

Table of Contents

File 1976-0078

Date 5/8/00

Project Name: Norm Jones-Rezone-15^h & Hermosa

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*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	Follow-Up Form - DENIED			
X		Review Sheets			
X	X	Site Plan			
X	X	Form letter from Building Dept. re: annexation of 10 acre tract – 1/4/77			
X		Names & Addresses of Property Owners in Fairmount Annex. Area			
X	X	Names & Addresses of those opposed to annexation – 11/23/76			
X	X	Petition and Application for Rezoning – with information to qualify the petition - adjacent property list, impact on surrounding area – developed & undeveloped, and etc.			
X		Letter from Ute Water stating able to provide service – no date			
X		Letter from Public Service – able to provide service – 10/26/76			
X		Letter to Police Dept. from Norman Jones asking of impact with regard to multi-residential units– 10/27/76			

ADJACENT PROPERTY

<u>TAX SCHEDULE NO.</u>	<u>NAME OF OWNER</u>	<u>ADDRESS OF OWNER</u>
2945-013-00-009	Lee Johnson	Box 569, Rifle, Colo, 81650
2945-013-00-010	Donald L. & J.O. Hetland	624 27 Road, Grand Jct.
2945-013-00-044	James E. & Ilene Newman	626 27 $\frac{1}{4}$ Road, Grand Jct.
2945-013-00-933	Mesa County & Grand Junction City Government	
2945-013-00-016	Rob't E. & A. Mraule, ETAL	616 27 $\frac{1}{4}$ Road, Grand Jct.
2945-013-00-037	John J. & T.G. Moore	612 27 $\frac{1}{4}$ Road, Grand Jct.
2945-013-00-015	St. Matthews Parish	North Ave at College Pl, Grand Jct.
2945-013-01-010	Rob't A. & Elaine Barry	1243 Bonito Ave, Grand Jct.
2945-013-01-009	James W. & Lorena Selby	1241 Bonito Ave, Grand Jct.
2945-013-01-011	Victor W. Perino (Trustee)	606 Viewpoint Dr., Grand Jct.
2945-013-01-012	Charles J. Russell	1240 Hermosa Ave, Grand Jct.
2945-013-02-001	Charles P. Eagleton	755 Kennedy Ave, Grand Jct.
2945-013-02-002	Darrel L. & R.E. Boggs	1242 Bonito Ave, Grand Jct.
2945-013-02-003	Rob't S. & M.S. Seal	1240 Bonito Ave, Grand Jct.
2945-013-04-008	Richard L. Sroufe	2792 Cheyenne Dr., Grand Jct.

The need for this type of development is something that is developing nationwide. All governmental agencies recognize the need for more efficient use of the land we develop for residential purposes. Higher density housing is recognized as the solution to this as well as the need for more economical housing costs per dwelling unit.

The availability of lots for multi-family residential use is very limited. As of October 25th Real Estate Multiple Listing Book shows only 19 lots available which has zoning which would permit construction of 4-Plex units. Only 2 of these lots are within the city limits. Both of these are on Orchard Mesa.

*See attached list:

The same listing book shows only Four (4) properties which would in all likelihood qualify for purchase under VA-FHA financing.

To further qualify these:

- (1) Is located in Fruita.
- (2) Is questionable whether a certificate of occupancy can be secured.
- (3) Is very expensive and beyond the reach of most people.

*See attached list:

CURRENT MULTI-FAMILY LOTS AVAILABLE

NO.	ADDRESS		SIZE	ZONING	PRICE
1	W. end Sharon Dr.	- O.M.	85x143	R-2	3800 (no sewer)
2	Webster Dr.	- O.M.	98x125	R-2	5600 (ea)
1	3007 Marketway	- Clifton	75x140	R-2	6500
1	Jenkins Sub	- O.M.	90x150	R-2	6700
*1	Glenwood-Linden	- O.M.	50x140	R2A	6750 (in city)
2	31 $\frac{1}{4}$ & E. Road	- Clifton	111x113	R-2	7500 (ea)
1	115 Columbine	- Redlands	140x140	R-2	7800 (no sewer)
1	2063 Ferree	- Redlands	$\frac{1}{2}$ acre	R-2	9750 (septic Prob.)
6	2021 E $\frac{1}{4}$ Road	- Redlands	100x100	R-2	10,500 (ea)
	(covenants would have to be checked to see if multi would be allowed)				
*1	1661 Dolores	- O.M.	75x150	R2a	13,500 (in city)
2	240 Little Pk.Rd.		2.5 acres	R2a	16,000 18,000 (no sewer)

CURRENT MULTI-FAMILY UNITS AVAILABLE

	ADDRESS	RESIDENCES	PRICE	AGE
(1)	254 N. Mulberry	4	\$73,500	new
(2)	2895 Pinyon Ave	2	\$49,750	new
(3)	2200 North 17th St.	4 + House	\$120,000	4 years
(4)	2045 Bunting Ave.	4	\$90,000	new

ATTACHMENT TO PAGE (1)

IMPACT ON SURROUNDING AREA - DEVELOPED & UNDEVELOPED

If fully developed to maximum density of the requested R-2 zoning; a maximum of 32 lots could be provided with each lot allowing a 4-Plex unit. This density would create 128 residential units on a 10 acre tract or 12.8 units per acre.

The trend in this general area seems to be to Multi-family dwellings. The area north of Orchard Avenue, from 7th Street on the west to 17th Street on the east has been built up in this manner. This rezoning and use as R-2 City should fit the general trend of the area and be compatible with it. The future use of the balance of the undeveloped land should not be adversely affected by the requested use.

At this point our plans involve the building of 4-Plex units, which would be about 3200 square feet per unit involving 8 bedrooms per unit. This would allow some flexibility as to the owners residence, ie; 1-3 Bedroom, 1-1 Bedroom, and 2-2 Bedroom or 4-2 Bedroom residences. The overall plan is for 4-Plexes which would be saleable to individual home owners, individually or in groups to an individual or group of investors. While many apartment units are being built today, there are very few being constructed in the city area which are designed or planned for owner occupancy.

5

DISTANCES TO

BUSINESS CENTERS:

Centennial Plaza - 4 blocks
North Avenue - $1\frac{1}{4}$ miles
Downtown - $2\frac{3}{4}$ miles
Teller Arms - 2 miles
Skaggs-Albertsons - $\frac{3}{4}$ mile

EMPLOYMENT CENTERS:

Industrial Park - $2\frac{1}{4}$ miles
Downtown - $2\frac{3}{4}$ miles
North Avenue - $1\frac{1}{4}$ miles

COMMUNITY FACILITIES:

Lincoln Park - $1\frac{1}{4}$ miles
Melrose Park - $\frac{3}{4}$ mile
Proposed City Park - Across 15th Street

Schools;

Elementary - Tope - $1\frac{1}{4}$ miles
Junior High - West - $1\frac{3}{4}$ miles
High School - Grand Jct- $1\frac{1}{2}$ miles

Churches:

Catholic - St. Joseph - $2\frac{3}{4}$ miles
 Immaculate Heart - 1 mile
Baptist - Bookcliff - 4 blocks
 First - $2\frac{1}{4}$ miles
Methodist - - - - - $2\frac{1}{4}$ miles
Presbyterian - - - - - $2\frac{1}{4}$ miles
Latter Day Saints - - - - - $2\frac{1}{2}$ miles
Assembly of God - - - - - $2\frac{3}{4}$ miles
Twin Rivers Plaza - 3 miles

IMPACT ON CITY FACILITIES

SEWER:

32 Lots would create 128 Residential Units
 128 Residences x 3.1 persons/family = 397 Population
 397 x 100 gallons/day/person = 39,700 gallons / day
 maximum effluent.

SANITATION:

Maximum density would create an additional thirty-two (32) trash pickups on a weekly basis. The City is currently making trash pickups on Hermosa and Bonito Avenues which are immediately adjacent to this property.

WATER:

Will be provided by Ute Water Conservancy District - See enclosed memorandum.

FIRE PROTECTION:

The Fire Department was contacted and could see no apparent problems in this proposal.

POLICE:

A letter of inquiry has been sent to Captain Fredrick E. Becker of the Grand Junction Police Dept. as to the effect this proposal would have on the Police Dept.

TRAFFIC:

The traffic should have a minimal affect due to the short distance to main Arterial Streets, and there would be multiple avenues for ingress and egress.

PARKS:

The involved property is immediately across 15th Street from the proposed park location currently owned by the City.

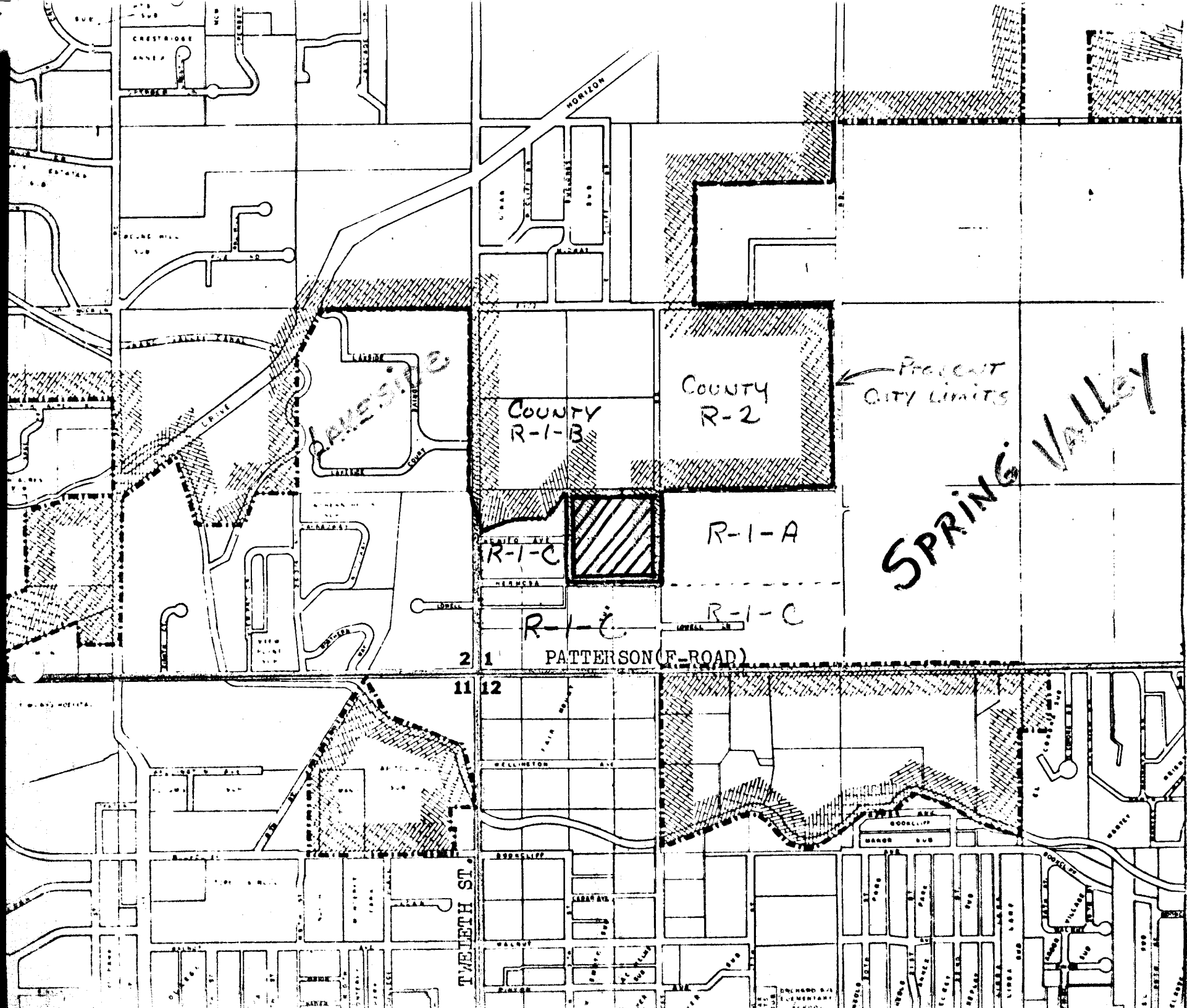
SCHOOLS:

128 Residences	x	3.1 persons/family	=	397 Population
397 Population	x	33.61%	=	133.4 Children
133.4 Children	x	20.61%	=	27.5 Children under 5 yrs.
133.4 Children	x	79.39%	=	105.9 School Age Children
105.9 School Age	x	49.94%	=	52.9 Elementary Age
105.9 " "	x	26.84%	=	28.4 Junior High Age
105.9 " "	x	23.22%	=	24.6 High School Age

SCHOOLS : (Con't)

School	Current Enrollment	Capacity	% of Capacity	Enrollment Plus Above	% of Capacity
Tope Elementary	356	425	83.8	409	96.2
West Junior High	585	650	90.0	613	94.3
Grand Jct High	1308	1425	91.8	1333	93.6

The above figures are based on School District #51 forecast figures, which are based on a cross section of the entire area. Since all or most of the residential units will be one or two bedroom units, the above figures are in all likelihood an overforecast of the impact that could be expected on the schools in the area.



November 23, 1976

Grand Junction Planning Commission,

We, the under signed, would like to make our objection known to the rezoning of the area bound by 13th Street, Hermosa, 15th Street and Ft Road to Multi dwelling.

Robert A. Bony	1243 Bonita	<u>within 100'</u>
Jack Schmidt	1210 Bonita	
Irene L. Lowell	1220 Bonita Ave.	
Ken Lowell	1220 Bonita Ave	
Alice Willoughby	1214 Bonita ave	
Alice Schmidt	1210 Bonita Ave.	
A.C. Powell	2940 870 12th	
Mrs Nellie E. Joseph	1211 Bonita	
Mr. Kefauver Joseph	1245 Hermosa	
Carol Bryner	1242 Bonita	<u>within 100'</u>
Jenny W. Cordell	1235 BONITA	
Janet W. Cordell		
Robert S. Seal	1240 Bonita	<u>Within 100'</u>
Norma Johnston	1207 Bonita	
V. N. Prinn	1242 Hermosa	<u>within 100'</u>
Elaine Barry	1243 Bonita	<u>within 100'</u>
Alexander F. Sosnick	1228 Hermosa.	
Josephine Sosnick	1228 Hermosa	
Walter A. Vandenberg	1215 Bonita	<u>within 100'</u>
J. W. Selby	1241 Bonita	

November 23, 1976

Grand Junction Planning Commission,

We, the under signed, would like to make our objection known to the rezoning of the area bounded by 13th Street, Hermosa Street and 15th Street and F $\frac{1}{4}$ Road to Multi Dwellings.

Arnold L. Burns
1224 Hermosa.

John V Chadey
1210 Hermosa St

* Irene F. Newman
626 - 27 $\frac{1}{4}$ Rd.

H. Peterson
647 27 $\frac{1}{4}$ Rd

Maryann E. Carlson
652-27 $\frac{1}{4}$ Rd.

D. J. Moore
Dorinda G. Moore -
612 - 27 $\frac{1}{4}$ Rd.

Mattie Scoggins
1291 Hermosa

Helen Anderson
1267 Hermosa

Frank McAnch (1235 Hermosa)
Don McAnch

Mrs. J. W. Tate
2726 F Road

Arnold L. Burns
1224 Hermosa

Joan Chadey
1210 Hermosa

Paul C. Fleisher

Rubydell Fleisher
1204 Hermosa

Rod Read
1220 HERMOSA AVE,

TERRY READ - NO don't do it!
1220 HERMOSA AVE

Charles J. Bussee
1240 Hermosa, ave.

Ruby Bussee
1240 Hermosa, ave.

N-E. Doolittle 1281 Hermosa ave

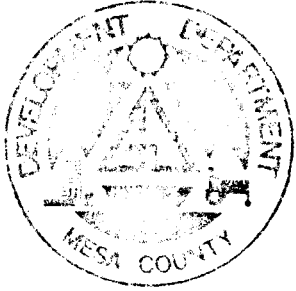
Elizabeth Doolittle 1281 Hermosa ave

Arthur Effler
648 27 $\frac{1}{4}$ Rd Rt 5 Grand Jct.
Mary G. Cron
1257 Hermosa

Mr. & Mrs. Frank Jarckeb
642-27 $\frac{1}{4}$ Rd.

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION COLORADO - 81501
DIAL 303 243 9200 ext 343



Grand Junction Planning - Mesa County Planning - Building Department

January 4, 1977

The Grand Junction City Council has annexed a 10 acre tract known as the Fairmont Annex. (Hermosa Avenue to F $\frac{1}{4}$ Road and 13th to 15th Streets).

Our records show that you are a property owner in this area and as such you are invited to attend a workshop being held by the Grand Junction Planning Commission to discuss possible zoning for this annex. The workshop will be held at 7:30 P.M. on January 11, 1977 in the City Council Chambers at City Hall.

If you are not able to attend but still wish to comment or make recommendations as to the types of densities which may be desirable a letter may be addressed to:

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

or you may contact the City Planning Staff at 243-9200 Extension 343.