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File 1977-0012

Date 5/17/00

Project Name: Fairmont North Subdivision

P	S	<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	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:		
X	X	Follow-Up Form - DENIED
X		Review Sheets
X	X	Letter from City-County Dev. Dept. to Property Owners-2/10/77
X	X	Adjacent Property Owners
X	X	Outline Development Plan
X	X	Letter from Norman Jones to City Planning – 9/26/78
X	X	Letter from Ron Rish – 1/24/80
X	X	Outline Development Plan
X	X	Signed petition protesting more density – 4/25/77
X	X	Petition and Application for Rezoning
X		Site Plan Sketch

Subdivision Fairmont North - PD-12

Date 3-4-77

Item # 12-77

Petitioner Milton A. Walls, Norman D. Jones.

OUTLINE

~~Preliminary~~

Review Agencies Comments

Final

Review Agencies Comments

1) City Utilities - prelim. should address trash collection - suggest tanks w. screening.

recommend cul-de-sac be oriented off of 15th instead of Hermosa.

2) Fire Dept. - hydrants reqd. 1) NW cor Hermosa & 15th, 2) SW. cor F 1/4 & 15th 3) SE cor F 1/4 & 13th, 4) approx 300' N of Hermosa on 14th ct.

3) ENGINEERING - 1/2 ST. full ^{conc.} improvements + 34' asphalt on all perimeter streets. Storm drainage should run INTO EXISTING DITCH. PIPE IMPROVEMENT DITCHES ALONG 13th ST.

Action Taken

P.C. _____

C.C. _____

Comments

Action Taken

P.C. 30 Mar 77

C.C. Denied APRIL 27

Comments

Tabled for study by citizens in area.

Denied P.D. zoned property R-1-C.

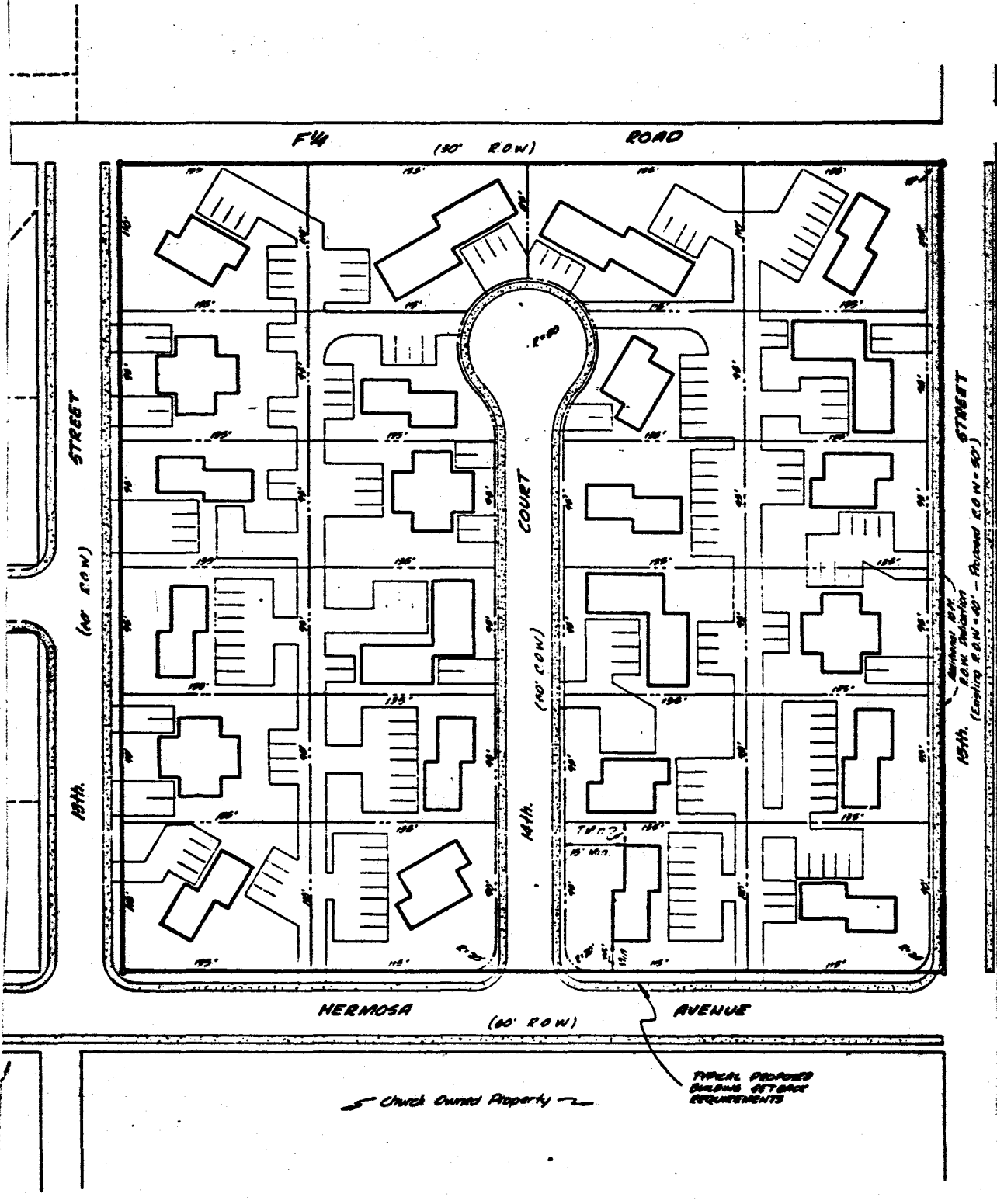
ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

11.3

OUTLINE DEVELOPMENT PLAN FOR: **FAIRMOUNT - NORTH**

OWNER and DEVELOPER B & S Company, 105 Red Mesa Heights Grand Junction Colorado 81501, Phone 243-1937
ENGINEERS and PLANNERS Robert P. Gerloff, P.O. Box 2872 Grand Junction Colorado 81501, Phone 243-8966



**OUTLINE DEVELOPMENT PLAN
AND
ZONE CHANGE REQUEST
FOR
FAIRMOUNT NORTH**

ROBERT P. GERLOFS

Engineering Consultant

P.O. BOX 2872, GRAND JCT., COLO. 81501

OUTLINE DEVELOPMENT PLAN
AND
ZONE CHANGE REQUEST
FOR
FAIRMOUNT NORTH

MARCH, 1977

OWNER AND DEVELOPER: B & S COMPANY
ENGINEERS AND PLANNERS: ROBERT P. GERLOFS
ENGINEERING CONSULTANTS

ROBERT P. GERLOFS

Engineering Consultant

March 1, 1977

Grand Junction Planning Commission
Mesa County Courthouse
Grand Junction, Co. 81501

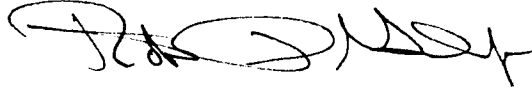
Dear Members:

Enclosed herein is an Outline Development Plan and Zone Change request for Fairmount North, a planned unit development located on 10 acres at 13th & Hermosa Avenue, with a density of 9.6 units per acre.

The enclosed maps and statements have been prepared in order that you may access the relative merits of the proposed development.

A member of our firm and the developer will be at the next regular meeting of the Planning Commission to discuss the project and to answer any questions which may arise.

Sincerely,
Robert P. Gerlofs
Engineering Consultant



Robert P. Gerlofs

OUTLINE DEVELOPMENT PLAN
FOR
FAIRMOUNT NORTH
"A PLANNED UNIT DEVELOPMENT"

GENERAL

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development requirements. This information is intended to provide the Planning Commission with sufficient background data to access the Outline Development Plan for Fairmount-North.

CHARACTER OF FAIRMOUNT-NORTH

The site of the proposed PD Development is approximately 10.0 acres recently annexed to the City of Grand Junction, and presently unused and not zoned. Fairmount North is situated East of 13th street and North of Hermosa Ave. The proposed tract for development is square in shape and is all of Block 16 in Fairmount Subdivision.

Development pressure in the City of Grand Junction indicates that additional housing will be required. The availability of lots for this proposed use is very limited at this time, and the vigorous development activity in the surrounding area indicates that this is an acceptable location for multi-family development.

Fairmount North consists of 24 buildings containing 4 units each, therefore, the resulting density would be 9.6 units per acre with a total number of units being 96. Approximately 1.8 acre is in roadways, or about 18% of the total area.

A 5.0 acre public site adjoins the proposed development to the East. (See exhibit One). This existing public site is presently undeveloped, however, it must be pointed out that development of this site will probably occur once a need for the use arises. Lincoln Park is located about $1\frac{1}{4}$ miles South of the proposed development. All units within Fairmount North will have sidewalks fronting them therefore, allowing for pedestrian access, and circulation.

The 96 units within Fairmount North consists of 24 buildings, of 4 units each, on 24 individual lots. At this time plans indicate that each building will have a total square footage of between 3200 and 4000 square feet of living space, or 800 to 1000 square feet per unit. The proposed buildings will not exceed 25 feet from the roadway surface. The character of the development includes four separate and distinct building sizes and styles. The overall plan is for 4-plexs 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. Two resident parking spaces will be provided to each unit, due to the width of the proposed roadway section street parking will be allowed. Exhibit No. Two shows the relationship of the buildings to each other as well as the site, it also shows proposed parking areas and traffic circulation.

Strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this a set of covenants, conditions and restrictions will be adopted to insure protection to the residents of Fairmount-North and the surrounding areas. The proposed covenants will be patterned after the U. S. Department of Housing and Urban Development, Federal Housing Administration and Veteran's Administrations " Suggested Legal Documents for Planned Unit Developments". (FHA Form 1400, V.A. Form 26-8200)

All units within the proposed development will be provided with a central water distribution system. It is anticipated that the Ute Water District will provide water to the development. An existing 8" AC line is located in Hermosa Ave., and an 8" cast iron line in 15th street adjacent to the proposed development. Water service to the development will be from these existing lines.

A sanitary sewer collection system will be provided to all units within Fairmount North. Sanitary sewer will be treated by the City of Grand Junction. There are currently three possible points to which sewer connection can be made; a 15" line at Lowell Lane & 15th Street; an 8" line at the East end of Bonito Ave; and an 8" line in the East end of the alley at the rear of the lots along the South side of Hermosa Ave.

The roadway system in and adjacent to Fairmount North will be engineered to meet the requirements and standards of the City of Grand Junction Engineering Department. Development plans call for a 34 foot paved roadway surface with a 6 ft combination curb, gutter and walk along each side. Paved alleyways will be located at the rear of all units. All road construction plans and specifications will be submitted to the City Engineering Department for their approval.

The proposed development does not lie within any major drainage courses, however, a large drain ditch lies North of the development. The development is not affected by off-site drainage. Drainage on the site is from the North to the South. The proposed roadway system will carry all drainage away from the proposed development.

A small commercial area known as "Centennial Plaza", lies about 4 blocks from Fairmount North, the commercial area is adequate to serve the daily needs of the residences within the proposed development. Other nearby shopping and commercial areas are Skaggs-Albertsons $3/4$ mile away; North Avenue $1\frac{1}{4}$ miles away; Teller Arms and downtown about 2 miles from the proposed site.

Due to the location of Fairmount North many of the areas employment and community facilities are nearby.

The proposed development lies within the boundaries of School District 51. Elementary students living within Fairmount North will attend Tope which is presently operating at 84 % of capacity. Jr. High students will attend West Jr. High School which is operating at 90% of capacity. High School students will attend Grand Junction High School which is operating at 92% of capacity.

The above information was provided by School District No. 51. It must be pointed out that multi-family developments of this type generally do not generate as many students per unit as conventional single family units.

LAND OWNERSHIP

The land within Fairmount North is currently owned by Norman D. Jones and Milton A. Walls who are doing business under B & S Company.

DEVELOPMENT SCHEDULE

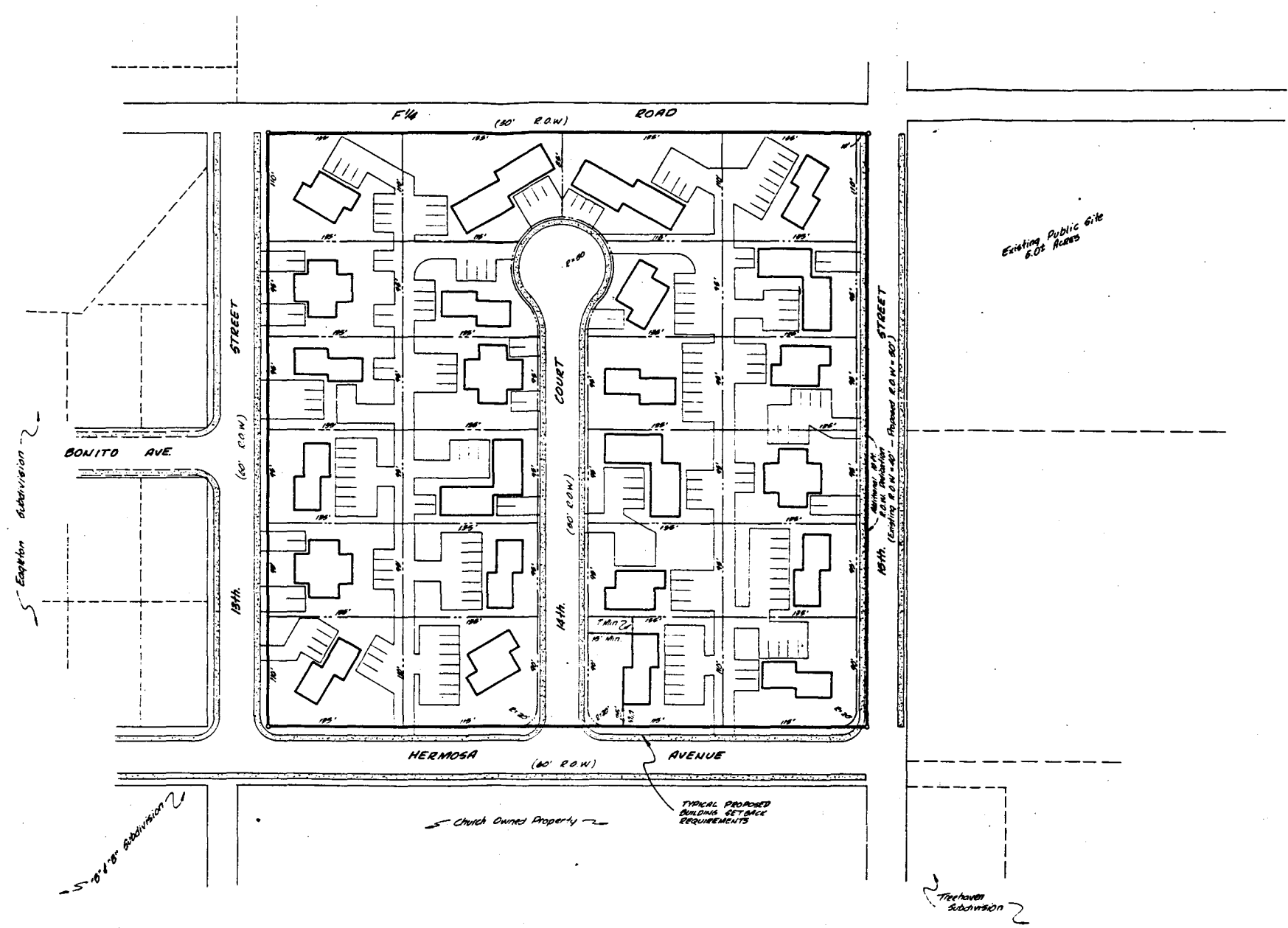
It is anticipated that the total development of the property will occur over a two to two and one half year period. The rate of development is dependent upon the communities growth and housing needs. Development of Fairmount North will begin immediately upon the approval of the final development plan.

MAPS

In this booklet we have enclosed drawings which schematically illustrates the character and density of dwellings, roadway systems, parking areas and site location.

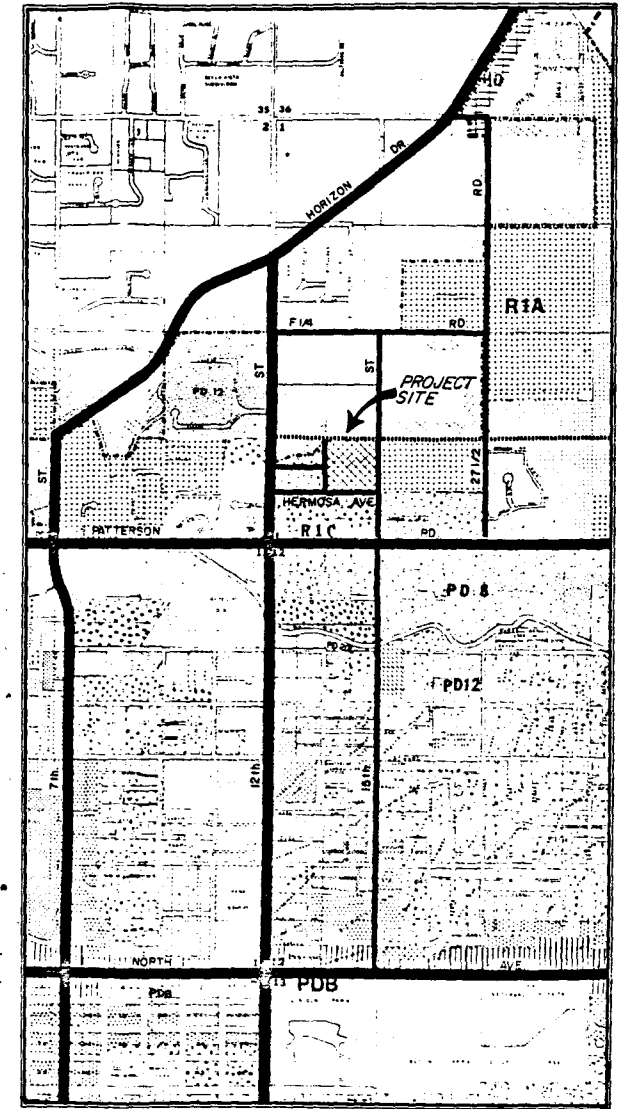
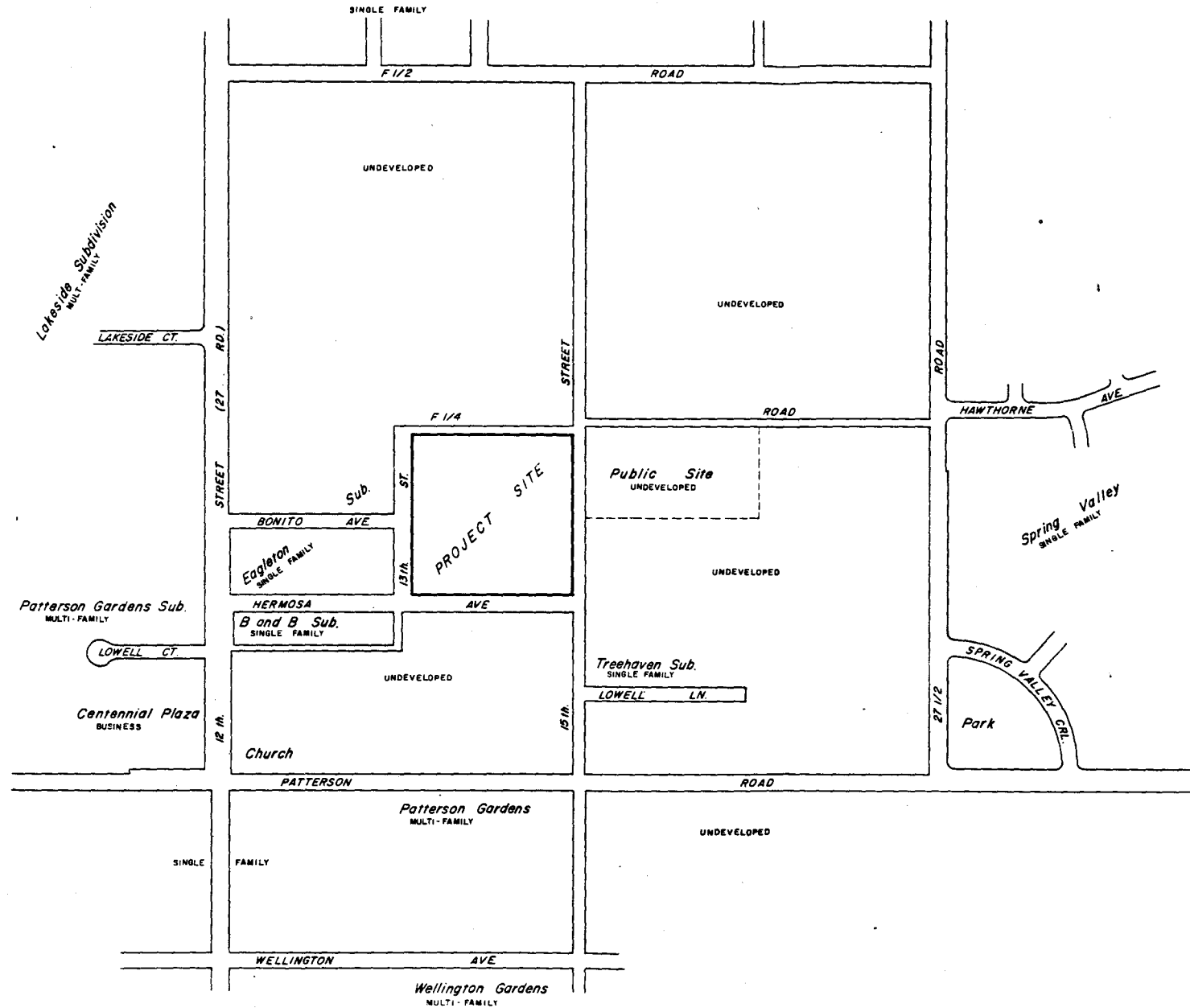
OUTLINE DEVELOPMENT PLAN FOR: FAIRMOUNT - NORTH

OWNER and DEVELOPER: S & S Company, 105 Red Mesa Heights Grand Junction Colorado 81501, Phone 243-1937
ENGINEERS and PLANNERS: Robert P. Geriotti, P.E. Box 2472 Grand Junction Colorado 81501, Phone 243-0966



OUTLINE DEVELOPMENT PLAN FOR FAIRMOUNT - NORTH

OWNER and DEVELOPER: B & S Company, 105 Red Mesa Heights Grand Junction Colorado 81501, Phone 243-1537
ENGINEERS and PLANNERS: Robert P. Geriats, P.O. Box 2872 Grand Junction Colorado 81501, Phone 243-8966



LOCATION MAP

APPENDIX

1. Zone Change Request
2. Surrounding Property Owners

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following describe property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Block 16, Fairmount Subdivision
City of Grand Junction, Mesa County, Colorado

Containing 10.0 acres, more of less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from No Zone zone to PD-12 zone. (9.6 units per acre) Respectfully submitted,

Milton A. Walls
Norman D. Jones

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 1st day of March 1977 By Milton A. Walls and Norman D. Jones for the purposes therein set forth.

My commission expires: Oct 21, 1979
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

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.

April 25, 1977

23

City Planning Commission
Grand Junction, Colo.

Dear Sirs:

The under signed Home owners in the Eagleton Subdivision
are in favor of Bonita Street continuing through to 15th
Street.

We would like no more density than we have in our area.

Enod L Brung 1224 HERMOSA
Donna L Brung 1224 Hermosa
Robert A. Bay 1243 Bonita Ave.
Alice. Willoughby. 1214 Bonita ave
J. W. Selby 1241 Bonita ave.
Jenny D. Cordell 1235 Bonita ave
Irene L. Lowell 1220 Bonita Ave.
Ken Lowell 1220 Bonita ave.
A C Powell 2940 N 12th
Dorothy Powell 2940 N 12th
Charles J. Russell
Paula J. Croon 1257 Hermosa
Nettie Scoggins 1291 Hermosa
Pearl & Lucile Beach 1242 Hermosa
Darrel & Ruth Boyge 1242 Bonita
Bunda & Hulta 1240 Bonita
Claire Barry 1243 Bonita Ave.
Jack Schmidt 1210 Bonita
Alice Schmidt 1210 Bonita

September 26, 1978

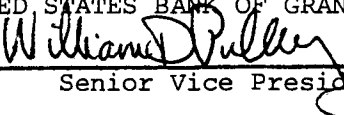
City Planner
Grand Junction City Planning Dept.
Courthouse Annex
Grand Junction, Colorado

Dear Sir;

As required by the City Council's decision and as recorded in the minutes of said meeting when approval was given on Fairmount North; this letter is to certify that Fairmount, Inc., owner and developer of the Fairmount North Subdivision shall guarantee to complete all improvements of streets as required by the recorded subdivision and City requirements. The improvement of 14th Street shall be immediate upon location of or construction of the driveways for those lots fronting on 14th Street.


NORMAN D. JONES / President
Fairmount, Inc.

The above guarantee and requirement is understood and agreed to by the undersigned and this is to Certify that a Developmental Loan Commitment exists for the development of Fairmount North, with this Institution.

UNITED STATES BANK OF GRAND JUNCTION
BY: 
Senior Vice President



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

January 24, 1980

Mr. Rex Price
Paragon Engineering, Inc.
P. O. Box 2872
Grand Junction, CO 81501

File

Dear Rex:

Re. Fairmont North Subdivision

The streets and storm sewers constructed in the above subdivision were final-inspected on May 22, 1979, and reinspections showed that apparently all deficiencies noted in the inspection have been corrected. We have received the as-built drawings which acknowledge the facilities have been constructed in accordance with the approved plans and specifications. We received the last of the required construction test results (concrete tests) today.

In light of the above, the streets and storm drainage facilities for Fairmont North are accepted by the City, and we are now responsible for maintenance of those facilities.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Norm Jones
Doug Cline
John Kenney
Steve McKee
Karl Metzner ✓
Jim Patterson

PETITION AND APPLICATION FOR REZONING

*Outline dev.
plan*

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

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(9.6 units per acre)

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Norman D. Jones

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) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1ST day of MARCH 1977 By Milton A. Walls and Norman D. Jones for the purposes therein set forth.

My commission expires: OCT 21, 1979

Ralph D. Linn
Notary Public

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