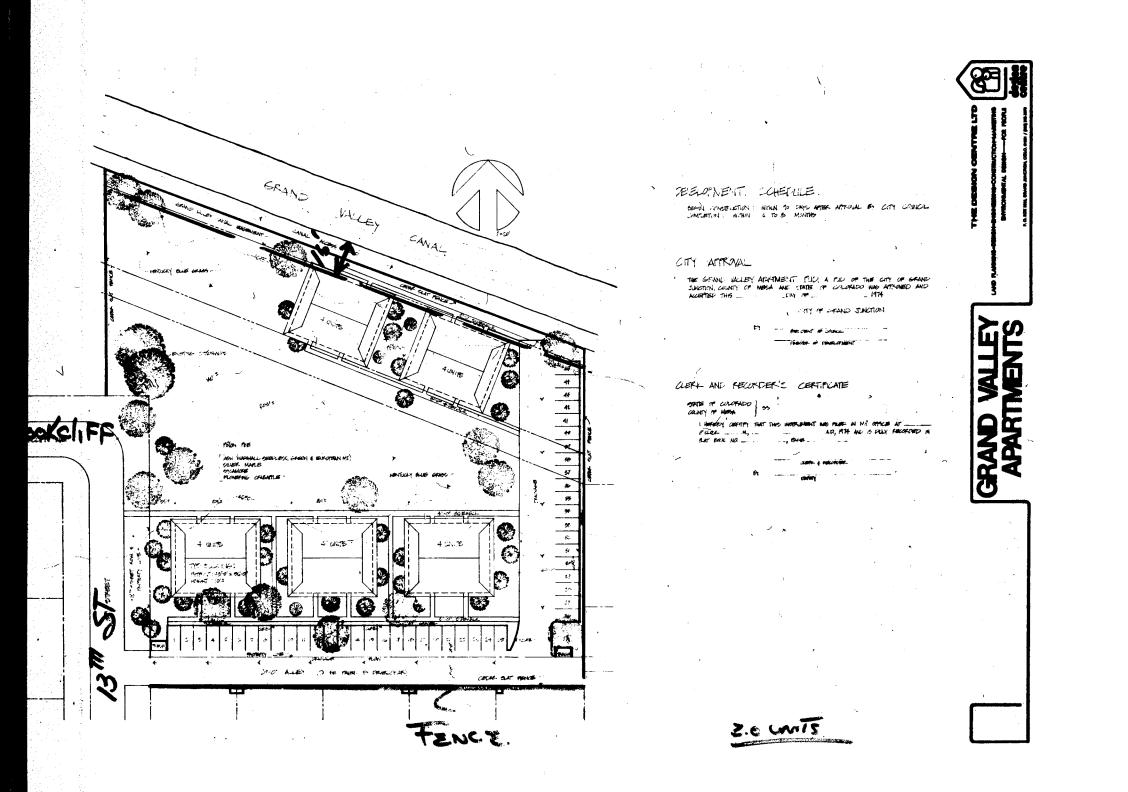
	Table of Contents					
Fil	e	1974-0021				
Da	te	1/10/00 Project Name: Grand Valley Apartments				
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned 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 included. 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.				
		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.				
X	X	Summary Sheet – Table of Contents				
		Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
X	X	*General project report				
		Reduced copy of final plans or drawings				
		Reduction of assessor's map Evidence of title, deeds				
		*Mailing list				
	_	Public notice cards				
		Record of certified mail				
	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 *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	Status Report				
x		Review Sheets				
X	X	Site Plan				
X		Handwritten Notes				
\square						
L						

Date Receiv	ed <u>: 4/9/74</u>		Item # <u>21-74</u>
Request:	Final PUkl	Grand Vac	ley apta
Location: Location:	Lots 1-5, Blk. part of Lot 33.	4 n. W. Smu	the add & that ount Seel lying
Petitioner:	Sc. of the Grand ME Machaeli	Malley Canal, sleve & RW	E of 13th St E' So G. U.
Address:			
Advertised:		Date:	
To Planning	Comm:		
Action:			
Advertised:		Date:	
	ncil: 5/15/74		
Action:			
Comments:			
			

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GRAND VALLEY APARTMENTS.....a planned unit development

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 The proposed Grand Valley PUD is located at the corner of 13 th Street and
 Bookcliff Avenue, from 125 feet North of Cedar Avenue to the Grand Valley Canal.
 The site contains 2.59± acres, most of which is flat and without vegetation
Other apartment complexes in the area of the proposed project are the Silver Sage
 <u>Complex and the Bookcliff Squire Apartments on Bookcliff Avenue and the Wellington</u>
 Gardens Complex directly across the Grand Valley Canal on Wellington Avenue. At
 this time the site is rather unsightly with a growth of weeds, and it is being used,
. as are many vacant lots, as a depository for trash and rusting machinery.
 It is the intent of the developer to construct 5 buildings, each containing 4
 units, on the site. The buildings would be one story, and as such would complement
 the surrounding neighborhood, most of which is also one story. The various buildings
 will occupy 0.30 acres (11%) of the site and 0.79 acres (30%) will be devoted to
functional open space.
 A cedar slat fence is planned which would surround the development, except
along 13 th Street. Along the canal side (North) the fence would serve the dual
 purpose of screen and safety barrier for childern. To the East and South sides of
 the development the fence will screen neighborhood residences from the proposed
 parking. Within the development, an ample planting of trees will screen the various
 buildings from one another and promote a parklike atmosphere on the site.
 There are 45 parking spaces provided on the site, most of which are screened
 from the buildings by vegetation, and the surrounding neighborhood by fencing.
 The alley on the South of the site will be paved by the developer.
 Construction on the various buildings will begin within 90 days after approval
 by the <u>City Council and we anticipate that completion</u> of all the units should take