

Date Received: Jan. 1, 1974

Item # 61-73

Request: Final planned develop. mobile home.

Location: _____

Location: Lots 1-14, Blk 5 Cottonwood Meadows
So. of Mesa

Petitioner: Tom Brinkhall

Address: _____

Phone: _____

Advertised: Jan 1

Date: Jan. 16, 1974

To Planning Comm: Wed. Jan 30, 1974

Action: _____

Advertised: 2/8/74

Date: _____

To City Council: Feb. 20, 1974

Action: _____

Approved subject to commission
recommendations

Comments: _____

Date Received: 12-1-73 Item # 61-73

Request: Rezone R1D To PDMA

Location: Lots 1, 2, 3 of Blk 4 of Sub 17014 of Blk

Location: 5 Cottonwood Meadows Sub.

Petitioner: Tom Brumbyak

Address: 530 28th Road Phone: 242-0567

Advertised: yes 15 days Date: _____

To Planning Comm: 12-27-73

Action: Approval as presented

Advertised: yes 10 days Date: _____

To City Council: 1-16-74 (1st reading)

Action: Approval as presented

Comments: _____

PRELIMINARY PLAT of COTTONWOOD MEADOWS MOBILE HOME ESTATES
THIRD ADDITION

#61-73

C.P.

R2D

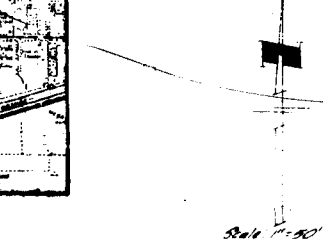
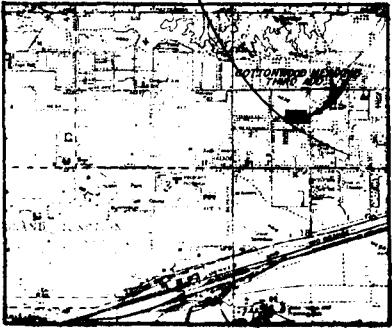
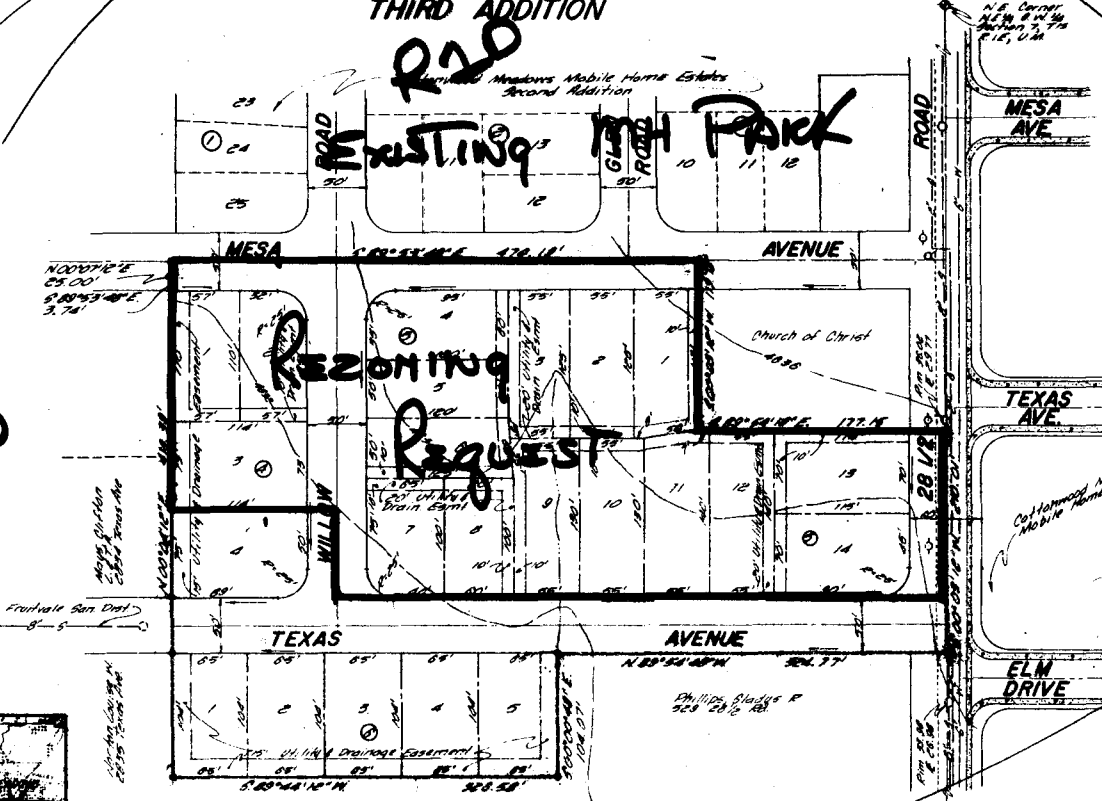
Existing MH Park

R1D

REZONING
REQUEST

R1C

R1D



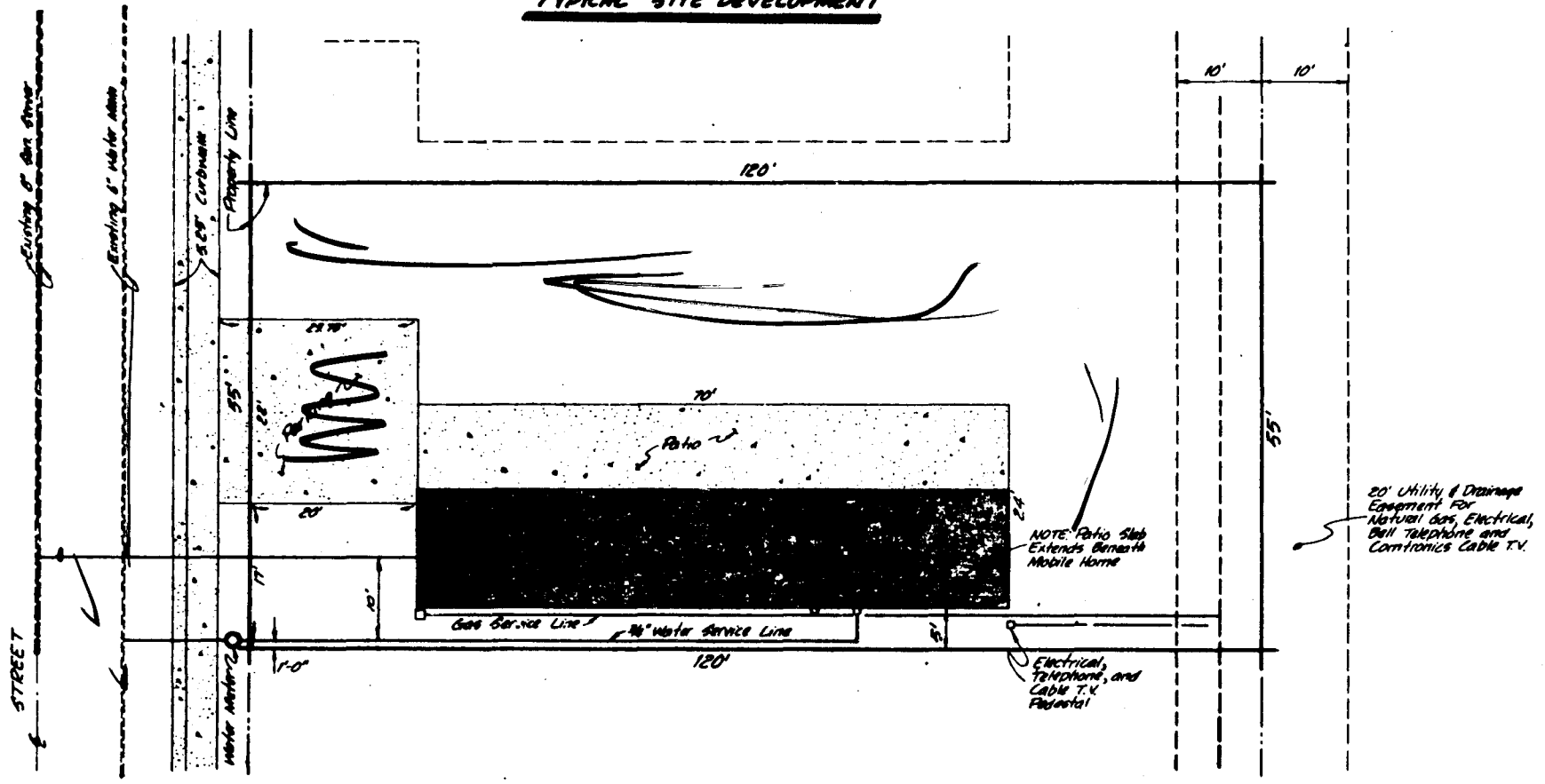
- NOTES**
1. Contour Interval Two feet.
 2. Street Surfaces to be Asphalt with curb and gutter.
 3. Street Drainage will be South to Texas and West.
 4. Arrows (—) Indicates Direction of Flow of Surface Drainage.
 5. Sanitary Sewer will Connect to Sewer in Texas Avenue.
 6. Total Lots = 23.
 7. This Preliminary Plat is a Plat of the Plat of Lots 5-18, 70th Subdivision and a Plat of a Part of Block 5, First Addition, Tola Subdivision.

- LEGEND**
- Pole and Cap 5/4 by N.H.P.S.
 - ⊙ Indicates Block Number
 - Power Pole
 - ⊕ Fire Hydrant
 - Meter Line
 - Gas Line
 - Sewer Line and Manhole
 - Flowline of Ditch
 - ⊖ Indicates Flow Line
 - ⊙ Mesa County Brass Cap

<p>REVISIONS</p> <p>BY: DATE: DESCR:</p>			<p>DATE: JANUARY, 1972</p> <p>SCALE: 1" = 50'</p>	<p>DRAWN: J.A.P.</p> <p>CHECKED: J.P.P.</p> <p>APPROVED: A.L.R.</p>	<p>PROJECT NO.</p> <p>TECHNICAL</p>	<p>NELSON-HALEY-PATTERSON AND QUIRK</p> <p>ENGINEERS, ARCHITECTS</p> <p>GRAND JUNCTION-SHEEP-CROWDER-MOUNTAIN COLORADO</p>	<p>COTTONWOOD MEADOWS MOBILE HOME ESTATES</p> <p>THIRD ADDITION</p> <p>SECTION 16, 17, 18, 19, 20, SEC. 7, T1S, R1E, UTE MER.</p>	<p>DEVELOPER:</p> <p>THOMAS J. BRIMMALL</p>	<p>1</p> <p>SHEETS</p>
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**COTTONWOOD MEADOWS SUBDIVISION
 PLANNED DEVELOPMENT MOBILE HOME**

TYPICAL SITE DEVELOPMENT



DATE Dec, 1974 DRAWN T.A.L. PROJECT NO. 78-2-LD-9148
 SCALE 1" = 10' CHECKED J.T.P. APPROVED J.T.P.

NELSON - HALEY - PATTERSON AND QUIRK
 ENGINEERING CONSULTANTS
 GREELEY & GRAND JUNCTION COLORADO

OWNER AND DEVELOPER
THOMAS J. BRIMHALL
 682 28 1/2 RD. GRAND JCT., COLO.

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Dear Sirs:

The Cottonwood Meadows Subdivision was built during the early part of 1972, after gaining approval of the Planning Commission and City Council, for the purpose of providing subdivision facilities for Modular Homes. Since that time one lot has been sold. The remainder of seventeen lots has remained empty for almost two years. Considerable sales expense and advertising has been made in an effort to sell these lots to no avail. I believe the primary reason is the increase cost of Modular Homes which has taken place during the years 1972 and 1973. Considerable expense has been incurred by the owner for the installation of sewer system, water system, natural gas, sidewalk, curb and gutter and black top road. All in accordance with the ordinance covering this construction of the City of Grand Junction and under the supervision and inspection of the Development Director, City Engineer, Fruitvale Sewer and Sanitation District and the N.H.P.Q. Engineering firm. No utility failure has occurred since installation.

The undersigned owner does not believe there presently exists a need for facilities for Modular Homes at this time or in the foreseeable future.

All of the available lots in Cottonwood Meadows has been committed. I have recieved numerous requests almost daily from people needing space for the larger type Mobile Home.

According to a survey condusted during the month of November 1973 by the Mobile Home Dealers Association there presently exists only seven lots in the Grand Junction area suitable for these larger type Mobile Homes. Considering the normal population growth coupled with the inflex of new business and industry in the Western Slope there seems to exist an urgent need for desirable facilities in the Grand Junction area.

The subject property is joining Cottonwood Meadows Mobile Home Estates to the North and East and the City Park on the West. A single family residence on the North side of Texas ond one single family residence on the South side of Texas Avenue and 28½ Road. The remaining property on the South side of Texas, half of which is owned by the undersigned (5 lots of the Tula Subdivision), the remaining property is the back yard of residences facing on Elm Avenue. Part of this vacant property has now been acquired and a request is forthcoming for the construction of Multiple Family Dwelling. The owner of which has contacted the undersigned with the intent to use the utilities of sewer, water, gas, installed by the undersigned. It is my opinion that there would be a very desirable impact on the appearance of the neighborhood if this request is approved.

The business centers of K. Mart., Eastgate Shopping Center and North Avenue shops lie within one half mile of the subject property.

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

Employment centers of North Avenue, Eastgate Shopping Center, Teller Arms are less than a mile, other Industrial Centers located within three miles.

The Nisley Elementary School located one fourth mile from the subject property. Bookcliff Junior High School one mile. Grand Junction Central High School three and one half miles. Mesa College one mile.

A new City Park bounds the property to the West of the subject property. Lincoln Park located one mile from the subject property. Melrose Park less than one mile. Most all the various churches would be located within three miles of the subject property, some within one half mile, one adjoining the subject property.

The subject property may be reached from 28¼ Road, 28½ Road from North Avenue, Elm Avenue and Orchard Avenue as well as the dedicated roads within the development Hall Avenue, Mesa Avenue, Texas, Willow and Glen Road.

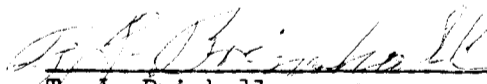
All the utilities have been installed on the various lots with no remaining tap fees or yard lines to be installed for sewer, water and natural gas.

There should be no impact on any of the facilities of sewer, water, sanitation, Fire or Police Department, road traffic, since all roads are completed and presently in use. With the number of parks in the immediate area there should be little or no impact. For the various levels of schools the new tenants should not have more than two students per school based on our present occupancy of Cottonwood Meadows.

With your approval of this request for change in zoning the on-site work can be started with favorable weather in late Winter or early Spring 1974. These on-site improvements would include the installation of the electric lines, telephone, cable T.V., cement driveway, pads and patios and the general landscaping of all the lots.

Since this subdivision was built it has represented a considerable burden of the financing and maintenance of the property including the interest payments and property tax with no return. It seems fitting that such improved property should be used rather than left vacant especially since a great need exists.

Respectfully submitted,



T. J. Brimhall, owner

Cottonwood Meadows

Mobile Homes Estates
GRAND JUNCTION, COLORADO 81501

January 29, 1974

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Dear Sirs:

When Cottonwood Meadows Mobile Home Estates Addition #1 and Addition #2 was approved by the Planning Commission and the City Council of Grand Junction, a condition was imposed on the undersigned developer to construct a six foot chain link fence along the Northern boundry of the above mentioned developement, with sufficent shrubery and trees to substantially cut off or limit the view of the developement from Orchard Avenue.

The chain link fence was installed under contract with the J & S Fence Company. An Umberella Willow tree was planted each 10 feet, a climbing red rose bush was planted between each tree along the fence. This should have acomplished the desired results however during the Summer of 1972 and 1973 some of the tennants failed to water and other-wise care for these trees and shrubs, as a result some of these trees and shrubs died. There also was some of these trees and shrubs died as a result of Winter kill during 1972 and 1973.

All of the damaged or dead trees and shrubs will be replaced by the undersigned as soon as weather permits, hopefully with the desired results.

Yours very truly,


Thomas J. Brimhall