recommended by the Planning staff. With that background I will address the Review Comments individually:

- (Items 1&2) - The previous application for rezone to PR16 for Lot 1 Block 5 back in March 1981 received neighborhood objection, principally from Charles Plsek which resulted in a recommendation for denial from the Planning Commission. At that point we dropped the matter and did not pursue it to the City Council. Mr. Plsek's main objection was to the 3 story high rise elevation and site plan. We have collaborated with Mr. Plsek on the plan currently under consideration and Mr. Plsek has advised us that he now endorses our proposal for PR12 and he intends to testify on our behalf, either in person or by correspondence. As one of the largest landowners and earliest residents in the area, he also advised us that he has had conversations with other neighboring residents and he feels they concur with his position. Mr. Plsek has certain technical reservations with the plan proposed which are also shared by the Architectural Review Committee for Crossroads Colorado West. The on-site developer for the

Page Two  
Mr. Bob Golden  
City Development Department  
February 19, 1982

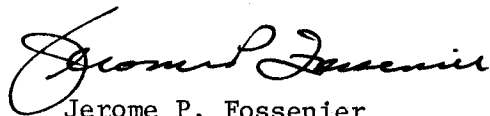
project, Mr. Bobby Blair of Colorado Springs visited with Mr. Plsek and the Architectural Review Committee and has assured us he would address these concerns and has since provided conceptual revisions satisfactory to Mr. Plsek and the Committee.

- (Items 3-14 inclusive) Since our submittal is conceptual in nature, it is considered an outline Development Plan for purposes of obtaining rezoning to PR12. Mr. Blair has assured us that we can address these comments favorably in the preliminary plan for future submittal.
- (Item 15) - The deed shown for ownership of the parcel includes additional acreage originally purchased by Planners & Developers, Ltd. prior to platting of the subdivision. Lot 1, Block 5, Crossroads Colorado West, Filing No.2 and the adjacent street right-of-way is a part of the total original deed. The metes and bounds description of the adjacent vacated road right-of-way is the same description used in the vacation resolution adopted by the Mesa County Commissioners. This area of land is currently being processed for annexation to the City and should be accomplished prior to the rezone being addressed by the City Council.
- (Item 16) - In regards to the density of 12.05 as related to PR12, we discussed this matter by telephone this morning and as explained by you, we understand that by using the area of adjacent street right-of-way in the computations, the actual density proposed will be considerably less than the PR12 requested.
- (Item 17) - The percentage of open space will be finally determined following revisions to be made prior to submittals for the Preliminary Hearing. The developer has assured us that if the requested rezone to PR12 is approved, he will work to address revisions to the outline plan.
- (Others) - In respect to specific plans for utilities, streets and other items mentioned, the developer will provide all necessary information to satisfactorily address these concerns in his submittals for the preliminary plan.

Page Three  
Mr. Bob Golden  
City Development Department  
February 19, 1982

Mr. Steve Meyer, development engineer for C.B.W. Builders, Inc. will be available at the hearing February 23rd and either he or I will be happy to answer any additional questions or comments.

Very truly yours,  
Planners & Developers, Ltd.



Jerome P. Fossenier  
Manager

JPF:hl  
enclosure

**REVIEW SHEET SUMMARY**

FILE NO. 4-82 DUE DATE 2/15/82  
 ACTIVITY Rezone From PR4 to PR12  
 PHASE Outline Development Plan ACRES \_\_\_\_\_  
 LOCATION 12th and Crossroads Blvd.  
 PETITIONER Planners & Developers Ltd.  
 PETITIONER ADDRESS 2784 Crossroads Blvd., Suite #205  
 ENGINEER \_\_\_\_\_

**OVERALL CONSIDERATIONS**

- |  |   |
|--|---|
| <input type="checkbox"/> <input type="checkbox"/> <b>OVERALL COMPATABILITY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CONSISTENCY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>ADJACENT PROPERTY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CHANGE IN THE AREA</b><br><input type="checkbox"/> <input type="checkbox"/> <b>TRAFFIC IMPACT</b> | 1 Previously denied PR16 by PC & CC in 1981 (File #26-81, 3-31-81). Neighborhood opposition to higher than 4/unit density. This was to act as buffer between single family uses.<br>2 Neighborhod input?<br>3 Not much (if any) common open space or amenities shown any proposed?<br>4 Internal circulation within parking areas may be in question. (Service and fire access may be inadequate).<br>5 Will need detailed landscape plan at preliminary.<br>6 Will need ht/elevations/sq.' detail at prelim.<br>7 Cul-de-sac may be inadequate size.<br>8 Will need signage detail at prelim.<br>9 Covenants same for this as previously proposed? (If so fine<br>10 POA for public ROW improvements.<br>11 Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.<br>12 Will need more detail on everything at prelim.<br>13 Aisle width at 90° parking needs to be 25' instead of 24' as shown. (Sec. 5-5-1-K) |
|--|---|

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		14 88 parking spaces are indicated on the plan, but only 82 spaces are accounted for. 15 Ownership deed submitted is not the same legal as indicated on the plan, need clarification. 16 Density exceeds the requested PR-12. We figure 12.05 please explain. Density cannot exceed request. 17 What is the percentage of open space?
2/16/82	Fire - City	This office has no objections to this rezone. However, additional fire hydrants on site will be required. The only hydrants are on Crossroads Blvd. Please resubmit, showing water line size, hydrant location, and location of existing hydrant. We would estimate a required flow of approximately 2500 gpm.
2/16/82	City Utilities	I have no objections to the rezone. I did not receive an outline development plan.
2/16/82	Public Services	Gas & Electric: No objections to rezone. Request developers contact PSCo for service locations and necessary easements.
2/16/82	Ute Water	No objection to project. Fire protection and domestic services will be provided from 8" lines existing on three sides of the site. Policies and fees in effect at the time of application will apply.
2/16/82	Transportation Eng.	Since both access points onto Crossroads Blvd. are close to curves, what are the sight distances? A 12 ft. drive is not of adequate width for access to a parking lot.

4-82

## Rezone and Outline Development Plan

2/15/82

<u>Date Rec.</u>	<u>Agency</u>	<u>Comments</u>
2/16/82	Irrigation - Gr. Valley Water Users	So there can be no confusion on the matter, it should be noted that the subject property has no irrigation water-rights from the Govt. Highline Canal and this fact should be recognized if it would make a difference in development planning.

2/16/82 Mailed Summary

2/16/82 City Eng. (late) see attached

2/19/82 Mailed Summary late Mln. Bell

2/23/82 Late City Parks

3/5/82 GJPC Minutes  
of 2/23/82

MOTION: (COMMISSIONER O'DWYER) "I MAKE A MOTION TO TABLE ITEM #4-82 UNTIL SOME RESOLUTION IS MADE BETWEEN THE DEVELOPER AND THE NEIGHBORHOOD.  
COMMISSIONER LITTLE SECONDED THE MOTION. CHAIRWOMAN QIMBY CALLED FOR A VOTE AND THE MOTION CARRIED 6-0.



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

March 11, 1982

City Planning Department  
City of Grand Junction,  
559 White Avenue, Room 6  
Grand Junction,  
Colorado 81501

RE: File No. 4-82. Rezone from PR4 to PR12 on Lot 1, Block 5,  
Crossroads Colorado West Filing No. 2 and Adjacent Vacated Area.

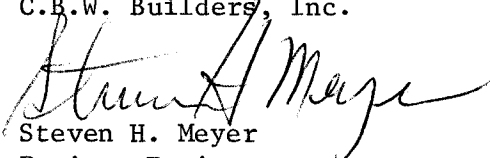
Gentlemen:

Please be advised that at this time we would like to withdraw our application for a rezone on the above referenced project. After receiving neighborhood input on the project, we have determined that it is in the best interests of all parties concerned to further study and analyze the property before proceeding any further with a rezone request.

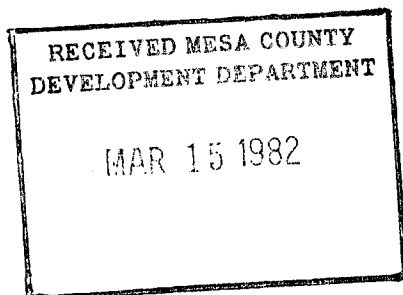
It is our understanding, we had been scheduled to appear before the Planning Commission on March 17, 1982, and would appreciate your insuring that we are dropped from this agenda.

Thank you for your help and cooperation on this project.

Sincerely,  
C.B.W. Builders, Inc.

  
Steven H. Meyer  
Project Engineer

SHM:h1



CBW IS A FRANCHISED DEALER FOR BUTLER BUILDING SYSTEMS

Acres 3.657  
 Units 44  
 Density 12 UNITS/AC

**rezone & adp.**

File No. #4-82  
 Zone PR4  
 Tax Parcel Number 2701-362-36-001

Activity REZONE FROM PR4 TO PR12  
 Phase OUTLINE DEVELOPMENT PLAN  
 Common Location 12TH AND CROSSROADS BLVD., GRAND JUNCTION, COLORADO

Date Submitted 2/1/82 Date Mailed Out 2/2/82 Date Posted 2/11/82 *called 2/10*  
10 day Review Period Return by 2/15/82 MDC Information Sent \_\_\_\_\_

Date Adjacent Property Owners Notified of MDC/GJPC \_\_\_\_\_ Date Adjacent Property Owners Notified of MDC/CIC \_\_\_\_\_

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
Development Dept.	●	●	●																															
County Road	●	●	●																															
County Health	●	●	●																															
County Surveyor	●	●	●																															
County Parks/Recreation	●	●	●																															
County Engineer	●	●	●																															
Transportation Engineer	●	●	●																															
City Engineer	●	●	●																															
City Utilities	●	●	●																															
City Parks/Recreation	●	●	●																															
City Police Dept.	●	●	●																															
County Sheriff	●	●	●																															
Floodplain Administration	●	●	●																															
Comprehensive Planning	●	●	●																															
G.J. Dept. of Energy	●	●	●																															
Fire <u>City</u>	●	●	●																															
Irrigation <u>AV Districts</u>	●	●	●																															
Drainage <u>" " "</u>	●	●	●																															
Water <u>(Its) Clifton</u>	●	●	●																															
Sewer	●	●	●																															
G.V. Rural Power	●	●	●																															
Mountain Bell	●	●	●																															
Public Service (2 sets)	●	●	●																															
Soil Conservation	●	●	●																															
State Highway Dept.	●	●	●																															
State Geological	●	●	●																															
State Health Dept.	●	●	●																															
Transamerica	●	●	●																															
Water Power Resources	●	●	●																															
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●	●	●																															
OTHER:	●	●	●																															
<u>GJPC (7)</u>	●	●	●																															
<u>CC (10)</u>	●	●	●																															
<u>51 9</u>	●	●	●																															
<b>totals</b>																																		

**BOARDS** GJPC **DATE** 2-23-82 Tabled until neighborhood meeting is held.

(\*) (Refer File 26-81 City Denial for PR 16)

**STAFF** will pay in full at time of submittal (no pr app fee pd)

#2701-36 was taken out of this file & given to the petitioners representative AME

Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_

**City County Development Department**