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File 1975-0003

Date 1/21/00

Project Name: Patterson Gardens

P	S	<b>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.</b>
r	e	<b>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.</b>
s	n	<b>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.</b>
e	n	
d	t	
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Memo from Rodger Young to Gene Allen	X	Petition to withdraw opposition to and/or are in favor of rezoning the above described property to a PUD 20 allowing 100 apartment units
X	X	Work Session – 10/8/75	X	Letter from Helen Curry to City Council – 6/12/75
X	X	Memo from Rodger Young to Planning Commission – 10/7/75	X X	Letter from Pat Edwards, Mike Hyre and Chuck Wiman-5/13/75
X	X	Memo from Ken Idleman, Parks Assistant Director to Don Warner on Landscape Plan – 10/2/75	X	Memo to City Council from City Clerk – 5/2/75
X	X	Drainage Analysis	X X	Letter from Pat Edwards to Don Warner – no date
X	X	Follow-Up Form and attachment	X X	Letter from Developers of Patterson Gardens to Don Warner – 4/10/75
X		Letter from Wayne Lizer to Don Warner – 1/16/76	X X	Area Map
X	X	Letter from Charles Wiman to City of Grand Junction – 12/30/75	X	Modified Plans
X		City Council Agenda – 9/3/75, 5/7/75, 5/27/75, 5/21/75	X X	Letter from Robert Young and Joan Young to Eugene Hansen -- 3/22/75
X		Right-of-Way Agreement – Original given to City Clerk to scan	X X	Letter from Harold Moss, Ruth Moss, Joan Young, Eugene Hansen and Virginia Hansen – 3/8/75
X		Agreement – Original given to City Clerk to scan	X	Petition requesting PD8 zoning – 3/8/75
X	X	Site Plans	X	Petition for disapproval of planned development – 2/25/75
X	X	Soil Analysis	X	Letter from Pat Edwards and Mike Hyre to Planning Commission re: abandoning porposed walkway- 2/24/75



FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM PATTERSON GARDENS BULK DEVELOPMENT

DATE RECEIVED 7-11-75

ITEM # 3-75 - File #2

REQUEST Bulk Development

LOCATION Southwest corner of 15th and Patterson Road

PETITIONER Chuck Wiman

ADDRESS 130 North 4th

PHONE NO. 242-6642

Information Submitted

Fee Submitted 7-11-75 - \$250.00

Application: \_\_\_\_\_ Plats: 15

Progress Chart

Reviewing Agencies (see attached form) \_\_\_\_\_ Sign Posted \_\_\_\_\_

Notice to Adjacent Property Owners \_\_\_\_\_

Planning Commission: \_\_\_\_\_

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

City Council: \_\_\_\_\_

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

PUBLICATION DATES:      7 days                      1. \_\_\_\_\_

   7 days                      2. \_\_\_\_\_

DATE COMPLETED: \_\_\_\_\_

FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM Patterson Gardens

DATE RECEIVED Feb. 11, 1975 ITEM # 3-75

REQUEST Rezone to DD-20 (FROM R-1-C)

LOCATION South west corner of 15<sup>th</sup> and Patterson

PETITIONER J.T. Bearley (Mike Hyre 243-5100 Mtn Realty)

ADDRESS \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Information Submitted

Fee Submitted \$ 265<sup>00</sup>  
Application: Feb 1975 Plats: 18  
Statement of need: \_\_\_\_\_

Progress Chart

Reviewing Agencies (see attached form) \_\_\_\_\_ Sign Posted \_\_\_\_\_

Notice to Adjacent Property Owners \_\_\_\_\_

Planning Commission: 2-26-75

Action Taken: NOT APPROVED - DENSITY TOO HIGH  
PD-12 SUGGESTED. MAY BE BROUGHT BACK WITHOUT  
A FEE. 2-26-75 - APPROVED. Recommend  
Approval to City Council.

City Council: \_\_\_\_\_

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

PUBLICATION DATES: 7 days 1. Feb. 17, 1975  
7 days 2. \_\_\_\_\_

DATE COMPLETED: \_\_\_\_\_

Subdivision PATTERSON GARDENS - Bulk Dev.

Phase FINAL Date 8-13-75

CC \_\_\_\_\_ PC 26 Aug '75 CC \_\_\_\_\_

Review Agencies

OK		OK	?
<u>8-18-75</u>	<u>SANITATION</u>		
<u>8-19-75</u>	<u>Sch. Dist. 51</u>		
<u>8-19-75</u>	<u>Public Service</u>		

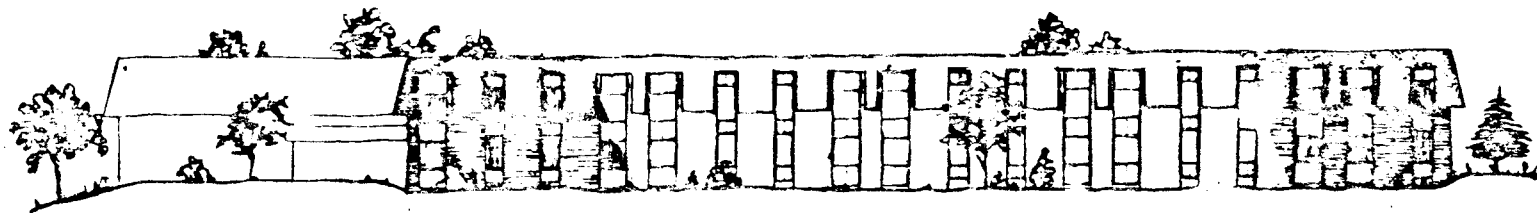
Comments SANITATION NEEDS DRIVE-THRU EASEMENT & SUGGESTS THAT ONE PICK-UP MAY BE INCONVENIENT FOR RESIDENTS. School Dist. Requests bus turnoff.

Documents:

- Improvements Agreement
- Title Investigation
- Improvements Guarantee
- Appraisal
- Covenants
- 5% Open Space
- Annexation
- Roadway X-sections
- Drainage
- Sewer

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drawing \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_



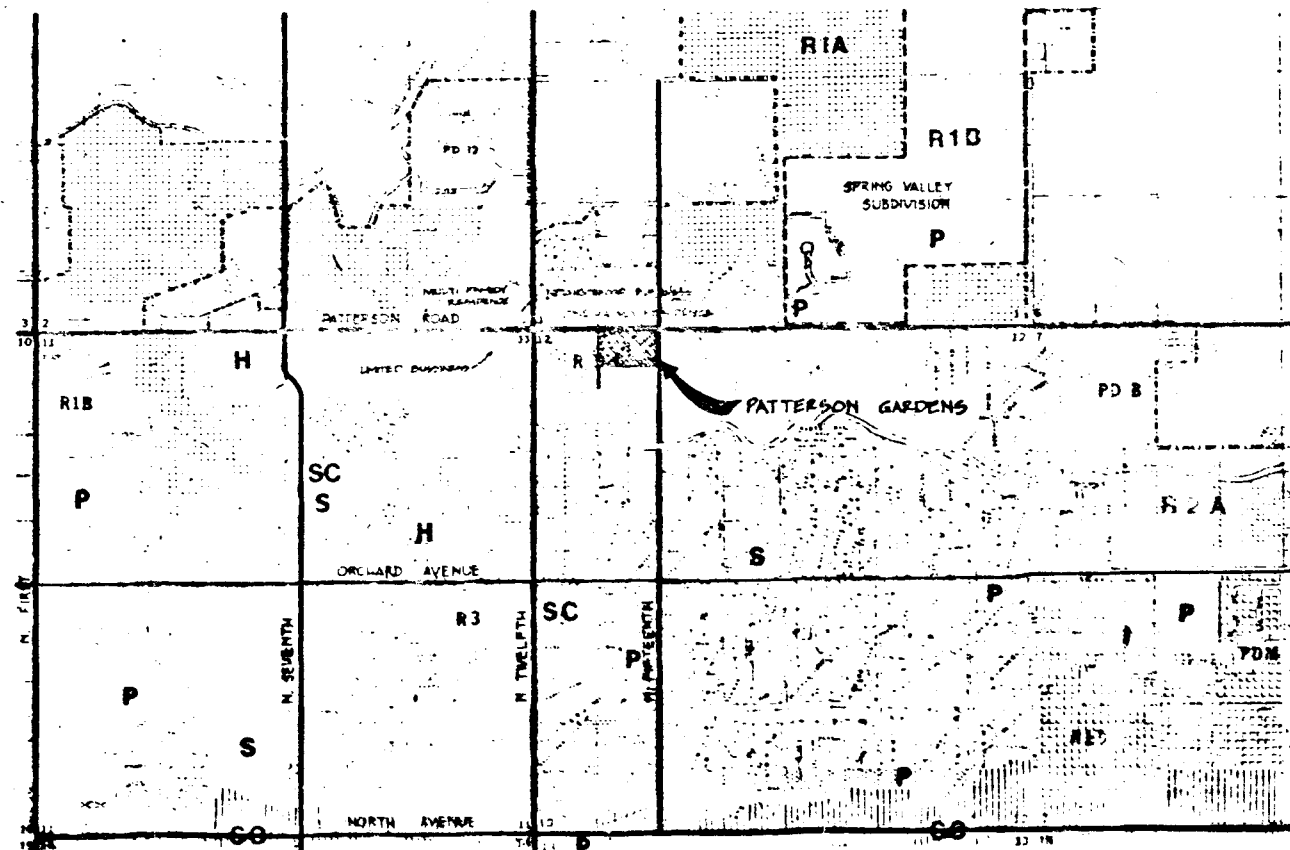
TYPICAL ELEVATION

SCALE 1/16" = 1'-0"



CLUB HOUSE ELEVATION

SCALE 1/16" = 1'-0"



AREA MAP

SCALE 1" = 200'



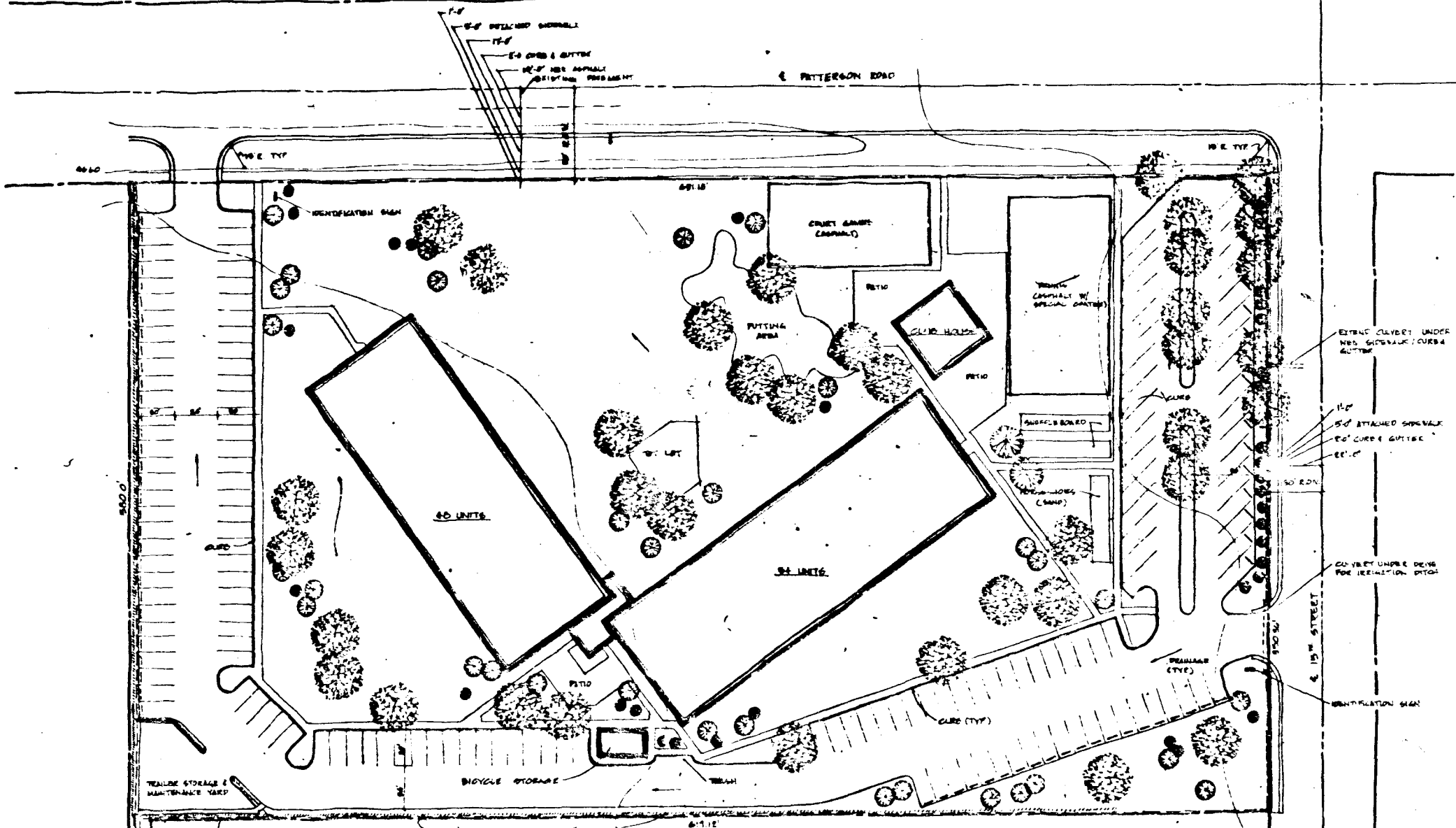
- H HOSPITAL
- S SCHOOL
- SC SHOPPING CENTER
- P PARK

PATTERSON GARDENS

CNC / HMC

11/16/76

11/16/76



**APARTMENT COMPLEX SITE PLAN**

SCALE 1" = 30'



PATTERSON GARDENS

CRC / NHPO  
 ARCHITECT  
 ENGINEER  
 PLANNING

NO. 10 2004 0000

NO. 07075

NO. 1

7500'

PROPERTY LINE ON WASHINGTON AVE.

6640

5000'

7500'

10 E. 117'

10 W. 103'

6470

PATTERSON ROAD

E. 15th STREET

10 E. 117'

6640

VENTILATION SIGN

6' GREEN SCREEN FENCE

6' TALL

6' TALL

50' R.O.W.

EXTRAC. CLIMBER UNDER WBS. SIDEWALK / CURB & GUTTER

1 1/2" ATTACHED SIDEWALK  
 60" CURB & GUTTER  
 60" R.O.W.

CONVERT UNDER DRIVE FOR RECEPTION PIT

VENTILATION SIGN

VENTILATION SIGN

COURT YARD (ASPHALT)

FITTING AREA

SLIP HOLES

SUBJECT'S BOARD

WALKWAY (CONCRETE)

DEMANDER (TYPE)

CURB (TYPE)

BIKE STORAGE

VEHICLE STORAGE & MAINTENANCE YARD

NEED SURFACED FOOTPATH WALK TO WASHINGTON AVE

PROPERTY LINE ON WASHINGTON AVE.

TAXING DISTRICTS

City of Grand Junction  
School District 51  
Mesa County  
Central Pest Control District



## LOCATION

Patterson Gardens is located Southwest of the intersection of Patterson Road and 15th Street. The property is 580.0 feet by 350.4 feet along with a 12' x 230' leg extending from the Southwest Corner of the property to Wellington Avenue, equaling 5.143 acres.

## RELATIONSHIP TO THE COMMUNITY

Reference is made to the area map which is a part of this submittal.

Access routes to the community facilities are indicated on the map. Employment, business, and shopping occur throughout the community.

Medical facilities, neighborhood shopping, schools, parks, and churches all occur within 1-1/4 miles of Patterson Gardens.

## CHARACTER

Patterson Gardens is an apartment development. There will be two residential buildings constructed, housing 102 one and two-bedroom units. Laundry and storage areas will be provided within these structures. A club house with patios will be built and will be available for all residents' use. The club house will provide for an assortment of relaxation, entertainment, and recreation activities.

There will be recreational amenities constructed on site; tennis court, games, shuffleboard, horseshoes, putting area, and a tot lot for the younger set. There will be quiet lounging areas and some picnic facilities. Those activity areas requiring fencing will be fenced.

An enclosed trailer/boat storage area will be located at the Southwest Corner of the property. There will be paved parking areas for 153 cars. A full network of concrete walks will connect all areas within the development and provide pedestrian circulation to the perimeter public sidewalks, and to Wellington Avenue.

Covered bicycle storage will be built. Readily available trash collection and removal area is located immediately south of the residential buildings.

The site will receive full landscaping; grass, shrubs, evergreens, and trees. All existing trees in good health will be pruned, if needed, and retained. Parking areas adjoining 15th Street will be screened with landscaping.

## COMMUNITY SERVICES

A population of 286 has been projected for Patterson Gardens, (102 units x 2.8). Service will be requested from Public Service Company, Mountain Bell, and Comtronics Cable Television.

A 15" city sewer line and a 10" city water line is existing in Patterson Road. It is estimated that 49,497 gallons/day of water will be needed, and 41,141 gallons/day of sewage will be generated from this complex.

Fire and police protection will be provided by the City of Grand Junction. Orchard Avenue and Tope Elementary Schools are within walking distance. East or West Junior High Schools and Grand Junction High School will serve the upper levels of students residing at Patterson Gardens.

## IMPROVEMENTS

The developers of Patterson Gardens in cooperation/participation with the City of Grand Junction will install a 5' sidewalk, curb and gutter, and necessary paving on their Patterson Road and 15th Street frontage. This request and the details of this joint effort will be determined by the Engineering Department and City Council.

DEVELOPMENT SCHEDULE - PATTERSON GARDEN

Construction on or before July 1, 1975 based upon zoning approval for 102 units.

1. Recreation simultaneous with the construction of both dwelling units.
2. Ammenities and landscaping depending on weather for landscaping to be completed on or before June, 1976.

Project to be completed on or before March, 1976 except landscaping.

Detailed complete schedule to be provided after preliminary zoning granted.

STATEMENT OF PROPOSED FINANCING

The developers of the proposed Patterson Apt. Complex are in the process of negotiating a long term 1st mortgage loan with both private investors and the Colorado Housing Authority. It appears at the present time that a commitment can be obtained through one of these channels. This, of course, is all subject to approval of the City of Grand Junction of the proposed zone change to a Planned Development (20), permitting the construction of 102 units as submitted on the Preliminary Site Plan. Upon approval of the proposal, a permanent investor can issue a firm commitment.



City of Grand Junction, Colorado

M E M O R A N D U M

To: Gene Allen, Planning Director

From: Rodger Young, City Engineer

*R. Young*

Subject: Patterson Gardens

Since the time limit for responses to the above development is passed, I still feel that I need to make the following comments.

1. Drainage - There was no drainage report submitted with the plans. They should take care of their drainage in a like manner as required of Darla Jean Sub. I would want a drainage study before approval.
2. Street Improvements - They should have to put in curb, gutter and sidewalk the same as was required of Spring Valley Sub. Paving to meet existing pavement on Patterson Road. 15th Street paving should be in a covenant stating that they will pay full cost of paving of their half of the street; curb, gutter and sidewalk should be done at the time of development.
3. Irrigation - All irrigation along and adjacent to the public right of ways should be inclosed in a closed conduit system. They should construct a large manhole where the irrigation water crosses Patterson Road.

The above three items I have required of all subdivisions that come thru for my approval, and I feel this development comes under the same conditions. I feel this requirement should be included prior to final approval by the City Council.

cc - Harvey Rose, City Manager

Developers of Patterson Gardens  
P. O. Box 2476  
Grand Junction, Colorado 81501

Mr. Don Warner  
Planning Commission  
City of Grand Junction

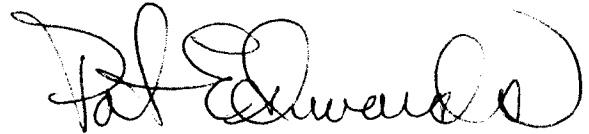
Re: Patterson Gardens Density

Dear Don:

We wish to formally restrict the number of units for our request for a PUD 20 zone change to 90 units. This will allow us to accommodate additional 3 bedroom units to meet F.H.A. requirements.

The density now becomes 16.48 units per acre. (90 units ÷ 5.41 acres)

Sincerely,



Pat Edwards

cc: Jane Quimby  
Larry Kozisek  
Harry Colescott  
Elvin Tufley  
Robert Van Houten  
Larry Brown  
Carl Johnson

*Handwritten notes:*  
16.48  
90 units  
5.41 acres

*Handwritten notes:*  
16.48  
90 units  
5.41 acres

*Handwritten notes:*  
7.26  
5.35 acres  
16.82 per acre

P. O. Box 2476  
Grand Junction, Colorado  
February 18, 1975

TO: Planning Commission Members  
City of Grand Junction, Colorado

Gentlemen:

In regards to the proposed rezoning on the property located on the southwest corner of 15th & Patterson from R-1-C to P.D. 20, we would like to submit as Jack Bearley's representatives, and as the organizers of financing and development of the project, the following statements:

Since early 1974 we have been concerned with the development of an apartment complex of approximately 100 units in the city of Grand Junction. The existing multi-family rental units in the area are filled and have been filled, as well as single family units in the surrounding areas.

The short housing situation relative to Mesa College, as well as other community facilities is not news to anyone who has researched the situation, and prime consideration must be given to location, access, and distance to community facilities.

The availability of property that will suit the needs of this type of development is very limited in the city, and we feel at this point that the area in question is very well suited to meeting the needs and requirements of the people that this project will benefit.

The type of development that is dictated by a planned development is probably the most attractive and beneficial to the community as well as the residents of the project. The amenities proposed in this development are designed to provide a very comfortable living situation for the residents, as well as reduce the strain on existing community facilities.

One avenue of financing that has been explored is through the newly formed Housing Authority which expressed a sincere interest in financing the proposed project. In addition, they acknowledged the dire need for the additional multi-family rental units in Grand Junction.

This particular location has the benefits of readily available utilities, excellent access, and very favorable distance to schools, churches, hospitals, shopping, and other facilities.

STATEMENT  
of need.

The 15th and Patterson property is one whose future would better serve the community and surrounding growth areas as a well designed P.D. 20.

Sincerely,

A handwritten signature in cursive script that reads "Mike Hyre".

Mike Hyre

A handwritten signature in cursive script that reads "Pat Edwards".

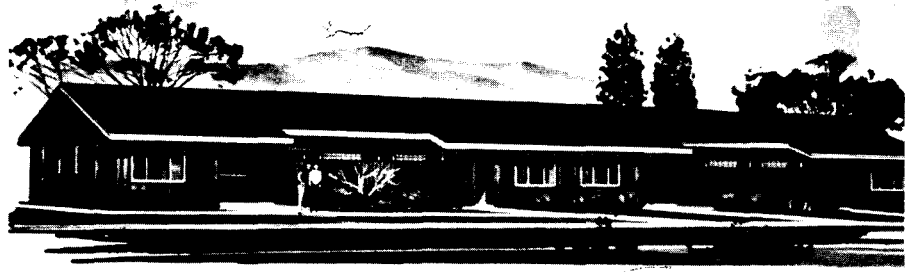
Pat Edwards

MH:lq



# Wellington Gardens

A CAREFREE RESIDENTIAL  
APARTMENT COMPLEX



March 8, 1975

City Planning Commission  
City Hall  
Grand Junction, Colorado 81501

Attention: Mr. Don Warner, Director

Gentlemen:

We, as owners of Wellington Gardens Apartments, would like to make our viewpoint known to the Planning Commission in regard to the request being considered by the Planning Commission for Patterson Gardens under PD20.

We feel that the Commission should be consistent and consider this Patterson Gardens request under PD8 which coincides with the Wellington Gardens zoning as well as the new zoning being proposed for the Brodak enclave. Also, we want it to be known that we are supporting the wishes of the individual property owners to continue PD8 density for the area.

We have records to support the fact that it is expensive to maintain green belt areas within a subdivision such as PD8. Also of major consideration is keeping the area properly lighted for the several walking areas between units. But we feel that the families who reside in such an area, especially where children are accepted, find that it is quite an ideal density.

Maintaining similar standards in a given area places each developer in the same position insofar as budgeting for land costs per unit. If a PD20 is approved for Patterson Gardens, then Wellington Gardens would necessarily have to seek approval for an increase in units in our 6-7/10 acre tract as a matter of continuing a competitive position with the proposed Patterson Gardens development. However, in our support of the continued PD8 density, we feel that we are preventing a future blight on this particular area which results when we have too many units, too many people, not enough space for children to move around in, and too many vacancies which produce economic and social stress.

TELEPHONE 303-242-6725

1405 WELLINGTON

GRAND JUNCTION, COLORADO

City Planning Commission  
March 8, 1975  
Page Two

We respectfully ask that the Commission continue its density requirement for this area under PD8.

Sincerely,

(6 signatures)

Harold P. Moss  
Harold P. Moss

Ruth G. Moss  
Ruth Moss

Robert G. Young  
Robert G. Young

Joan Young  
Joan Young

Eugene L. Hansen  
Eugene L. Hansen

Virginia M. Hansen  
Virginia M. Hansen

612 Rico Way  
Grand Jct., Colo.  
March 22, 1975

*23 signatures*

Mr. Eugene Hansen  
610 26 $\frac{1}{2}$  Rd.  
Grand Jct., Colo.

Dear Gene:

As part owners of Wellington Garden Apartments, we hereby authorize you to speak on our behalf regarding the proposed high-density apartment complex proposed for Patterson Gardens.

We are of the opinion that if this proposal is allowed by the city of Grand Junction, that Wellington Gardens must also be allowed to triple its present density.

Furthermore, as residents of this immediate area, we are strongly protesting this extreme overcrowding in an area where there are no streets capable of handling large volumes of traffic, no sidewalks for pedestrians, no proper parking, no play area for children and streets too narrow for safe bicycling.

Sincerely,

*Robert G. Young*  
*Joan Young*

Dr. Robert G. Young  
and  
Joan W. Young

Developers of Patterson Gardens  
P. O. Box 2476  
Grand Junction, Colorado 81501  
April 10, 1975

TO: Don Warner  
Planning Commission  
City of Grand Junction

and

Grand Junction City Council

Gentlemen:

To clarify for the public, City Council and Planning Commission on questions and issues regarding the proposed 100 unit Patterson Garden Apartments, set forth below are the specific plans and proposals of this project.

1. The specific request is for a P.U.D. on 5.41 acres allowing 100 living units, which equals a density of 18.48 units per acre.  $(100 \text{ units}) \div 5.41 \text{ acres} = 18.48 \text{ units per acre.}$
2. The project will be a FHA 221-D4 package. FHA will put their stamp of approval on the project subject to strict guidelines and building controls. This in no way is a government sponsored program such as the 236 rent subsidy program. The requirements by FHA to be approved under a 221-D4 are quite stringent and the project must stand several tests. FHA 221-D4 provides for the private investors more flexibility in obtaining private capital once FHA has put their seal of approval and insured the project for the lender. FHA also screens the owners of the project to insure they are and have the capacity and experience to develop and maintain any given project.
3. Several articles in our local papers have handled this project as a quote low cost housing project. We are striving to provide housing for the average middle income tenant of this community. We did meet with the Grand Junction Housing Authority and if they desire to lease some units for low income cost housing and/or elderly people, we would be most willing to work with them.

4. Our rent schedules will compare favorably with the Chateau, Driftwood, Park East and the Loft Apts. Typical rents are as follows:
  - 1 bedroom units - \$160.00 unfurnished
  - 2 bedroom units - \$190.00 unfurnished
  - 3 bedroom units - \$240.00 unfurnished.All utilities paid by owner except electricity paid by tenant.
5. Financing will be provided by the First Denver Mortgage Co. in coordination with the U. S. Bank of Grand Junction. See attached letter of intent from mortgage company.
- 6. The question has also been raised by some as to the identity of the developers involved, their integrity and financial capabilities.

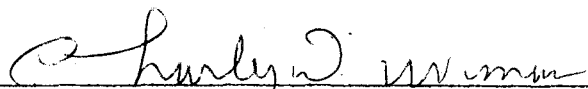
I and Mr. Don Benton, a developer and contractor of whom I have been associated with over the past 14 years, will be the General Partners and Developers. Mr. Benton who owns a construction company in Grand Junction, as well as in Denver, has built and is part owner of over 700 units on the Eastern Slope. I feel very fortunate in having Mr. Benton by my side in this project. There are several other prominent investors in the project who are Grand Junction residents, but wish to keep their names anonymous at this time. The net worth of the combined group is well over 2 million dollars. The General Contractor and sub-contractors must be bonded and inspections during various stages of construction will be performed by (a) local county inspector (b) local architect and engineer (c) FHA inspector from Denver (d) lender's inspector.

This is a very sound and desirable apartment complex which will be unequalled at this time in Grand Junction in its offering approximately 50% of its total area for recreational facilities such as tennis courts, kids play area, putting greens, club house, off-street parking and an area set aside primarily for recreational facilities for elderly people.

We, therefore, ask that you, as Council Members, evaluate this project on its own merits aside from the adverse publicity pointed at this project. We ask that you approve our request for a zone change to a P.U.D. 20 allowing 18.48 units per acre, along with the preliminary development plan as submitted.

Respectfully,

DEVELOPERS OF PATTERSON GARDENS

  
Charles D. Wiman, General Partner

May 13, 1975

Mr. Don Warner  
Planning Commission  
City of Grand Junction  
Grand Junction, Colorado 81501

Dear Don;

Pursuant to our conversation yesterday, this letter will serve as our official request to the Planning Commission and City Council for the approval of the Zone Change on the proposed Patterson Gardens Apartment Complex to be reduced or restricted to a P.U.D. 12.

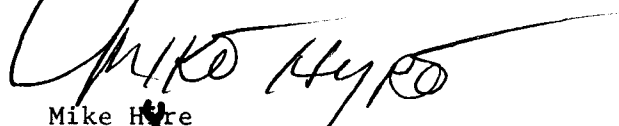
We have done a considerable amount of review and research on our plans and are confident that we can live with and develop this site with a P.U.D. 12.

We are kindly requesting that this request be considered and approved at the next regular Council meeting on May the 21st 1975.

Sincerely,



Pat Edwards



Mike Hye



Chuck Wiman

P.S. I talked with Mr. Keith Mumby, attorney for the Wellington Gardens group, and he assured me that his clients would have no objection to this and would send a letter to you in this regard.

CDW:bkp

*Patterson Gardens*

GOLDEN, MUMBY & SUMMERS

ATTORNEYS AT LAW

COURTHOUSE PLACE BUILDING - 200 N. 6TH STREET

P. O. BOX 398

GRAND JUNCTION, COLORADO 81501

AREA CODE 303  
TELEPHONE 242-7322

JAMES GOLDEN  
KEITH G. MUMBY  
K. K. SUMMERS

May 13, 1975

Mr. Don Warner  
Grand Junction City Council  
Fifth and Rood  
Grand Junction, CO 81501

Re: Patterson Gardens zoning  
15th & Patterson

Dear Don:

This letter is being written on behalf of the clients represented by me at the City Council meeting protesting the above application for zoning change to PUD 20.

This letter is for the purpose of advising you that the persons represented by me will withdraw all objections to the rezoning change with the understanding that the density will be reduced to PUD 12.

Thank you very kindly for your consideration. If you need any additional information, please advise.

Very truly yours,

GOLDEN, MUMBY & SUMMERS

By 

KGM:ww

cc: Mr. Chuck Wiman  
Green Tree, Inc.



## MEMORANDUM

Reply Requested  
Yes  No Date  
October 2, 1975To: (From:) Don Warner From: (To:) Ken Idleman, Assistant Director  
Senior Planner Parks and Recreation

Subject: Landscape Plan for Patterson Gardens

We would comment on the Landscape Plan for Patterson Gardens in the following manner.

Birches - White Clump & Cutleaf Weeping

In general, the birches are rather short-lived and are difficult to transplant, so that to insure success they should be balled and burlapped. They might best be moved in the spring. They are persistent "bleeders," and pruning is best done at almost any time of the year except in the spring when the sap is running.

Pests to be aware of are the bronze birch borer, a small flat-headed grub about half an inch to an inch long, which eats just under the bark and, if present in numbers, can kill the tree. Weeping Birch - *Betula pendula*, is especially susceptible to this insect. In other parts of the country, birch leaf miner have been troublesome. This insect strips the epidermis of the leaf, leaving only the veins. Healthy trees are usually not infected. It is usually when the trees have been weakened by improper watering or poor soil conditions that these insects become a problem.

The recommended pH level for birch is slightly acidic 6.0-7.5, so if alkali layering exists in the soil, certain measures would be needed to lower the pH level.

These trees need more watering than some of our other trees.

Crabapple, Hopa

Because the beautiful spring Flower show is followed by fruit in the fall and winter, special care should be taken as to the location of these trees. They should not be located near parking spaces, sidewalks, or the pool area because of the fruit.

Actually, they require a minimum amount of attention, but spraying, pruning and borer control must be given regularly to insure good growth. Otherwise, they are among our best ornamental trees. The pH range for Crabapples is 6.5 to 7.5.

### Locust - Sunburst, Rubylace

Honey-locust is a splendid tree for withstanding city conditions and adverse growing conditions. These cultivars listed above are relatively new and some of the problems are yet unknown. The Sunburst Locust has shown some tendency to develop leaf gall on the new growth. The Rubylace Locust is slow to become established. Special care should be taken in staking this tree so it will develop a strong sound root system.

The pH range for common Honey-locust is 6.0-8.0 and I would think that the cultivars, Sunburst and Rubylace, would have similar requirements.

### Maple - Silver

This Maple is fast growing and will provide quick shade. For early results it probably has no equal, but over the long term it is a poor choice - being host to numerous pests and diseases, weak wooded in storms, and with roots so near the surface they interfere with mowing.

- (Reference: Flower and Garden, February 1973, Pages 20-23, Pamela Harper).

Our needs for shade trees change with the times. Fifty years and more ago, the Silver Maple was widely planted as an ornamental tree; now with the recurrence of high wind storms and with knowledge of other more recently introduced trees, the weak-wooded Silver Maples are definitely going out of fashion. (Reference: Trees for American Gardens, 1965, MacMillan Publishing Co., Donald Wyman, Horticulturist at the Arnold Arboretum of Harvard University.)

### Plum - Purple Leafed

There are many varieties of 'Purple Leafed' Plum and several are better than others. The best variety is 'Thundercloud.' It is supposed to be the best for retaining its deep-purple foliage color during the summer. The double-flowered 'Prunus blireiana - Blireiana Plum is better than any Prunus cerasifera varieties - Purple-Leafed Plum in flower, and the double flowers last longer on the tree.

All these Plums seem to withstand the hot, and often dry, summer of the Chicago area very well. If grown in the full sun they develop the leaf color to its vivid hue but in shade or partial shade they are not nearly as colorful. One problem is that much pruning is needed to correct a bad habit of cross-branching. The pH range for the Purple Leafed Plum is 6.5-7.5.

### Hedges

City Forestry policies state that shrubs, hedges, spreading evergreens and other thick growth may be planted, but must be maintained at a height of 30" or less above the center of the roadway or within a 35' radius of the center of intersection - for visibility of motorists.

### Watering

A problem now exists with the trees on city right-of-way with insufficient or inadequate watering. We suggest that once established trees should be deep watered (sub-surface) once a week (maybe twice during especially hot, dry times) and for a period of one-half to one hour. This will allow the roots to be drawn down away from the surface to seek water. This also should provide adequate moisture to maintain healthy, disease and insect-free trees.

### Fertilizer

Some tree species are adversely affected by commercial pelleted fertilizer with weed killer in them. Types such as Scotts +2 and Weed and Feed are known to present problems with the trees in the city right-of-way.

### Planting

Backfill for Birch trees should be 60% peat moss, 20% sand and 20% existing soil mixture. All plants should be planted in the following manner: A slow running hose should be used to settle backfill material and force out all the air pockets. This process should be carried out in a complete circle for proper filling. Soil should be (1/2") one-half inch over the top of the root ball. Any string which may be tied around the trunk should be cut, but leave all burlap intact. Subsoil should be broken up with a pick to let the roots penetrate. Trees should bear same relation to finished grade as it bore to previous existing grade. All trees shall be staked and guyed for a period of one (1) year.

### Planting and Staking

Trees shall be supported immediately after planting. Wires shall be encased in hose to prevent direct contact with bark of the tree and shall be placed around the trunk in a single loop. Wire shall be tightened and kept taut by twisting the strands together, or with turn buckles.

### Guying

Guying shall be done with three guys spaced equally about each tree. Each guy shall consist of two strands of wire

attached to the tree trunk at an angle of about 60 degrees at about two-fifths of the height of the tree and anchored at the ground either to notched stakes which have been driven into the ground at an angle away from the tree so that the tops of the anchor stakes are below finished grade or (where underground utilities are within four feet of finish grade) to deadmen placed at least three feet below finished grade. Lines must be taut. Plants shall stand plumb after staking and guying.

#### Topsoil Mixture for Backfilling

(Except Birches) Deciduous - Use a mixture of four parts topsoil and one part of manure.

Evergreen - Use a mixture of four parts topsoil and one part peat humus.

#### Summary

We would state that at present all of the mentioned tree species are being planted by individuals in the City. I am sure that you could find good specimen quality examples of these trees somewhere in town, but we feel that the problems should also be pointed out.

At the present time the City plants only two of the species in question, that being the 'Hopa Crabapple' and the 'Purple-Leaf Plum.' Some examples of these exist at Teller Arms Nursing Home - Crabapples and Monterey Park - Plums. Species of Honeylocust planted are 'Skyline' and 'Shademaster,' but as yet no Rubylace or Sunburst are being planted due to the uncertainty of their merits. These have been planted by private enterprises at Valley Federal Plaza Parking Lot and at Spring Valley Park, but it is too soon to evaluate as to how they will do.

With the Silver Maples and Birches, we would strongly suggest some representative soil samples be taken and analyzed for pH level. If these are above the recommended optimum level other trees might be considered, or steps taken to lower the pH. The sub-soil layer should be considered too, due to leaching. Once established (1 year) these trees should be examined to see if supplemental feeding is necessary.

JL:sc



of Grand Junction, Colorado

October 7, 1975

To: Planning Commission  
From: Rodger O. Young, City Engineer  
Subject: Patterson Gardens Drainage

I will approve of the drainage plans submitted for Patterson Gardens with the following conditions:

1. A drainage way consisting of either a concrete lined ditch or storm sewer pipe running south in the 12 foot strip of property to the existing pipe under Wellington Avenue.
2. The size of ditch or pipe should be able to accommodate a 10-year frequency storm or if the line under Wellington will not accommodate the 10-year frequency storm, then the size of ditch will be sized accordingly and on site detention provided.
3. If on site detention has to be provided, then the allowable discharge will be that of the capacity of the line under Wellington Avenue.

These conditions will require additional engineering work by the developer. I will insist that when this work is finished and prior to construction that a report by their engineer be submitted to me.

WORK SESSION

10-8-75

Members present from the Sign Code Committee were: Joe Hughes, Dean Dickey, Glen Cochran, Bruce Bauerle, Dale Hollingworth, and Mary Hurst.

Members present from the City Planning Commission were: Frank Simonetti, Blake Chambliss and Virginia Flager.

Also present were: Don Warner, City Planner; Karl Metzner, City Planning Technician; and Acting Secretary, Barbara Einspahr.

The Sign Code Draft was discussed between the Sign Code Committee and the City Planning Commission members. Because of lack of quorum, the Planning Commission Board were unable to vote on any changes for the Sign Code Draft.

Patterson Gardens--Landscaping and Drainage Plan

Petitioner: Chuck Wiman

Location: Southwest corner of 15th and Patterson Road.

Jerry Wilds was present for this discussion in order to have a quorum.

The Landscaping and Drainage Plan was discussed with Mr. Ed Armstrong and Mr. Chuck Wiman.

Mr. Warner mentioned that the memo from the Parks Department stated that they had no objections to the landscaping but the Parks Department did point out to the petitioners what the problems might be.

A memo from Rodger Young, City Engineer, was read. (On file at the City/County Development Department).

Blake Chambliss was concerned that there was no provision for a sidewalk along Patterson Road.

Mr. Wiman stated that they would put in a sidewalk if it was the desire of the Planning Commission Board and City Council. He stated that they had signed an agreement with the City to put the sidewalks in when 15th Street and Patterson Road are completed. He also stated that they would be the only ones in that area that have sidewalks.

It was stated that Spring Valley Subdivision was required to put in sidewalks.

Jerry Wilds commented that if developments are made during construction, then the improvements will be made prior to the improvement district going in.

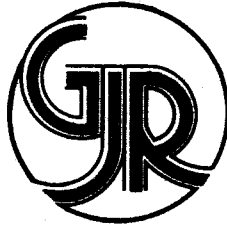
Mr. Wiman questioned that if they put the sidewalk in now, will they be assessed a proportionate share for prior improvements to the improvement district. Mr. Warner replied that any improvements made before the improvement district goes in the developer gets credit for.

Mr. Chambliss was concerned with the drainage on the Southwest corner because it will drain onto the pavement and shoulders of the road. He felt that there is no on-site circulation.

Mr. Armstrong stated that on-site detention is not necessary and that a 50 or 100 year frequency storm would not change this substantially. It would change the size of the ditch and pipe for adequate drainage.

BLAKE CHAMBLISS MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE LANDSCAPING AND DRAINAGE PLAN FOR PATTERSON GARDENS SUBJECT TO PROVISION OF A FIVE FOOT DETACHED SIDEWALK ALONG PATTERSON ROAD; RODGER YOUNG REVIEW AND LOOK AT 50 OR 100 YEAR STORM PLAN REQUIRED BY PLANNING COMMISSION REGULATIONS; AND PUT CONCRETE EDGE AROUND ROADS TO CONTAIN EDGE OF PAVEMENT TO RODGER YOUNG'S, CITY ENGINEER, SATISFACTION. JERRY WILDS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

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**GRAND JUNCTION REALTY INC.**  
REALTOR

POST OFFICE BOX 2172 GRAND JUNCTION, COLORADO  
81501 TELEPHONE 303 245-4330 CHUCK WIMAN, president

December 30, 1975

City of Grand Junction Planning Commission  
P.O. Box 897  
Grand Junction, Colorado 81501

RE: Patterson Gardens-Final Plat

Gentlemen:

We are requesting your review and approval to a modification of the final plat for Patterson Gardens complex.


We have encountered some resistance from our lender due to the fact that the original plan did not allow for carports for the occupants. All parking as you recall, was centered at the front and adjacent to the street. In further discussion with our lender, several other recommendations were made and that was to increase the overall size of the units, and to enclose and heat the swimming pool for year round use, which made sense.

All of these requests required a considerable amount of redrawing and planning. After submitting all changes and obtaining approval by our lender, the units will now be up and down Townhouse design with bedrooms upstairs, living room, kitchen, and utility rooms downstairs. There will be ten, three bedroom units containing over 1200 square feet of living area, and thirty, two bedroom units containing over 1000 square feet each. In addition to this, there will be carports located at each end of the buildings with individual storage areas and individual patios at rear of each unit. The swimming pool will be completely enclosed by a masonry building and will be heated for year round use. We are still providing additional off street parking for guests at the front of each building.

It has not been necessary to make any drastic changes in the overall lay out, only minor modifications in locations of units and parking. The landscaping will be virtually unchanged.

We all feel that the changes made enhance the overall appeal and desirability of the project, and most important has met with the approval of the lender and will allow us to get started on construction as soon as the weather permits.

Sincerely,  
Grand Junction Realty Inc.

  
Charles D. Wiman, President



## DRAINAGE ANALYSIS

for

### Patterson Gardens Bulk Development with Improvements

#### 1. General

Patterson Gardens is a 5.4 acre site located at the Southwest corner of the intersection of Patterson Road and 15th Street, north of Grand Junction, Mesa County, Colorado.

The general terrain is slightly rolling and drainage patterns differ. The Patterson Gardens site slopes from Northeast to Southwest and the site has been designed to utilize the natural drainage pattern.

Natural drainage barriers exist on the north and east sides of the site. On the north side, Patterson Road runs along a ridge line which separates drainage going to the North and to the South, and on the east by 15th Street. On the West side of 15th street, an irrigation ditch intercepts any runoff that may come from 15th street and drains it to the south.

The only drainage that will affect Patterson Gardens will be the area from the center of Patterson Road to the north property line of Patterson Gardens and the site itself.

#### 2. Method of Analysis

Because the site is small, the Rational Method was used to determine the amount of runoff that would occur on the site.

The formula for the Rational Method is  $Q = CIA$

Where

Q = Runoff in Cubic feet per second (CFS)

C = Runoff coefficient

I = Rainfall intensity (inches)

A = Area (acres)

The runoff coefficients used for C were 0.65 for paved surfaces and 0.50 for combined residential apartments and open areas.

The value used for I was 0.14 based on a 25 year, 6 hour frequency rainstorm.

1.83 acres are paved and 3.88 acres are in the apartments and open areas. The runoff, then, would be 0.17 CFS from paved areas and 0.29 from apartment and open areas, or a total of 0.46 CFS of stormwater through Patterson Gardens

Stormwater will either drain into Patterson Way, a 22 foot wide paved street through the site, or towards drainage easements along the perimeter of the site. All runoff will drain to the southwest corner of the site where it will be discharged to the south along an existing irrigation ditch.

Several alternates have been considered for carrying stormwater along Patterson Way to the collection point at the southwest corner of the site and are as follows:

- a. Alternate No. 1 - would be a 0.30 foot inverted crown in Patterson Way to carry runoff discharged into the street to the collection point at the southwest corner of the site.  
The minimum slope on Patterson way is 0.4% which would give a minimum street carrying capacity of 4.30 CFS of stormwater. The maximum amount of stormwater that is carried by Patterson Way at any point is 0.31 CFS or 7% of the Minimum street carrying capacity.
- b. Alternate No. 2 - is concrete drainage swales on each side of Patterson Way. The minimum carrying capacity of one swale at a minimum grade of 0.4% is 1.52 CFS or  $2(1.52) = 3.04$  CFS for one on each side of Patterson Way. As mentioned above, the maximum amount of stormwater carried by Patterson Way is 0.31 CFS or 10% of the carrying capacity of two concrete drainage swales.
- c. Alternate No. 3 - is grassed drainage swales in place of concrete drainage swales along open areas between parking lots. Partial on-site ponding would occur in the grassed swales and would significantly reduce the amount of runoff discharged to the collection point at the southwest corner of the site.

### 3. Conclusions and Recommendations

The maximum amount of stormwater discharged into the collection point at the Southwest corner of the site using alternates 1 or 2, including the discharge from the drainage easements along the perimeter of the site would be approximately 0.46 CFS of stormwater.

Alternate No. 3 would allow a portion of the stormwater to percolate into the ground before reaching the collection point therefore reducing the amount of discharge to the collection point.

It is recommended that Alternate No. 3 be given first consideration in that it will reduce the amount of anticipated stormwater discharged to the collection point and will serve in the same capacity as alternate No. 2 without the added cost of the construction of concrete swales.

### 4. Drainage analysis for Patterson Gardens Bulk Development without Improvements

Method of analysis - Rational Method

The present use of the site is for agriculture in which case in using the Rational Method, the value for C for unimproved areas would be 0.30 and the areas involved are 0.17 acres of Paving on Patterson Road and 5.62 acres on unimproved area.

The amount of runoff that would be discharged at the southwest corner of the site would be 0.01 CFS of stormwater from paving and 0.24 CFS of stormwater from the unimproved area or a total of 0.25 CFS of stormwater.

### 5. Summary

From the above drainage analyses, it can be summarized that, without improvements, the minimum discharge into the drainage collection point at the southwest corner of the site is 0.25 CFS

of stormwater, and with improvements, the maximum amount of runoff is 0.46 CFS of stormwater as shown by alternates 1 and 2,

The infiltration rate into the existing site is approximately 0.08 inches per hour and it is estimated that the approximate runoff would be 0.40 CFS of Stormwater if alternate No. 3 were used.

From the best available data, the irrigation ditch that would discharge runoff from the site to the bookcliff Canal drains approximately 1.9 CFS of excess irrigation water during normal irrigation of crops on the site, therefore the use of the irrigation ditch to drain runoff will not exceed what has been carried by the ditch in the past.