

Resubmission
Subdivision R-1-C to R-2A

Date _____ Item # 66-77

Petitioner James J and Sharon Bradell

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

Fire - One hydrant will be needed
in NE Cor. of Plat.

Public Work - Engineering
questions ROW of Santa
Clara



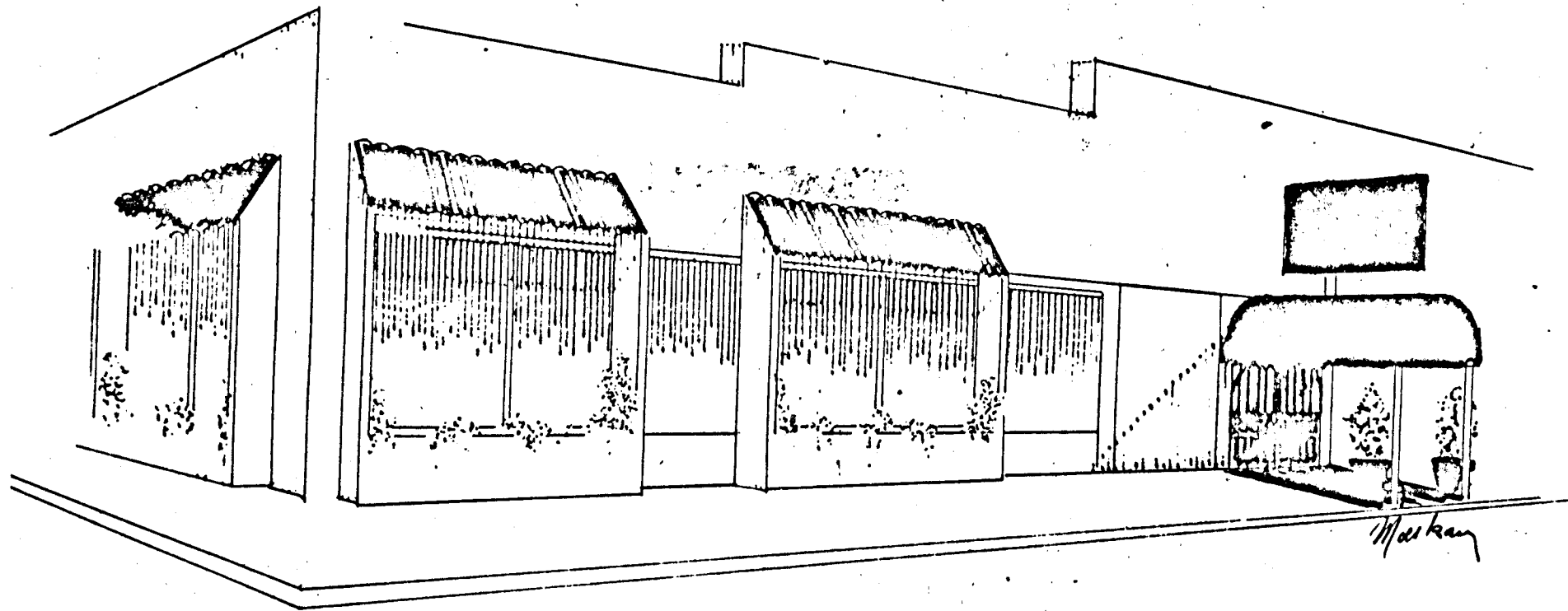
8/27
P.C. [unclear] [unclear] [unclear]
C.C. Approved 19 Oct 1977
Comments

Action Taken
P.C. _____
C.C. _____
Comments



ITEMS REQUIRED FROM DEVELOPER

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



WHITE

23' (SIDEWALK PARKING)

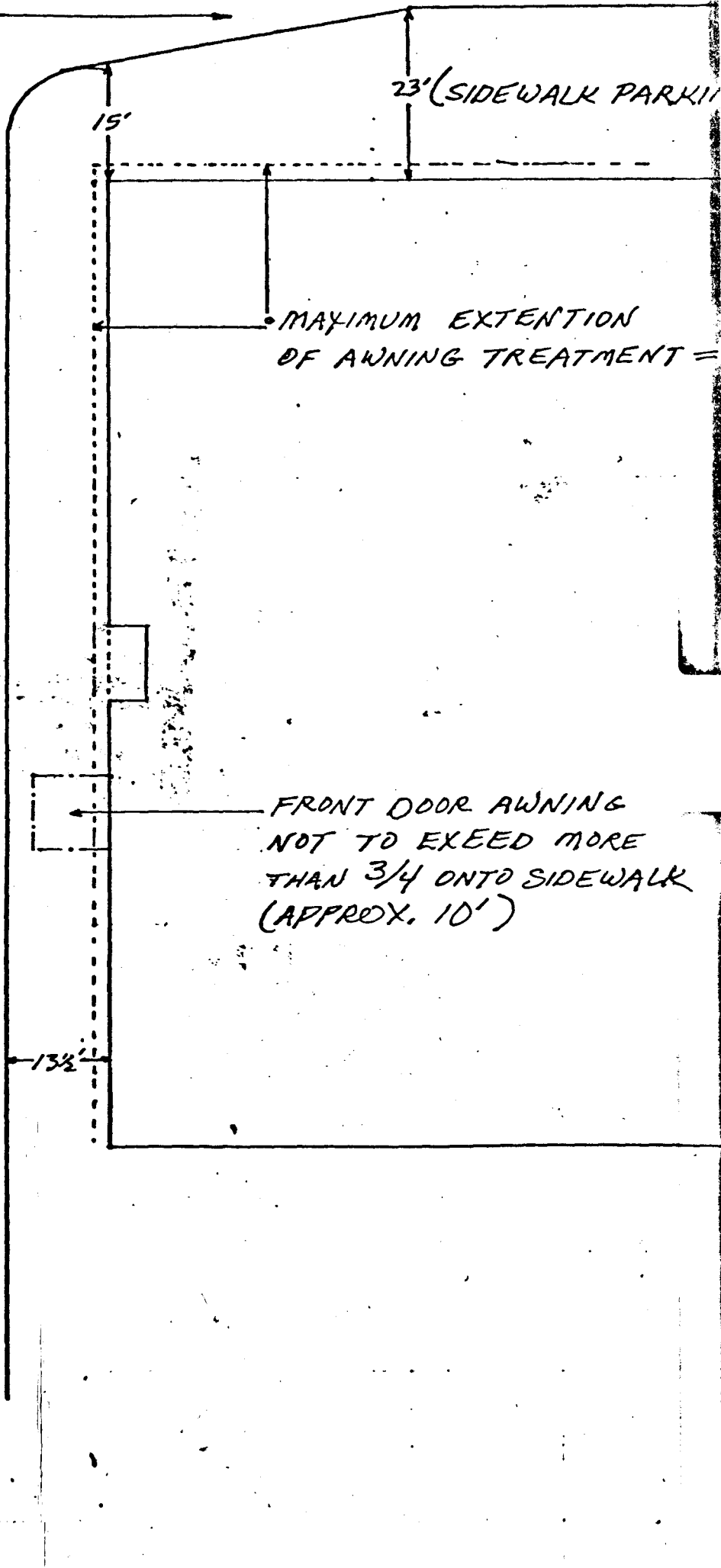
15'

• MAXIMUM EXTENTION
OF AWNING TREATMENT =

7TH
STREET

FRONT DOOR AWNING
NOT TO EXCEED MORE
THAN 3/4 ONTO SIDEWALK
(APPROX. 10')

13 1/2'



August 30, 1977

GRAND JUNCTION PLANNING COMMISSION
Mesa County Courthouse
Grand Junction, Colorado 81501

Dear Members:

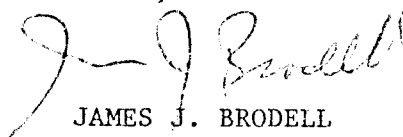
Enclosed is an impact report and proposal for the rezoning of a tract of land off Santa Clara Avenue in Orchard Mesa.

The rezoning is being sought in order to construct a quality four-unit building.

The enclosed outlines the possible effects of such a building as well as other developments nearby which will put the proposal in context.

It is our intention to attend the next regular meeting of the planning commission to answer any questions you may have.

Yours,



JAMES J. BRODELL



SHARON S. BRODELL

IMPACT STUDY
FOR 1718 AND 1722 ROUBIDEAU

30 AUGUST 1977

OWNERS: JAMES J. AND SHARON S. BRODELL
ELZIE AND LORENE A. GOSS

INTRODUCTION

This document has been prepared as a requirement of the City of Grand Junction Planning Commission as a principal step in seeking a change of zoning of the land involved. This information is intended to provide sufficient data to assess the merits of the rezoning proposal.

SUMMARY

A study of the possible impact shows that adjacent developments overshadow anything which might be done on the vacant land for which rezoning is sought. A major development adjacent to the east has received preliminary approval from both the Planning Commission and City Council. That development plans 81 single-family units.

The small project of which this study is a part is merely another indication of the upgrading of Orchard Mesa. This upgrading has resulted in an increase in property values higher than just as a reflection of inflation. A number of new developments and motivated couples and families also are a part of this upgrading.

It is the opinion of this study that the proposed rezoning to permit a four-unit structure would be an excellent use of the land, consistent with recent and predicted changes and would be an asset to the neighborhood.

THE REQUEST

The rezoning request involves two properties: 2945-234-00-014 and 015. Each is about a 90 by 181 lot bounded on the north by a proposed extension of Santa Clara Avenue. 015 is vacant land and it is on this the Brodells propose to build a four-unit apartment as a personal investment. 014 is the home of Mr. and Mrs. Goss. They are not involved in the development aspect which would follow the rezoning. They simply agree that their property should be rezoned to provide a consistency in the city's zoning map. They will continue to live in their home and have no plans to do otherwise.

The zoning change requested is from the existing R-1-C to R-2-A. The R-2-A zone is adjacent to the two lots on the west.

CHARACTER OF THE LAND

The vacant land on lot 015 is flat, adobe-type soil which has been gardened in the past. It abuts Santa Clara Avenue on the northwest corner. It abuts a city alley on the southwest corner.

The Goss property also is flat. It contains a home and two double-car garages. That property has an easement to the city alley which provides access.

The parcels are bordered on the west by a single-family home, the owners of which support the plan. They are bordered on the east by land proposed for inclusion in Lamp Lite Park, a planned unit development of some 81 units.

To accommodate the proposed planned unit development, Santa Clara Avenue will be extended along the north border of each parcel. That will give the lot of vacant land (015) access on two sides to this street. The Goss home will obtain access to that property through a dedicated street rather than an easement.

The neighborhood of Roubideau Street and Santa Clara Avenue contains many older homes, some converted to multi-family use. The land for which the rezoning is proposed is but a few minutes by Santa Clara Avenue to U.S. Hwy. 50 and then to downtown Grand Junction.

Utilities are already installed near the parcels. Sewer, water, electric, and gas lines are in Santa Clara Avenue and a sewer line is installed south of the two parcels.

The two properties have an irrigation ditch running north to south along their common border. It is proposed to encase this ditch in plastic so as to provide continued service for residents to the south.

This property is within 150 feet of Columbus Elementary School. It is within walking distance of Orchard Mesa Junior High School. High School students living nearby are now bused to Grand Junction High School.

Commercial facilities are readily available, too. A convenience-type store is within sight and walking distance from the two parcels. A bowling alley, a supermarket, a bank, and other facilities are available several blocks away on U.S. Hwy. 50.

Development pressure would therefore indicate the quick use of lot 015. The access to the downtown, the availability of utilities and the pleasant neighborhood suggests a more intensive use than allowed under the existing zoning.

THE PROPOSAL

As stated before Mr. and Mrs. Goss acquiesce to the rezoning so as not to constitute a tiny wedge of R-1-C zoning between a planned development and an R-2-A zone. They plan no changes in their home or their living style.

The Brodells propose to construct the four-unit, single level building with 12 parking spaces on the vacant lot (015). The building will be of quality construction and is not being built for resale. The Brodells expect to retain it and maintain it as an investment.

Preliminary plans call for four two-bedroom units, each with one bath. The building would face west and parking would be from the west. Mr. and Mrs. Goss have agreed to participate in the construction of a screening fence between the backyards of the rental units and their own home.

The availability of irrigation water would enable residents to cultivate their own gardens without stress on the city water system. The fenced backyards also will be screened from the units to the north and/or south.

The units are being designed for quality construction with the stress on insulation, durability and liveability. Rents will be in the \$225 a month range to promote long-term rental relationships.

Given rezoning approval, the project is expected to start within 30 days and most certainly will be completed by spring.

This is the first construction project for the Brodells in the Grand Junction area. The services of a quality licensed contractor will be retained. An architect is being retained to design the building.

The Brodells have experience in the management of rental units as an investment. They have been doing so in Grand Junction for three years.

IMPACT

The proposal envisions the addition of four families to the near Orchard Mesa population. Typically, these will be either younger couples without children or couples with children in the pre-school years.

The estimated water usage would be about 1,250 gallons per day with an estimated increase in sewage of about 1,000 gallons a day. Some of the water use would be for the on-site laundry unit. But use here is believed to preclude some automobile, use, so the tradeoff is considered acceptable.

The traffic increase is estimated to be about 12 additional automobile trips on Santa Clara, Unawep and Roubideau a day.

The effect on schools would be minimal. Most youngsters would be pre-school. Those who are not, probably would be in the elementary grades. Columbus School is overcrowded to the extent that busing is being used to redistribute students. A new drawing of the sending districts is in order. When that happens, it is far better to have school-age youngsters living adjacent to the school than off in a rural area requiring busing.

The parcels for the rezoning proposal are well within quick response range of city police, fire and rescue units. Any additional burden on these units or other city facilities will be minimal compared to that caused by other larger developments in the same general area.

The parcel for the proposed rezoning is far enough from the Colorado River bluff to cause no concern for increased erosion.

The expected impact on adjacent and nearby properties would be favorable, and consistent with traditional experience whenever vacant property is put to a quality use.

September 30, 1977

James J. and Sharon S. Brodell
2724 C Road
Grand Junction, CO 81501

Re: REZONE R-1-C TO R-2-A, ITEM #66-77

Dear Mr. and Mrs. Brodell:

The Grand Junction Planning Commission at their regularly scheduled meeting on September 28, 1977, approved the rezoning request from R-1-C to R-2-A. This approval is subject to the petitioners signing Power of Attorney for street improvements.

This item will be heard before the Grand Junction City Council on October 19, 1977. If you have any questions concerning this item, please contact us prior to this date.

Sincerely,

Kathy F. Lofink
Planner I

KFL:dlw

CC: File #66-77