

ROCKY MOUNTAIN DESIGN & CONSTRUCTION

2876 Darla Drive

Grand Junction, Colorado 81504

C. Scott DeWeese

To Whom It May Concern;

Subject: Crossroads Fitness & Racquetball Centers
2770 Compass Drive
Grand Junction, Colorado

This Letter is to describe and answer questions for the proposed project being considered for approval in the Highway Oriented zoning of the Crossroads Colorado West Subdivision.

Overview:

The owner of the Crossroads Nautilus and Fitness Center, Bob Shaffer, has looked extensively for the past six months for a location to build a handball/ racquetball facility to compliment his existing club. Many locations were looked into and for some obvious reasons the lot adjacent to his existing club has worked out the best.

Many advantages would be realized by having these two facilities close together, such as availability of the existing facilities, ie; swimming pool, whirlpool, weight machines, exercise floor, and nursery care to have a total exercise and body conditioning facility.

Handball/ racquetball has become one of the fastest growing indoor sports across America. It is following the trend of people wanting to become more physically fit and in better shape. It is a sport that practically anyone can play from novice to expert or young to old and with little cash outlay for equipment.

After surveying the Grand Junction area and having people fill out questionnaires at the existing club, it was determined that Grand Junction could and would support more courts than are in the valley now. The two major facilities being used by the population presently is the Grand Junction Athletic Club and Mesa College.

Facility:

The proposed facility is a masonry building of 11,700 sq. ft. The irregular shape of the lot dictates the shape of the building. There will be eight courts,

which will be sunken into the ground approximately 3' to help keep the overall height of the building down. Of the eight courts, three of these will be tournament courts with full height glass end walls and bleacher seats in front to accommodate the viewing gallery. The other five courts will be practice courts. There are two offices, one sales office and a private office, a lounge/waiting area, an oversized nursery facility, a men's locker and showers, a women's locker and showers, maintenance and lobby areas. Approximately 8000 sq. ft. are in the courts and 3700 sq. ft. are in the support facilities.

The high quality and eye appealing touches that are in the existing Nautilus club would also be brought into this new facility to help tie the two together both inside and out.

A canvas canopy or awning would be erected between the two buildings to tie the two together aesthetically and to provide a covered walkway for people who want to go between the two buildings to use either facility. The awning would be constructed so that it could be readily removed if need be because of not wanting to build a permanent structure over an easement. A sign denoting the low clearance not allowing large truck traffic would be erected.

Structure:

The building would be constructed of concrete block to tie this building in with the existing buildings in the subdivision. The block would either be of the plain split face or the ribbed split faced variety. Both types are presently being used extensively in the area. The block would be painted with an earth-tone color also to help blend it in with the surrounding buildings.

The roof structure is tentively planned for a mopped asphalt type coating over a metal bar joist and pan system. The exterior block walls would then serve as bearing walls to eliminate any posts which would interfere with the courts.

As noted earlier the courts would be stepped down approximately 3' which would give the court walls a finished height of 24' above grade. This is approximately 6' lower than the height of the Crossroads Business Commons II building to the north. The wall height of the office/locker portion would be 18' above grade to help give a stepped look to the building and to break up the massive look which facilities of

this type have due to all of the required solid walls. No second floor balcony is designed at this time.

Location on the property:

The lot is 1.05 acres in area or 45,738 sq. ft.. There is a 100' powerline easement that runs north/south along the east property line. This dictates that the building cannot be placed any further east than the 50' line which will align the proposed building with the existing Crossroads Business Commons II building at the rear. A 10' utility easement is along the south and west property lines but this does not interfere with the building placement. The building is placed as far north towards the property line, allowing 6' for a sidewalk on the north-west and 10' on the north. This helps minimize the length of the canvas canopy and also allows for more landscaping area at the south.

Parking:

The parking spaces shown on the site plan are for 30 spaces on the asphalt parking lot. This is approximately 12 more spaces than is required for a building of this size and useage (2 spaces per court, one per 300 sq. ft. of office). The additional spaces would help alleviate some of the parking congestion that might be arising at the existing building. On street parking has not been addressed but would be available also.

The asphalt parking will have curb cuts from Compass Drive, one existing and one proposed which will allow good traffic flow past the front of the building and would keep traffic from entering and exiting onto the heavier Crossroads Blvd.

Additionally there is approximately 13,350 sq. ft. of unimproved gravel lot to the rear that could be developed into about 27 additional parking spaces at a future date if the need arose.

Signage:

To meet the covenants of the subdivision we propose to erect two signs for this facility. One would be a ground mounted sign to be placed in the landscape area by the building. The other would be a wall mounted sign consisting of individual letters of approximately 24" and 18" high which would read "Crossroads Fitness & Racquetball Centers".

This sign would be illuminated by strip fluorescent light fixtures that would wash upon the sign and the wall making for a well lit and attractive sign. Signage would have to meet all city and county codes and would be installed by a licensed sign contractor.

Landscaping:

The landscaping has been designed to be compatible with the surrounding landscaping. A combination of grass and washed aggregate has been used for low maintenance with occasional boulders and trees. The ground has some natural fall to it so a buried area might be included to give some relief and to match the existing.

Maintenance of such would be by automatic sprinkler systems to water the plants, trees and lawn and weekly cutting and trimming would take place as it is with the existing landscaping.

Utilities:

The lot is served by utilities either run in the street (Compass Drive) or in the utility easements.

Power will come from the high voltage power transformer that is located between the two buildings. The transformer will be upgraded to allow for the increased power requirements of this new building.

Gas is served from a main gas line in the utility easement and run to the building along the north property line.

Water would be served from a main water line located in the street and would enter the building and shut off valves located in the mechanical room.

An existing fire hydrant is located on the property at the southwest property line which would give sufficient fire protection for a masonry building of this type.

Sewer is also in Compass Drive and tying into this would be minimal.

Telephone would be coming from an existing telephone pedestal located at the north west property corner.

The preliminary plans have been reviewed by Jerry Fossenier who is a representative of the Architectural Control Committee for the subdivision and tentative

approval was given by him pending a full review of the complete board with a more complete set of plans.

I would like at this point to comment on a couple of "loose ends" in regards to the H.O. submittal package.

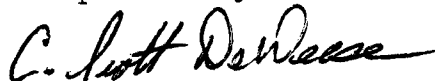
First of all the evidence of title or lease agreement required is upon the approval of this submittal. Due to the short time to when submittals are due and also that the owner lives out of town, (Telluride, Colo.), an evidence of title has not been secured but hopefully will be by the time it goes to the commission.

Secondly the subsurface soils report is being tracked down and also will follow shortly.

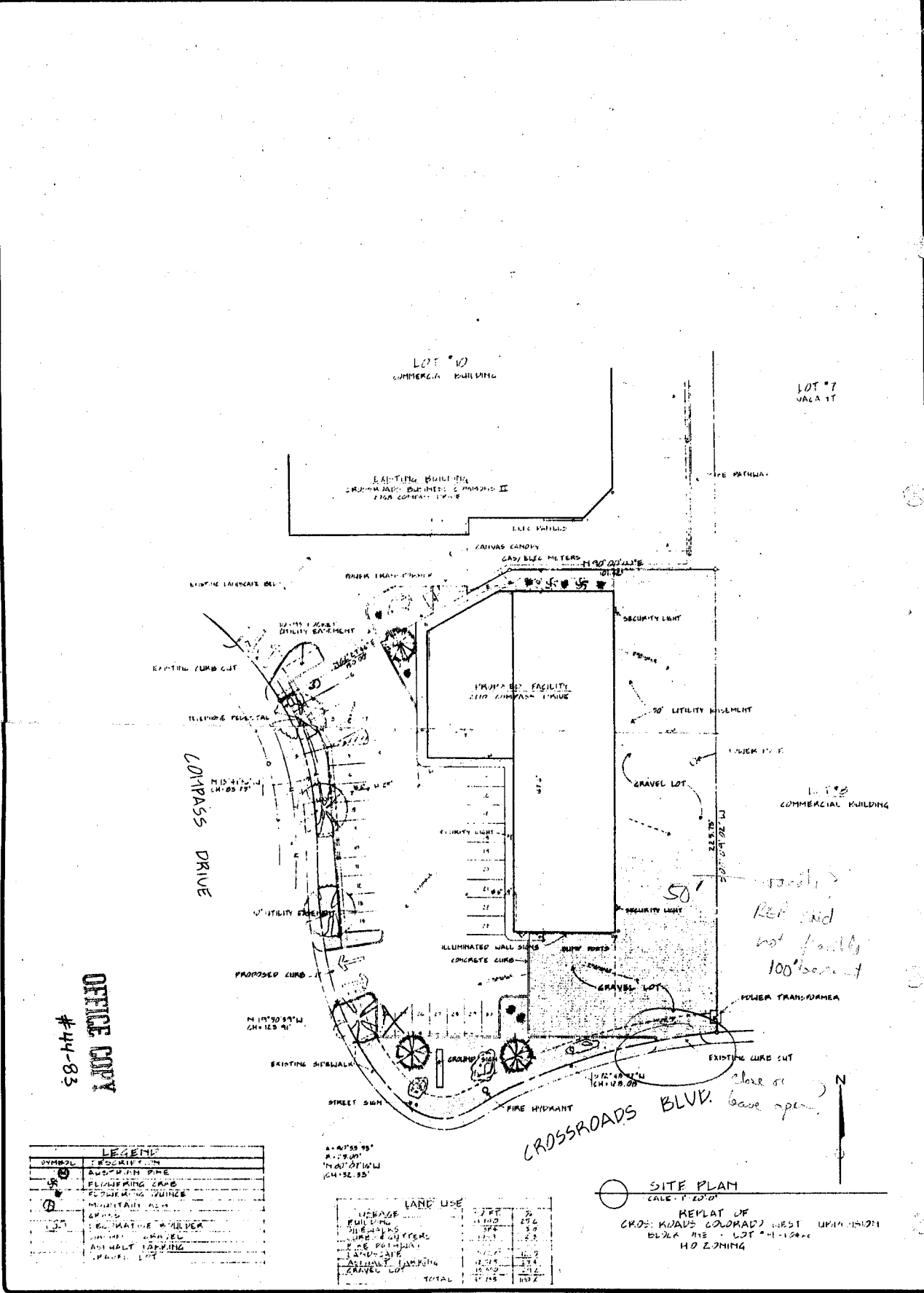
Thirdly the project schedule. Up until last Monday, (August 28), no mention of the H.O. zoning and time involved in the approval process was ever mentioned to Mr. Shaffer by either the property owner, realtor or parties involved. Consequently this time delay in approval and securing a building permit will mean that a fast-track construction schedule will have to be followed so as to have the facility open in the peak handball and racquetball season and to minimize expenses due to the cold weather. A 16 week construction schedule would like to be followed with some excavation work starting as soon as possible. Because of the winter schedule and the fact that the local asphalt batch plants shut down during this time, the facility will be open and operational for a couple of months without asphalt paving but with compacted gravels for a parking base.

Hopefully I've covered most of the points of concern in this narrative along with the Site Plan and other included documents. If there are any questions please let me know.

Respectfully Submitted,



C. Scott DeWeese
Rocky Mountain Design & Construction



OFFICE COPY
#44-83

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	BOUNDARY
(Symbol)	ASPHALT DRIVE
(Symbol)	GRAVEL DRIVE
(Symbol)	CONCRETE DRIVE
(Symbol)	PAVEMENT
(Symbol)	GRAVEL LOT
(Symbol)	UTILITY
(Symbol)	LANDSCAPE
(Symbol)	EXISTING CURB CUT
(Symbol)	PROPOSED CURB
(Symbol)	STREET SIGN
(Symbol)	FIRE HYDRANT
(Symbol)	ILLUMINATED WALL SIGN
(Symbol)	CONCRETE CURB
(Symbol)	BLOCK WALL
(Symbol)	FENCE
(Symbol)	CONCRETE WALKWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY

11-4755.95'
11-75.00'
11-140.00'
11-152.93'

LAND USE

LAND USE	SQ. FT.	%
FULL BLDG	11,100	19.6
PARKING	3,280	5.9
LANDSCAPE	1,000	1.8
DRIVEWAY	1,200	2.2
PAVEMENT	11,100	20.0
GRASS	11,100	20.0
TOTAL	56,680	100.0

SITE PLAN
SCALE: 1"=20'-0"

REPLAT OF
CROSSROADS COLORADO WEST URBAN RESIDENTIAL
BLOCK #15 - LOT #1-100000
HD ZONING

NO.	
DATE	
BY	
CHECKED	
DESIGNED	
DATE	
BY	
CHECKED	
DESIGNED	
DATE	
BY	
CHECKED	
DESIGNED	

CROSSROADS FITNESS & RACQUETBALL CENTERS
GRAND JUNCTION, COLORADO

ROCKY MOUNTAIN DESIGN & CONSTRUCTION
GRAND JUNCTION, COLORADO 241-0988

NO.	
DATE	
BY	
CHECKED	
DESIGNED	
DATE	
BY	
CHECKED	
DESIGNED	
DATE	
BY	
CHECKED	
DESIGNED	

Crossroads Business
Commons Partners
1350 17th St. Ste. 450
Denver, Colo. 80202
~~#44-83~~

Bob Shaffer
2768 Compass Drive
Grand Junction, CO 81501
44-83

Arch Partnership
P.O. Box 3091
Grand Junction, Colo.
81502
~~#44-83~~

*Durfee Day
P.O. Box 950
Telluride, CO 81435
#44-83

Planners & Developers Ltd.
A Colo. Corp.
P.O. Box 2163
Grand Junction, Colo. ↘
~~#44-83~~ 81502

MSP Investments Co.
650 S. Cherry St. 1050
Denver, Colorado 80222
~~#44-83~~

Planners & Developers Ltd.
P.O. Box 2163
Grand Junction, CO 81502
#44-83

Compass Point Investments Ltd.
13693 East Iliff Ave.
Aurora, Colorado
80014
~~#44-83~~ ↘

The Goldmax Co.
P.O. Box 267
Denver, Colorado
80201
~~#44-83~~

Compass Point Investments Ltd.
13693 East Iliff Avenue
Aurora, CO 80014
#44-83

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628
~~#44-83~~

*C. Scott DeWeese
2876 Darla Drive
Grand Junction, CO 81501
#44-83

9/9/83
KLM

REVIEW SHEET SUMMARY

FILE NO. 44-83 TITLE HEADING Development in H.O. - Crossroads Fitness and Raquetball Center DUE DATE 9/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Durfee Day. Location:

2770 Compass Drive (Lot 9, Block 1 Replat of Crossroads Colorado West Subdivision).

A request for the development of a handball/raquetball facility in a highway-oriented zone on approximately 1.04 acres.

PETITIONER ADDRESS P.O. Box 950, Telluride, CO 81435

ENGINEER C. Scott DeWeese, 2876 Darla Drive, Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/6/83	City Fire Dept.	This office has no objections to the proposed plan as submitted. All work is to conform to the Uniform Fire and Building Codes. We will require a Fire Flow survey prior to any construction.
9/6/83	City Public Works	The existing curb cut on Crossroads Blvd. should be closed.
9/9/83	Ute Water	No objections to development. An existing domestic service stub, located on the south side of the north access, will serve the project. A peak demand-data sheet will be necessary to determine the proper meter size. Policies and fees in effect at the time of application will apply.
9/13/83 (LATE)	City Engineer	See Transportation Engineers comments on driveways, parking and signs and landscaping. Be advised that "permanent" improvements over utility easements are subject to removal as provided in easement of record.
9/8/83	City Planning	IMPACT STATEMENT: This is a good, very complete narrative which covers the concerns well. The use is appropriate and should not present a problem for impacting the area. This is really an extension of the existing facility. PARKING: The lot area on the east side of the proposed building states it would be gravel. This will be graded and covered with compacted gravel to provide a dust-free surface. Until such time it is needed, the curb cut off Crossroads Blvd. should be considered closed, as the impact statement says to "keep the traffic from entering", if acceptable to other agencies. SITE PLAN: 1. Landscaping scheme and maintenance seem acceptable. Do watch for sight-distance problems at entries for both pedestrian and vehicular traffic. Any irrigation rights with this land? 2. Parking: Curb blocks should be installed to prevent overhang onto sidewalk. The parking numbers seem adequate. 3. No trash pickup location is shown. If necessary, should coordinate location with appropriate agency (if City - Bill Reeves). 4. The development schedule is acceptable. 5. We will need an avigation easement. This property lies within the area of influence of the Airport Overlay. Per Sec. 5-11 of the Grand Junction Zoning and Development Code, an avigation easement will be required prior to construction. Copies are available from this department. 6. Everything else seems acceptable, as long as all other review agency comments are resolved.

Review Sheet Summary mailed 9/14/83.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/12/83	Public Service	Gas & Electric: No objections.
9/13/83	Transportation Engineer	The landscaping and sign in the SW corner should be designed so that they do not block sight distance. Parking stalls #24 & 25 should be eliminated to reduce conflicts with entering vehicles. If they exist, curb cut on Crossroad Blvd. is not needed, it should be closed.

Review Sheet Summary Mailed 9/14/83

GJPC MINUTES OF 9/27/83

MOTION: (COMMISSIONER LITTLE) "MADAME CHAIRMAN, ON ITEM #44-83, DEVELOPMENT IN H.O. FOR CROSSROADS FITNESS AND RACQUETBALL CENTER, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER O'DWYER SECONDED THE MOTION.

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY 6-0.

ROCKY MOUNTAIN DESIGN & CONSTRUCTION-

2876 Darla Drive

Grand Junction, Colorado 81504

C. Scott DeWeese

To Whom It May Concern:

Subject: Review comments on Development in H.O.
Crossroads Fitness & Racquetball Center
2770 Compass Drive
Grand Junction, CO

I would like to respond to the comments made regarding this proposed project.

It seems that the major concern is the existing curb cut off of Crossroads Blvd. and the closing thereof. We agree that the curb cut is of no use at this point for access to this parcel. We would propose to barricade the entrance with steel posts and chains leaving the curb cut as is for two reasons. First, access for Grand Valley Rural Electric to service the lines and secondly, if and when the graveled area was surfaced for additional parking this would be the logical ingress and egress from behind these buildings.

The owners are aware of the "permanent" structures built over the easement and it will be so designed as to be removable if need arise.

Landscaping will be designed and the sign located such that vision would not be impaired within the specified distances from intersections and entries.

Curb blocks will be installed at parking spaces adjacent to sidewalks to prevent cars overhanging too far over the sidewalks.

We agree with the Transportation Engineer that the parking spaces shown as #24 & #25 are too close to the driveway and would interfere with good flow of traffic so we would eliminate them leaving a total of 28 spaces shown which is still adequate for this facility.

The existing Crossroads Business Commons II building presently has trash pick up at the South East corner of their lot. We propose to place our trash pickup location in this same general location to combine ease of pick-up for the haulers.

RECEIVED

SEP 19 1983

**CITY - COUNTY
PLANNING DEPARTMENT**

The avigation easement needed is presently in the Planning Departments file signed and notarized as needed.

Thank you for the opportunity to respond to these comments.

Respectfully Submitted,

A handwritten signature in cursive script that reads "C. Scott DeWeese".

C. Scott DeWeese
Rocky Mountain Design & Construction

