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File 1983-0037 - **REVERTED**

Project Name: CBW Office Condos - Lots 9 & 10, Block 3-Crossroads - Final

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	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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	Planning Commission Minutes - ** - 4/30/85
X		Legal Ad - 5/8/85
X		Development Application - 7/1/83
X		Impact Statement & Project Narrative - 7/1/83
X	X	Planning Commission Public Hearing Agenda - ** - 7/26/83
X		Public Notice Posting - 7/12/85
X		Commitment Title Insurance- Chicago Title Insurance Company
X		Copy of Protective Covenants from 1980 file
X	X	Elevation Map
X	X	Site Plan
X	X	Memo Planning Commission to All Owners/Petitioners re: enforcement of schedule - 8/17/83
X	X	Violation Report - 8/17/83
X	X	Letter from Jerry Fossenier to Planning Dept. re: no intention of ever constructing the project - 11/15/85

July 1, 1983

City Planning Department
City of Grand Junction
P. O. Box 897
Grand Junction, Colorado 81502

Impact Statement & Project Narrative
HO Development on Lots 9 & 10 Blk3
Crossroads Colorado West Subdivision

Ladies and Gentlemen,

The project is proposed for three office buildings to be constructed as marketing will justify with one office building per phase. As shown on the attached site plan and elevation drawing, each building will be two stories with 13,549 square feet of floor space. Each building will be 23'4" high and be Type V-N construction. You will note the architectural pleasing effect of the brick construction, shake or tile roof and considerable window area. The buildings will be marketed as condominium ownerships and are planned for construction as marketing progresses. It is anticipated that construction of the first building will commence within six months of approval of these submittals and we would expect all three buildings to be constructed within three years. *2/2/83*

The existing zoning for the property is HO (Highway Oriented) and all of the lots in the subdivision east and south of the subject property is similarly zoned. The property in the subdivision west of the site is zoned PR4 and is owned by Planners & Developers, Ltd. The whole subdivision is in the City of Grand Junction and its north line is the City limits. The property north of the site south of the Highline Canal is vacant land and is zoned HS. The property not adjacent but northwest of the site is in the Skyline subdivision and is zoned R1B. The property north of the Highline Canal is AFT. The HO zoned part of Crossroads Colorado West has been developed essentially as an office-park with restaurant and motels near Horizon Drive. Protective covenants are recorded for the subdivision, (copy attached) and the proposed project prescribes to the covenant requirements.

The Crossroads Colorado West Subdivision is completely developed with paved streets, curb, gutter and sidewalk constructed adjacent to the site. The sewer main is 8 inch diameter with service connections to the site and is part of the

(1)



City system with adequate capacity engineered for complete development of the area. The water mains are 8 inches in diameter which are looped in the Ute Water Conservancy District system for more than adequate service for the vicinity when completely developed. Power and gas are both Public Service Company jurisdiction and exist in the subdivision underground. Underground telephone service is available from Mountain Bell. The land is under jurisdiction of the Grand Valley Water Users for irrigation but the subdivision precepts provide for no irrigation distribution systems. The landscaping is designed for a minimal demand on domestic sources for irrigation.

The impact on sewer would be ultimately 40,647 square feet of space divided by one day person per 100 square feet times 15 gallons per day = 6,100 g.p.d.. A peaking factor of 4 requires $24,400 \div 24 \div 60 = 17$ gallons per minute. Based on figures from the State Dept. of Health, the rated treatment capacity of the Persigo Wash Plant will be 12.5 million gallons per day. As a percentage of this capacity, (0.049%) the effluent produced from this facility will be negligible.

The impact on water: Using the 6,100 g.p.d. effluent x 1.25 or approximately 7,625 g.p.d. potential demand for water consumption is a minute impact on the 22 m.g.d. capacity of the Ute Water treatment facility's expected by 1990.

The impact on traffic: Assuming a maximum of 400 people in the fully developed complex times high average of 3 trips per day = 1,200 people trips per day added to Crossroads Blvd. which is a major thoroughfare with a paved area 47 feet wide results in minimal impact. Crossroads Boulevard connects to 27 Road at one end and Horizon Drive at the other with the daily trips expected to be approximately half to Horizon Drive and half to 27 Road. Both of these streets are designed for high volume traffic and the effect should be relatively insignificant.

The impact on Police: Based on information from the Grand Junction Police Dept., in 1981 an average of 664 calls were made per 1,000 population. Using conservative assumptions for this project, we might presume that of the possible 400 people proposed for this project using the facility 50 percent of the time, that if there were half of the people new to the area that we might potentially add 66 police calls per year to the department as a result of this project. This figure seems virtually incredible based on our experience occupying office buildings in the subdivision for the past 3 years. Based on this experience, we would estimate perhaps 5 or 6 calls to this proposed facility annually.

The impact on Fire Department: Again, using statistics of 21 fire calls and 64 rescue calls per 1,000 population made in 1981, it would seem that we might add 2 fire calls and 7 rescue trips to this new facility, but again relying on our experience in the area, we would make a practical estimate of perhaps 0.3 fire calls and perhaps 1 rescue trip annually.

Fiscal impacts: Assuming an assessed value of the property of \$480,000, the City's 12 mill levy would result in \$5,760 annual property tax revenue. \$22,780 would go to the School District #51 based on 47.44 mills and the County would derive \$8,320 from their 17.33 mill levy annually. The sewer plant investment fee would raise \$15,000 for the City based on 400 people potential in the buildings. Sales tax revenue plus fees and charges assessed for use of utilities paid for by the developer will provide other positive revenue for government agencies. Since all capital improvements are financed by the developer, there are considerable positive fiscal impacts for the community at large.

Summary: As described in the above narrative, this project is intended to fill a need and desire for premium quality office space for condominium ownership in a first class office-park which provides generally positive impacts on the community.

Sincerely,

C.B.W. Builders, Inc.



Jerome P. Fossenier
Executive Vice President

JPF/dm
Enclosures

R.H. Schieswohl
Box 1003
Grand Junction, CO 81501
#37-83

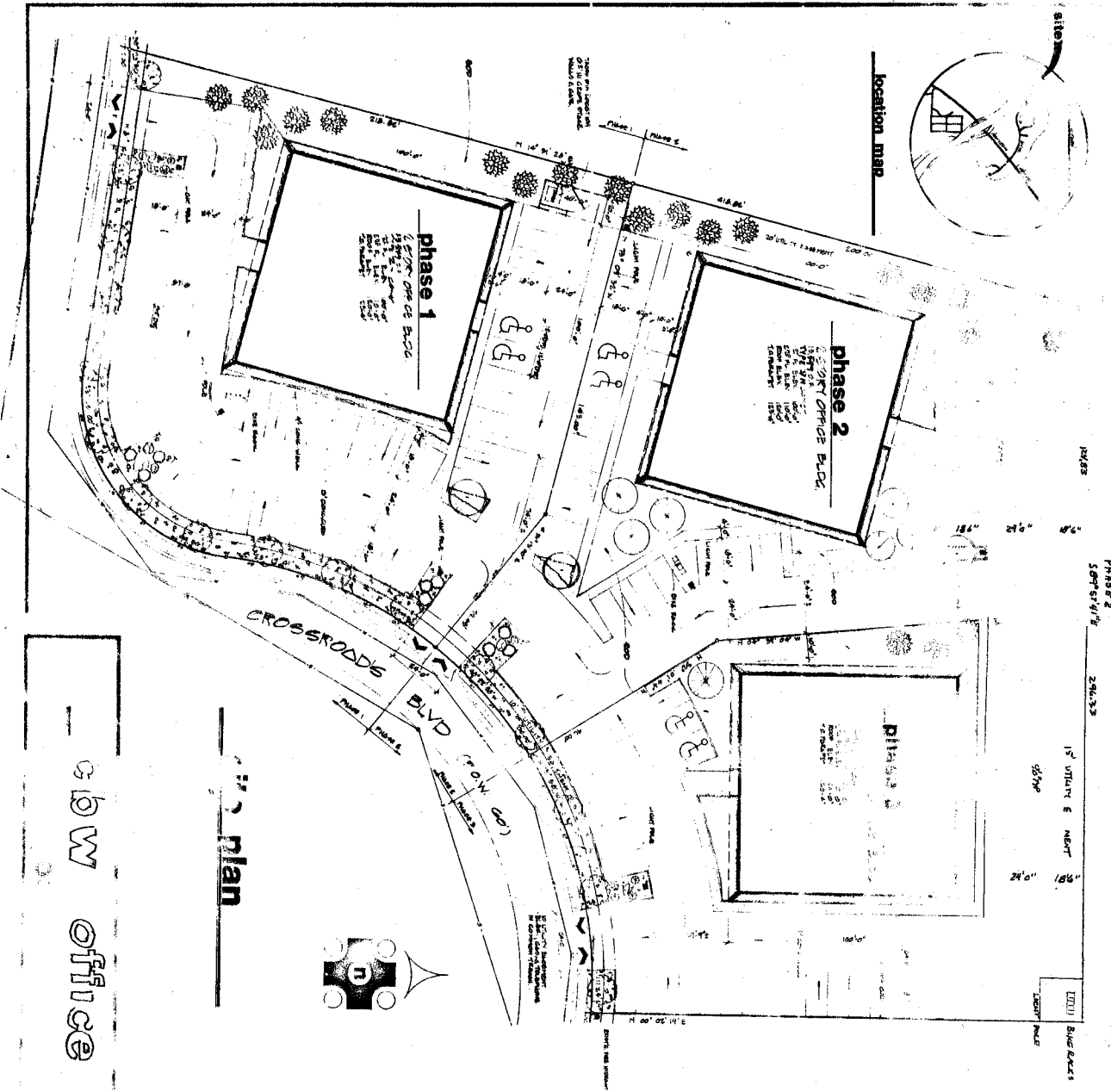
J.P. & P.K. Weyant
7061 Zuni Street
Denver, CO 80221
#37-83

Wm. E. Pomrenkeetal
710 Victor Drive
Grand Junction, CO 81501
#37-83

* Planners & Developers LTD
Attn: J.P. Fossenier
P.O. Box 2163
Grand Jct., CO 81502
#37-83

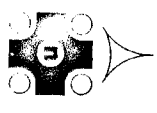
MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628
#37-83

7/8/83
vm



abw office condos

plan



3 Phase No 2, 3, 4 - 1000 units in 3 buildings

Building	Phase	Units	Area	Height
Building 1	Phase 1	1000	100,000	12
Building 2	Phase 2	500	50,000	10
Building 3	Phase 3	1000	100,000	12

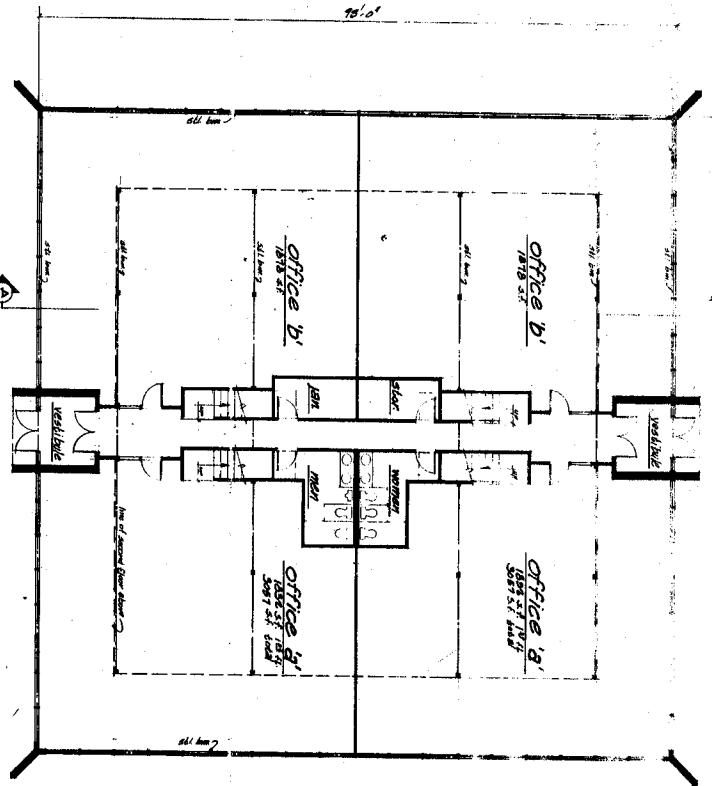
PHASE 1: 1000 units, 100,000 sq ft, 12 stories, 120,000 sq ft total area. PHASE 2: 500 units, 50,000 sq ft, 10 stories, 50,000 sq ft total area. PHASE 3: 1000 units, 100,000 sq ft, 12 stories, 120,000 sq ft total area.

PHASE 1: 1000 units, 100,000 sq ft, 12 stories, 120,000 sq ft total area. PHASE 2: 500 units, 50,000 sq ft, 10 stories, 50,000 sq ft total area. PHASE 3: 1000 units, 100,000 sq ft, 12 stories, 120,000 sq ft total area.

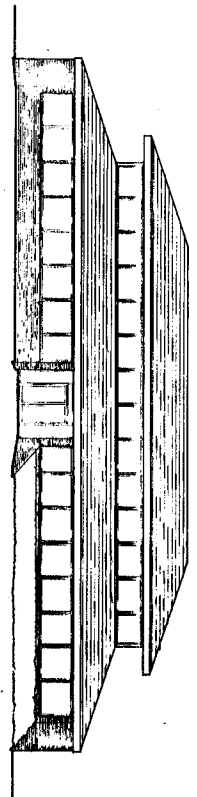
Item	Quantity	Unit	Notes
CONCRETE	1000	cu yd	
STEEL	1000	lb	
BRICK	1000	sq ft	
GLASS	1000	sq ft	
MECHANICAL	1000	sq ft	
ELECTRICAL	1000	sq ft	
PLUMBING	1000	sq ft	
PAINT	1000	sq ft	
LANDSCAPE	1000	sq ft	
UTILITIES	1000	sq ft	
FINISHES	1000	sq ft	
MECHANICAL	1000	sq ft	
ELECTRICAL	1000	sq ft	
PLUMBING	1000	sq ft	
PAINT	1000	sq ft	
LANDSCAPE	1000	sq ft	
UTILITIES	1000	sq ft	
FINISHES	1000	sq ft	

OFFICE COPY # 37-83

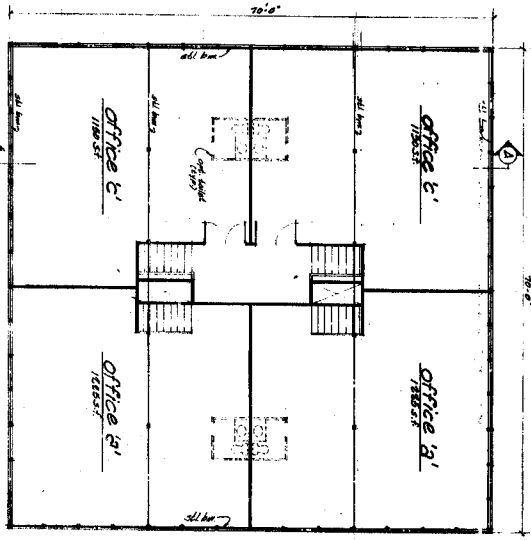
design inc
 architects of living environments
 2255 S. WADSWORTH BLVD. - DENVER, COLORADO 938-8226
 2707 CROSSROADS BLVD. - GRAND JUNCTION, COLORADO 241-1260



typical first floor plan *40x45 gross*
 Note: not being dimensioned from outside face of exterior walls to outside face of exterior walls, including wall, doors, windows, etc. See schedule for details.



typical front elevation



typical second floor plan *40x45 gross*

bw office condos

2 units
 5/81
 B/P

3

OFFICE COPY
 # 31-83

designco designers of living environments
 2255 SOUTH WADSWORTH BLVD. - DENVER, COLORADO 936 - 8226
 2784 WADSWORTH BLVD GRAND JUNCTION, COLORADO 241 - 1260

REVIEW SHEET SUMMARY

FILE NO. #37-83 TITLE HEADING CBW Office Condos DUE DATE 7/15/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Development in HO Zone - Planners & Developers Ltd. - Lots 9 & 10, Blk. 3 Crossroads Colorado West - Final - CBW Office Condos

PETITIONER ADDRESS c/o CBW Builders, Inc. - P. O. Box 2163, G.J.

ENGINEER J.P. Fossenier, 2728 Crossroad Blvd., G.J.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/11/83	Public Service	Gas: No objections. Electric: Require 10 (ten) foot wide utility easement adjacent to east lot line of Lot #9, Block #3, Filing No.2
7/12/83	City Fire Dept.	This office has no objections to this rezone. Construction must meet uniform Fire & Building Codes. Additional on-site hydrants may be required. Please contact the Fire Dept. on this. Submit plans for computing required fire flow.
7/13/83	Ute Water	A single domestic service line was installed to the common corner of lots 9 & 10 during original construction of the Subdivision. This existing service line is adequate in size to serve all three structures domestic services. Each structure will be individually metered. Meters may be clustered at the above mentioned point of service or placed as desired by the Developer within the landscaped strip adjacent to the ROW. However, if any additional costs are incurred by Ute, for providing services from any other point along the property frontage, said costs will be over and above the standard Tap Fees. Policies and Fees in effect at the time of application will apply.
7/14/83	City Planning	Impact Statement - the only concern within the impact statement is the anticipated development schedule. The 6 month start of construction for Phase I could be a concern should the project be delayed. Everything else seems reasonable. Site Plan: 1. The use is acceptable and properly zoned, especially with the improvements in place. 2. The landscaping plan - There may be problems with sight-distance at all the entries. With the trees blocking the view. Low profile bushes/growies should be placed in this sight triangle to avoid any traffic hazards due to lack of sight distance. 3. How will the landscaping be maintained? Any irrigation rights? 4. Parking - numbers provided are okay. The two spaces in the SE corner on the east side of the entry should be deleted to avoid any traffic hazard due to backing into the entry. 5. Trash pickup locations should be confirmed with the appropriate agency, if City then contact Bill Reeves. 6. Nice to see bike racks provided, however, the bike rack in NE corner should be relocated for easier and better utilization of it. 7. Any signage must be current sign code. 8. All improvements (on site) for each phase must be completed with that phase. (i.e. paved parking lot, etc.)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		<p>9. This site lies within the adopted airport area of influence thus an aviation easement is required.</p> <p>10. General Notes:</p> <p>a. If the existing curb cuts are not the proposed curb cuts a City Curb Cut Permit to close those will be required.</p> <p>b. There may be a future possibility of removing the on street parking on Crossroads Blvd.</p>
7/15/83	City Engineer	<p>Concrete contractors with licenses by City must be used to remove and replace driveways to be reconstructed on street. No driveways can be left that do not comply with planned access.</p> <p>Trees shown adjacent to driveways may cause sight distance problems, see Traffic Engineers Comments.</p>
7/15/83	Transp. Engineer	<p>Any existing curb cuts that are not aligned with three shown on the plan must be closed in accordance with City Standards. Since this property is on a very sharp "S" curve, there should be a determination as to whether the trees along Crossroads Blvd. will restrict sight dist. if the sight distance is restricted by the trees, other types of low landscaping should be installed. The first two parking stalls by the S.E. entrance should be eliminated in order to reduce vehicle conflicts at this point.</p> <p style="text-align: right;">west</p> <p>If possible, the bike racks in the north corner of Phase III should be located closer to the building for security reasons. It is nice to see bicycle parking being considered.</p>
7/15/83	Grand Valley Water Users	<p>The Grand Valley Water Users Assoc. controls, operates and maintains a sizeable irrigation lateral located along or near the westerly boundary of Lot 10, presumably within the corridor marked as utility easements. In any event operation and particularly maintenance of the lateral could and does require working room similar to the combined width of both easements. If such easements do not provide adequately for the lateral, the Assoc. has a right-of-way as needed for operation and maintenance by historical use established since about 1915, even though not specifically described for the record. Therefore, on the basis of the information presented by the subject development plan, the Assoc. necessarily opposes encroachment on its lateral right-of-way by anything prohibiting or complicating the op. & maint. of said lateral & this would include driveways, parking lots, trash bins, light poles & landscaping particularly involving Russian olive trees. Such trees are noxious along an irrig. system & not welcome.</p> <p>According to the site plan Phase I and Phase 2, buildings are very near the easement and we leave it to others to decide if that is compatible with the laterals operation and maintenance needs. With Phase 1 and Phase 2 buildings proposed to be situated so close to the lateral and given the uncertainties of the soil at these sites, the possibility of seepage or flooding exists in the vicinity of the buildings. Therefore, the Assoc. will request a written agreement between itself and other appropriate parties be executed, holding the Assoc. free of any liability associated with such possible seepage or flooding.</p>
8/10/83 LATE	Mountain Bell	No objections.

File No. 37-83
CBW Office Condos
Review Sheet Summary, Page 3

DATE REC.

AGENCY

COMMENTS

GJPC MINUTES, 7/26/83

MOTION: (COMMISSIONER LITTLE) "ON ITEM #37-83, DEVELOPMENT IN HO - OFFICE BUILDINGS, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER RINKER SECONDED THE MOTION.

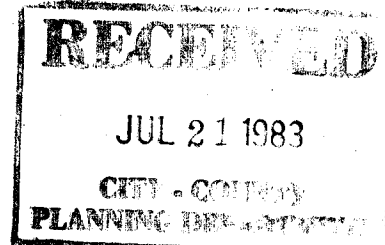
CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

July 18, 1983

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

Attention: Mr. Bob Golden

Re: #37-83 Development in H0 Zone
C.B.W. Condos
Lots 9 & 10, Block 3, Crossroads Colorado West



Dear Bob:

Please consider this our response to the Review Sheet Summary received today in respect to the aforementioned project:

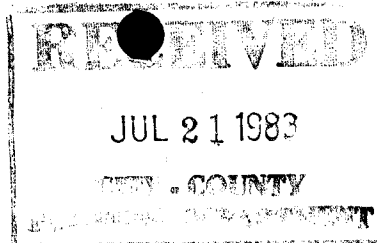
1. Public Service Co. - We have no objections to providing a 10 foot easement adjacent to the east lot line of Lot 9.
2. Fire Department - Jim Patterson of our office has contacted Captain Wes Painter of the Grand Junction Fire Department and we will coordinate our development with requirements of the Fire Department.
3. Ute Water - We will be coordinating our activities with Ute Water as per requirements of their standard policies.
4. City Planning - The reason for the estimated six month period for commencement of construction is that marketing of this project will only proceed following approval of the H0 submittals and, with the current market conditions, time may be a key element. Our reason for proposing the project is that we have had a number of inquiries for such a development and we are informed this concept has been quite successful in other areas including the Denver area. Hopefully our marketing efforts will result in early construction scheduling.

In respect to landscaping, we will be happy to review the species with the Parks Department, the Traffic Engineer and with Grand Valley Water Users to accommodate sight distances, accessibility for maintenance of the ditch and other concerns expressed by Grand Valley Water Users. The intent of the landscape design was to use a minimum requirement of domestic water for irrigation and yet provide a pleasing effect similar to the other office building developments in the subdivision.

In respect to parking designs, we will be happy to review with the Transportation Engineer in order to address safety concerns. Bike rack locations will also be addressed at this time. Trash pickup locations will be reviewed with Bill Reeves and Grand Valley Water Users.



Page Two
July 18, 1983
City of Grand Junction
Planning Department



We recognize the requirements of the sign codes and they will be adhered to.

All improvements shown for each phase of the development will be completed for that phase.

We agree to participate with the requirements for an avigation easement as stipulated.

Curb cut relocations will be in conformance of requirements for permits and licensed contractors.

5. Grand Valley Water Users - We recognize the needs and desires of their agency and will certainly cooperate with them. We have had excellent relationships with their management and we realize that their operations and maintenance of the ditches and canals in our subdivision is largely beneficial to our interests.

In summary, we will be in contact again with the agencies mentioned and address modifications to our plan to satisfy all concerns.

Sincerely,

C.B.W. BUILDERS, INC.

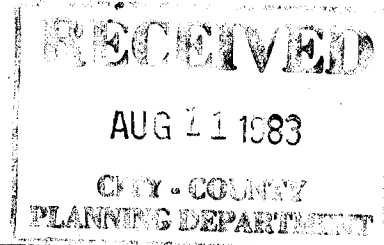
Jerome P. Fossenier
Executive Vice President

JPF:spb

August 9, 1983

City of Grand Junction
Planning Department
559 White Avenue - Rm. 60
Grand Junction, Colorado 81501

Attn: Mr. Bob Golden



Re: #37-83 Development in HO Zone
C.B.W. Condos
Lots 9 and 10, Block 3, Crossroads Colo. West

Dear Bob,

This is to follow up my letter of July 18, 1983 in which I responded to review comments on our proposed project.

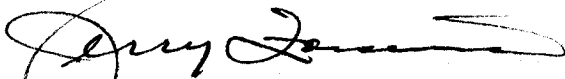
I have been discussing with Bill Klopwyck of Grand Valley Water Users, the prospect of enclosing the irrigation ditch in a pipeline on the western perimeter of the property. Bill will take the prospect to his Board of Directors, who will discuss the matter at their next meeting scheduled for September 7, 1983.

In the meantime, I have postponed any further discussion with Bill Reeves or the traffic engineer until we know what can be done with landscaping and other plans within the irrigation easement.

I will keep you posted on developments as they occur.

Sincerely,

C.B.W. Builders, Inc.



By Jerome P. Fossenier



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
City Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules and site plan requirements 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, April 30, 1985 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.

This year, in conjunction with the City Attorney, we will be requiring the petitioners/property owners to dedicate all public right-of-way as required by the review and approval process. The right-of-way dedication will:

- 1) Show the project is still feasible.
- 2) Allow the City to implement street improvement programs.
- 3) Save the City acquisition costs, since the right-of-way has been required as a result of the development proposal.

The City Planning Department will be drawing up the necessary deeds for all required public right-of-way. Failure to dedicate the required public right-of-way may result in the reversion of the plan and/or zone.

This extension process helps ensure the City adequately plans for and is able to accommodate for those services or facilities which may be required as a result of these developments. The City can also schedule those capital improvements in the short and long term, to be accomplished in conjunction with the project development itself. Dedication of right-of-way is not an automatic guarantee of an extension.

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.

The City will expect the right-of-way dedication from the owner/petitioner to be delivered prior to the Extension/Reversion final hearing before the City Council on May 15, 1985. Any deeds not received prior to May 13th will automatically cause the plan and zone to be reverted.

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 the 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 either Bob Goldin or Mike Sutherland with the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 37-83

Project Name CBW OFFICE CONDOS

approved on 8-17-83 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:

Sec. 4-2-18D
(Dev. in H.O.)

Validity: 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 regularly scheduled meeting if requested by the applicant prior to the expiration of the original schedule.

Required public right-of-way to be dedicated by quit claim deed.

No R.O.W. needed at this time

The Grand Junction Planning Commission is requiring the following information be provided to this department a minimum of eight (8) days prior to the Special Public Hearing on Tuesday, April 30, 1985.

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; if preliminary approval, when is final plan to be submitted?)
- e) A commitment from you to dedicate the public right-of-way required upon approval of an extension.
- f) Extension requested (one year maximum).

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



CBW
Builders, Inc.

TOTAL PROJECT DEVELOPERS

2784 Crossroads Blvd., P. O. Box 2163, Grand Junction, CO 81502 - Ph. (303) 242-3517

GRAND JUNCTION PLANNING DEPT.

4/15/85

559 White Ave. Rm 60

Grand Jct Co 81501

Attn: Bob Goldin

Dear Bob,

In respect to "CBW office Condos" project file # 37-83 approved 8-17-83 please be advised CBW Builders Inc has no intention of ever constructing the project as proposed. Please cancel and withdraw this project from your files.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 16 1985

Best regards

Jerry Jaramila

Questions or Comments, pls call me
@ # 241-1303 or Box 3025 (G.).