

Subdivision PD-12 GRAND Jct. HOUSING AUTH.
 Date 10-28-75 Item # 33-75
 Petitioner G.J. HOUSING AUTH.

Preliminary
 &
Final

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

SANITATION - requires easmt
Fire Dept. - see
review sheet for
comments & hydrant loca.
P.S. - has 6 in. gas
main in 15th st.
Parks - see ltr.
Engineering - suggest
change in private drive
location.
ED

SANITATION - SHOW TRASH P/U.
PARKS - see review sheet
School Dist. - see review sheet
Fire Dept. - see review sheet

Action Taken
 P.C. Passed 26 Nov 75
 C.C. PASSED Dec. 75
Comments
P.C. - requires fence along canal
bank. Pave, curb & gutter & side
walk on Walnut & join in
improvement district on 17th.
Pave & curb on Private Drive

Action Taken
 P.C. PASSED 28 JAN 76
 C.C. _____
Comments
NO PARKING ON EAST SIDE OF 17th

ATLMS, REQUIRED FROM DEVELOPER
OK Check Mr. Utility Agreement X Title Investigation
OK Drainage OK Landscaping DIA Covenants
X Improvements Guarantee N/A Annexation _____ Other (Specify)

PETITION FOR PARTIAL RIGHT OF WAY VACATION ON 19TH STREET BETWEEN
WALNUT AVENUE AND BOOKCLIFF AVENUE.

1. The Grand Junction Housing Authority is requesting a right of way vacation of the west 16 feet of 19th Street between Walnut Avenue and Bookcliff Avenue, thus making 19th Street a 20' alley. This vacation is requested because the Authority is developing 70 housing units (50 elderly and 20 family) on the vacant property immediately to the west of 19th Street and we would like to insure that 19th Street remains open to some traffic, but does not become a major traffic through street. In addition, the Authority has proposed parking directly off 19th Street and this cannot be done unless 19th becomes an alley.

To the south, between Walnut and Orchard, the city has granted a 10' revocable permit to School District #51, which, in effect, makes 19th an alley in that area. The City Planner, Don Warner, has indicated that the city has considered making 19th an alley for some time and feels that our request is justified.

2. Legal Description:

That Westerly 16 feet of the 19th Street Right of Way between Walnut Avenue and Bookcliff Avenue.

3. Name and Address:

Grand Junction Housing Authority
c/o City Hall
5th and Rood
Grand Junction, Colorado 81501

4. It does not appear that any adjoining property owners use this street for ingress or egress to their homes. All property owners whose houses are between 19th and 20th, appear to use 20th Street for access. In any case, as it may be possible that those property owners occasionally use 19th Street for access, their names and addresses are included below:

Bert Allred
2237 N. 20th Street

Billie Jo Sullivan
2227 N. 20th Street

Wayne Egbert
2217 N. 20th Street

William Grant
1550 Cleveland Place
Denver, Colorado 80202

James Eicher
2125 N. 20th Street

Eileen Leaf
2105 N. 20th Street

Al Parter
2207 N. 20th Street

Dwight Carlson
2135 N. 20th Street

Jack Berry
2115 N. 20th Street

A part of Lot 25 and all of Lot 28, Block 8, Fairmount Subdivision, as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, and that part of Walnut Avenue vacated in Book 6, Page 258 of the Mesa County Records.

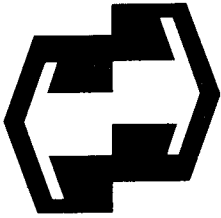
Beginning at the Northwest Corner (NWCOR.) of said Lot 25; Thence South $89^{\circ}42'10''$ East, 595.61 feet to the Northeast Corner (NECOR.) of said Lot 28; Thence South $00^{\circ}00'00''$ East, 357.41 feet to the Northeast Corner (NECOR.) Block 4 of said Fairmount Subdivision; Thence North $89^{\circ}47'45''$ West, 597.34 feet to the Northwest Corner (NWCOR.) of said block 4; Thence North $00^{\circ}16'42''$ East, 60.00 feet to the Southwest Corner (SWCOR.) of said Block 8; Thence South $89^{\circ}47'45''$ East, 100.00 feet; Thence North $00^{\circ}16'42''$ East, 145.00 feet; Thence North $89^{\circ}47'45''$ West, 100.00 feet; Thence North $00^{\circ}16'42''$ East, 153.38 feet to the Point of Beginning.

The above described tract contains 4.568 acres.

A part of Lot 26 and all of Lot 27, Block 8, Fairmount Subdivision as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Northeast Corner (NECOR.) of said Block 8; Thence South $00^{\circ}00'00''$ East, 297.41 feet to the Southeast Corner (SECOR.) of Lot 27; Thence North $89^{\circ}42'10''$ West, 448.61 feet; Thence North $00^{\circ}16'42''$ East, 223.14 feet; Thence South $89^{\circ}36'33''$ East, 63.00 feet; Thence North $00^{\circ}16'42''$ East, 75.00 feet; Thence South $89^{\circ}36'33''$ east, 384.17 feet to the Point of Beginning.

The above described tract contains 2.953 acres.



CHAMBLISS · DILLON & ASSOCIATES / ARCHITECTS & PLANNERS

May 20, 1976

Mr. Don Warner
City-County Development Department
City Hall
5th & Rood Avenue
Grand Junction, Colorado 81501

RE: Walnut Park Project

Dear Don:

This morning I was informed by John Maldonado that HUD and FHA will accept a project consisting of 78 Elderly units on the original site in lieu of Elderly and Family united mixed.

We will formally withdraw our original request to them and re-submit 78 Elderly units. Therefore, I would like to request that this project be placed on the next Planning Commission and City Council agendas for final review. If we can get approval at this level, we hope to re-apply no later than May 28, 1976, if at all possible.

We will have to revise the plot plan for your consideration and hope to make this available to your office late Tuesday, May 25.

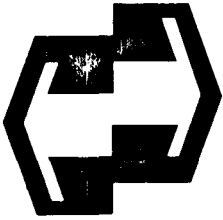
I realize this project has been a hassle for your department. Your effort and support has been very much appreciated. Perhaps, with a little luck, this is the final go-around with the Federal government.

If you have any questions, please call.

Sincerely,

Gregory A. Dillon
Chambliss/Dillon & Associates

CC: Dave Humphries
Jim Wysocki
GAD/kt



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WALNUT PARK
Revised Plan
78 Elderly Units

Old zoning on this site was RIC, which would have allowed a unit density of 7.26 units/acre, and using the average family figure of 3.5 people/unit this would have resulted in a population density of 197 for this site. The Grand Junction Housing Authority was granted a P12 zone with 50 elderly units and 20 family units which would have allowed 9.06 units/acre. Using the average figure of 1.5 people/unit for elderly units and 3.5 people/unit for the family units, this would have resulted in a population density of 145 for this site. Due to beaucratic hassles from the Federal Government the Grand Junction Housing Authority is now requesting 78 elderly units and no family units in this same PD12 zone. Again, using the average figure of 1.5 units/acre for elderly units, this will result in a density of 117 people for this site. In other words, while the density of units is higher, the number of people generated/unit is much less due to the kind of unit proposed. The impact on a community cannot be measured in terms of the number of units, but must be measured in terms of the number of people. In terms of the project as proposed, the number of people will be less than would occur if the project were developed as allowed under current zoning, and the impact on Grand Junction will be less. Please refer to Table 1.

Chambliss/Dillon & Associates

May 26, 1976

WALNUT PARK
Revised Plan
78 Elderly Units

Total Site = 336,015 sq. ft. = 100%

Building Foot Print = 50,872 sq. ft. = 15.14%

Unit "A" : 612 sq. ft. x 78 = 47,736 sq. ft.
Commons : = 3,136 sq. ft.

Road = 36,782 sq. ft. = 10.95%

695 x 22 = 15,290 sq. ft.
597 x 36 = 21,492 sq. ft.

Parking = 18,900 sq. ft. = 5.62%

93 (Completely On-Site) x 9 x 20 = 16,740 sq. ft.
24 (1/2 On-Site) x 9 x 10 = 2,160 sq. ft.

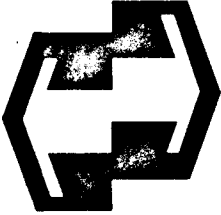
Total Open Space = 229,461 sq. ft. = 68.29%

Miscellaneous Open Sapce = 132,688 sq. ft. = 39.49%
Functional Open Space = 96,773 sq. ft. = 28.80%

TABLE I.

	Old R-1-C Zone			Present PD 12 Zone			New PD 12 Zone		
	Allowed Units/Acre	Allowed People/Acre	Total Allowed People	Allowed Units/Acre	Allowed People/Acre	Total Allowed People	Requested Units/Acre	Requested People/Acre	Total Requested People
Phase I 5.22 acre	7.26 Units/Acre (1)	25.41 People/Acre (2)	133 People (3)	9.58 Units/Acre (5)	14.37 People/Acre (7)	75 People (9)	10.10 Units/Acre (11)	15.15 People/Acre (12)	117 People (13)
Phase II 2.50 acre	7.26 Units/Acre	25.41 People/Acre	64 People (4)	8.00 Units/Acre (6)	28.00 People/Acre (8)	70 People (10)			
Total			197 People			145 People			117 People

- (1) R-1-C Zone: Lot = 6,000 sq. ft.; $43560 \div 6000 = 7.26$ Units/Acre
- (2) 7.26 Units/Acre x 3.5 People/Unit = 25.41 People/Acre
- (3) 25.41 People/Acre x 5.48 Acres = 139.25 People
- (4) 25.41 People/Acre x 2.90 Acres = 73.69 People
- (5) 50 Units \div 5.22 Acres = 9.58 Units/Acre
- (6) 20 Units \div 2.50 Acres = 8.00 Units/Acre
- (7) 9.58 Units/Acre x 1.5 People/Unit = 14.37 People/Acre
- (8) 8.00 Units/Acre x 3.5 People/Unit = 28.00 People/Acre
- (9) 14.37 People/Acre x 5.22 Acres = 75.01 People
- (10) 28.00 People/Acre x 2.50 Acres = 70.00 People
- (11) 78 Units \div 7.72 Acres = 10.10 Units/Acre
- (12) 10.10 Units/Acre x 1.5 People/Unit = 15.15 People/Acre
- (13) 15.15 People/Acre x 7.72 Acres = 116.95 People



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To the Reviewer of Walnut Park:

We have tried in every respect to meet the requirements of the PD and subdivision regulations and hope that in doing so we have foreseen all objections. However, if after reviewing this project, you feel it does not meet with your needs or specifications, please call me at Chambliss/Dillon & Associates so we can have the problem resolved before it is presented to the Planning Commission on November 26, 1975. In this way objections can be resolved before the meeting and the reviewing process by the Planning Commission will be easier and speedier.

Cordially,



Gordon McWilliams
Chambliss/Dillon & Associates

GMcW/kt

October 27, 1975

WRITTEN STATEMENT

I. Character:

Walnut Park is a proposed PD to be located between 17th and 19th Streets and between Bookcliff and Walnut Avenues, north of the Orchard Avenue School and south of the Grand Valley Canal. The site is essentially flat and wholly without vegetation.

Walnut Park will be owned, developed and operated by the Grand Junction Housing Authority. In the spring, HUD advertised for 50 units of elderly housing and this site was determined to be the best site for that housing as it is close to medical and shopping facilities and other services. Originally, Phase I represented a separate parcel of land which was made available to the GJHA after the purchase of the land for Phase II. The Authority felt that it would be a more efficient use of the land and at the same time affording more flexibility to develop the two parcels as one PD. As proposed, Walnut Park will consist of 50 one bedroom elderly units and a commons area in Phase I and 20 family units in Phase II. The 20 family units will consist of 12-two bedroom units, 6-three bedroom units and 2-four bedroom units.

The GJHA proposes to develop these 70 units on the site as shown on the plan submitted. The Authority intends to pave $\frac{1}{2}$ of 17th Street, 19th Street and Walnut Avenue; the other half being paved by the adjacent property owners. An interior street separating Phase I from Phase II will be constructed. Seventy-five (75) parking spaces will be developed in Phase I to serve the 50 elderly units. This should provide ample visitor parking as $\frac{3}{4}$ - 1 parking spaces per unit is the usual HUD requirement for Senior Citizens. Forty-two (42) parking spaces will be developed in Phase II to serve the 20 family units.

As indicated on the plan, enough indigenous plantings are proposed to promote a parklike setting and at the same time to provide privacy for the various units. In this manner Walnut Park will be a pleasant addition to the neighborhood and at the same time will be a pleasant place for people to live.

II. Proposed Financing:

The Grand Junction Housing Authority has made an application for funding to the Colorado Housing Finance Authority. If approved, development funds from the State will be provided through this agency.

III. Ownership:

The site will be owned by the Grand Junction Housing Authority.

IV. Schedule of Development:

Phase I - Begin Construction : within 3 - 6 months after approval by City Council.
 End Construction : within 18 months.

Phase II - Begin Construction : within 6 - 9 months after approval by City Council.
 End Construction : within 12 months.

V. Covenants:

- The Grand Junction Housing Authority will maintain all open space and common areas.

VI. General Information:

Current zoning on this site is R-1-C which would allow a density of 7.26 units/acre. The GJHA is asking for a PD-12 zone. However, it is important to realize that the requested density is only 8.35 units/acre for the whole site, not the full 12 units/acre allowed in this zone. Furthermore, it should be remembered that in Phase I, while the number of units/acre is greater than would be allowed under the current R-1-C zone (9.12 units/acre requested vs. 7.26 units/acre allowed) the number of people generated per acre will be considerably less than would be generated from a standard subdivision (9.12 units/acre X 1.5 people/unit = 13.68 people/acre vs. 7.26 units/acre X 3.5 people/unit = 25.41 people/acre). In other words, while the density of units/acre is higher, the number of people generated/unit is much less due to the kind of unit proposed. The impact on a community cannot be measured in terms of the number of units/acre, but must be measured in terms of the number of people/acre. In terms of the project as proposed, the number of people/acre will be less than would occur if the project were developed as allowed under current zoning, and the impact on Grand Junction will be less. Please refer to Table I.

VII. Calculations:

General Statistics for Walnut Park

Total Site = 327614.76 sq. ft. = 100%

(From NHPQ: 2.953 Acre = 128,632.68 sq. ft.)
 (4.568 Acre = 198,982.08 sq. ft.)

Building Foot Print = 52144 sq. ft. = 15.92%

Unit "A" : 612 sq. ft. X 50 = 30,600 sq. ft.
"B" : 820 sq. ft. X 12 = 9,840 sq. ft.
"C" : 1,044 sq. ft. X 6 = 6,264 sq. ft.
"D" : 1,152 sq. ft. X 2 = 2,304 sq. ft.
Commons : = 3,136 sq. ft.

Road = 36782 sq. ft. = 11.23%

695 X 22 = 15290 sq. ft.
597 X 36 = 21492 sq. ft.

Parking = 18900 sq. ft. = 5.77%

93 (Completely On-Site) X 9 X 20 = 16740 sq. ft.
24 (1/2 On-Site) X 9 X 10 = 2160 sq. ft.

Total Open Space = 219788 sq. ft. = 67.09%

Miscellaneous Open Space = 132,688 sq. ft. = 40.50%
Functional Open Space = 87,100 sq. ft. = 26.59%

Phase I

Area = 220700 sq. ft. = 100%

Building Foot Print = 33736 sq. ft. = 15.29%

50 X 612 sq. ft. = 30,600 sq. ft.
Commons = 3,136 sq. ft.

Roads = 36782 sq. ft. = 16.67%

Parking = 11700 sq. ft. = 5.30%

55 X 9 X 20
20 X 9 X 10

Total Open Space = 138482 sq. ft. = 62.75%

Miscellaneous Open Space = 84,482 sq. ft. = 38.28%
Functional Open Space = 54,000 sq. ft. = 24.47%

Phase II

Area = 106914 sq. ft. = 100%

Building Foot Print = 18408 sq. ft. = 17.22%

12 X 820 sq. ft. = 9840 sq. ft.
6 X 1,044 sq. ft. = 6264 sq. ft.
2 X 1,152 sq. ft. = 2304 sq. ft.

Road = -0-

Parking = 7200 sq. ft. = 6.73%

38 X 9 X 20 sq. ft.
4 X 9 X 10 sq. ft.

Total Open Space = 81306 sq. ft. = 76.05%

Miscellaneous Open Space = 48,206 sq. ft. = 45.09%
Functional Open Space = 33,100 sq. ft. = 30.96%

TABLE I.

	Present R-1-C Zone			Proposed PD 12 Zone		
	Allowed Units/Acre (1)	Allowed People/Acre (2)	Total Allowed People	Requested Units/Acre	Requested People/Acre	Total Requested People
Phase I 5.48 Acre	7.26 Units/Acre	25.41 People/Acre	139.25 People (3)	9.12 Units/Acre (5)	13.68 People/Acre (7)	74.97 People (9)
Phase II 2.90 Acre	7.26 Units/Acre	25.41 People/Acre	73.69 People (4)	6.90 Units/Acre (6)	24.15 People/Acre (8)	70.04 People (10)
Total			212.94 People			145.00 People

- (1) R-1-C Zone: Lot = 6,000 sq. ft.; $43560 \div 6000 = 7.26$ Units/Acre
(2) 7.26 Units/Acre x 3.5 People/Unit = 25.41 People/Acre
(3) 25.41 People/Acre x 5.48 Acres = 139.25 People
(4) 25.41 People/Acre x 2.90 Acres = 73.69 People
(5) 50 Units \div 5.48 Acres = 9.12 Units/Acre
(6) 20 Units \div 2.90 Acres = 6.90 Units/Acre
(7) 9.12 Units/Acre x 1.5 People/Unit = 13.68 People/Acre
(8) 6.90 Units/Acre x 3.5 People/Unit = 24.15 People/Acre
(9) 13.68 People/Acre x 5.48 Acres = 74.97 People
(10) 24.15 People/Acre x 2.90 Acres = 70.04 People

ADJACENT PROPERTY OWNERS

Mabel Heberling & L. A. Brodak
2741 F Road
Grand Jct., Colo. 81501

Charles L. Fourney
1631 Wellington
Grand Jct., Colo. 81501

J. Perry Olsen
510 Bookcliff Drive
Grand Jct., Colo. 81501

Nellie M. Currie
2203 N. 17th
Grand Jct., Colo. 81501

Keith Brown
2304 N. 17th
Grand Jct., Colo. 81501

Leo E. Hyland
437 N. 19th
Grand Jct., Colo. 81501

Clayton P. Watt
2204 N. 17th
Grand Jct., Colo. 81501

Charles H. Buttolph
357 Orchard Avenue
Grand Jct., Colo. 81501

Ellen B. Lancaster
2110 N. 15th Street
Grand Jct., Colo. 81501

Gerald W. Wieker
2200 N. 17th
Grand Jct., Colo. 81501

G. M. Weaver
1555 Walnut
Grand Jct., Colo. 81501

Raymond Gardner
1125 Gunnison
Grand Jct., Colo. 81501

Dorothy Layman
489 N. Douglas Avenue
Villa Park, Illinois 60181

Warren E. Bush
2005 N. 17th
Grand Jct., Colo. 81501

Lynn V. Hjelmstad
1608 Pinyon
Grand Jct., Colo. 81501

Donald K. Blackburn
1604 Pinyon
Grand Jct., Colo. 81501

School Dist. #51
2115 Grand Avenue
Grand Jct., Colo. 81501

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Grand Jct., Colo. 81501

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