



Date Received: 4/9/74

Item # 21-74

Request: Final P.U.M. Grand Valley Apts.

Location: Lots 1-5, Blk 4 N.W. Smith Add. & that  
Location: part of Lot 33 in Fairmount Sub. lying

Petitioner: So. of the Grand Valley Canal, E. of 13th St. & S. of G.V.  
McCallister & RW & W F Locke *card*

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Advertised: ✓ Date: \_\_\_\_\_

To Planning Comm: \_\_\_\_\_

Action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Advertised: yes Date: \_\_\_\_\_

To City Council: 5/15/74

Action: Approved

\_\_\_\_\_

\_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

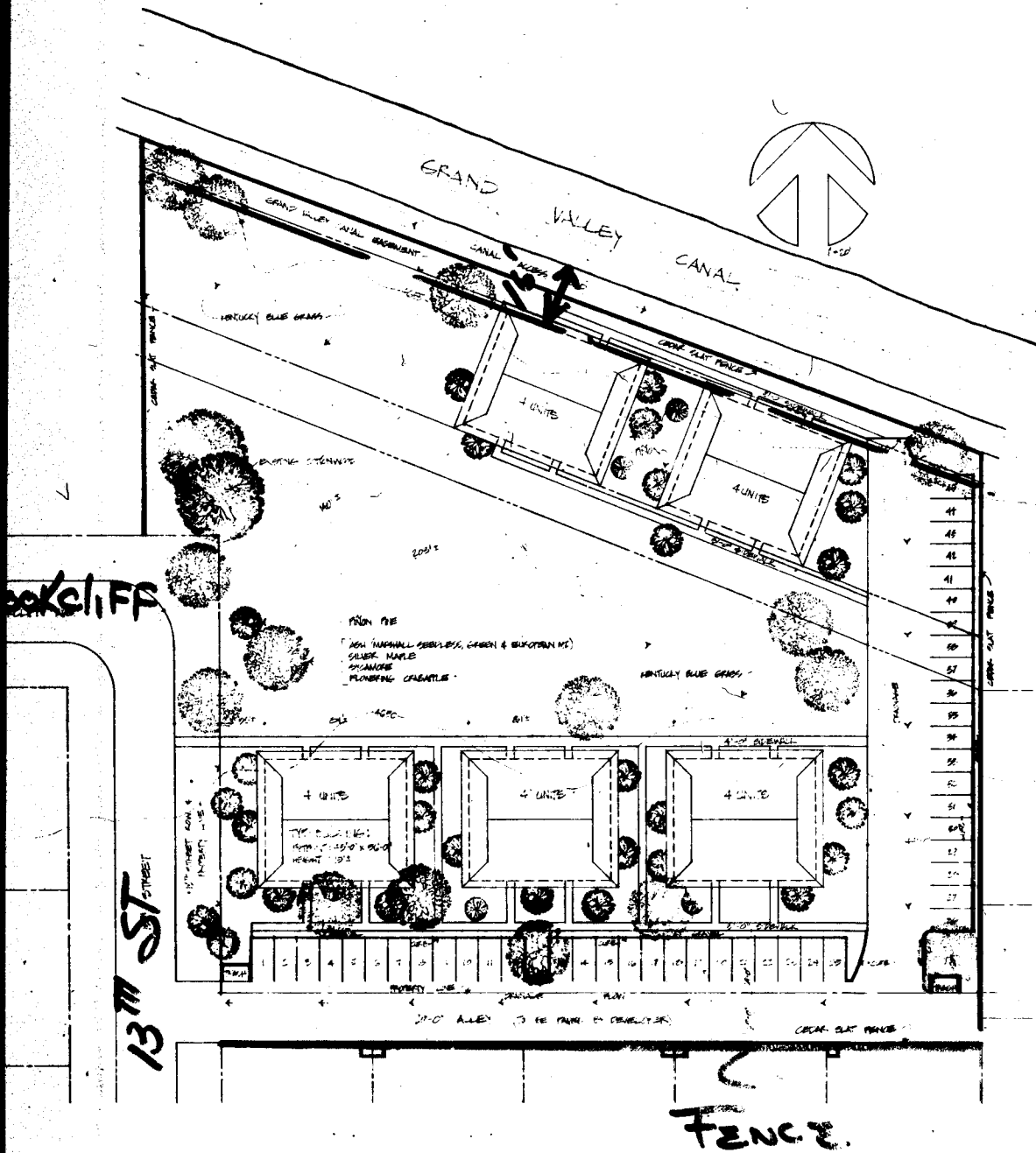
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**DEVELOPMENT SCHEDULE**

BEGIN CONSTRUCTION: WITHIN 90 DAYS AFTER APPROVAL BY CITY COUNCIL  
 COMPLETION: WITHIN 6 TO 8 MONTHS

**CITY APPROVAL**

THE GRAND VALLEY APARTMENT PLAN, A PLAN OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA AND STATE OF COLORADO WAS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1974

CITY OF GRAND JUNCTION

BY \_\_\_\_\_  
 PRESIDENT OF COUNCIL  
 \_\_\_\_\_  
 CLERK OF COUNCIL

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF MESA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_  
 O'CLERK \_\_\_\_\_ M., \_\_\_\_\_ A.D., 1974 AND IS FULLY RECORDED IN  
 PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

CLERK & RECORDER  
 BY \_\_\_\_\_  
 CLERK



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**GRAND VALLEY  
 APARTMENTS**

2.0 UNITS



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

The proposed Grand Valley PUD is located at the corner of 13<sup>th</sup> 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 Complex and the Bookcliff Squire Apartments on Bookcliff Avenue and the Wellington 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<sup>th</sup> Street. Along the canal side (North) the fence would serve the dual purpose of screen and safety barrier for children. 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 City Council and we anticipate that completion of all the units should take approximately 6 to 8 months.