

Subdivision Cherrilyn Villas PD-8
 Date 5 Oct 77 Item # 72-77
 Petitioner James R. Cadez & Donald Kanaly

Preliminary Review Agencies Comments

Final Review Agencies Comments

Mountain Bell - easement inadequate
will require a 10' easement
Public Service - developer to work
with P.S. on easement
Wtr. Water - see City of G.I.
Fire Dept. - Hydrants
req'd. Need min. 25'
of access in entrance lane.
City Utilities - CENTRAL PICK-UP
ON TRASH-CONTAINER + SCREENING
City Eng. ?'s width of Assle
for parking.

Action Taken

Action Taken

P.C. Denied 26 Oct 77

P.C. _____

C.C. _____

C.C. _____

Comments

Comments

ITEMS REQUIRED FROM DEVELOPER

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

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

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

All of Cherrilyn Subdivision and all of Lot 4 Encanto Knolls Subdivision EXCEPT the West 134 feet of said Lot 4, City of Grand Junction

Containing 1.8 acres, more or 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 R-1-B zone to PD zone. 5.6 Units per acre.

Respectfully submitted,

Handwritten signatures of James R. Cadez and Donald W. Kanaly on a line.

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of SEPT. By James R. Cadez & Donald W. Kanaly for the purposes therein set forth.

My commission expires: My Commission expires Aug. 9, 1981

Handwritten signature of Thomas A. Rogie on a line, followed by the text '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.

OUTLINE DEVELOPMENT PLAN
AND
ZONE CHANGE REQUEST
FOR
CHERRILYN VILLAS

OCTOBER, 1977

OWNERS AND DEVELOPERS: JAMES R. CADEZ
DONALD W. KANALY

ENGINEERS AND PLANNERS: PARAGON ENGINEERING, INC.
ENGINEERING CONSULTANTS



PARAGON ENGINEERING, INC.

P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

September 29, 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 Cherrilyn Villas, a planned unit development being a part of Lot 4 Encanto Knolls Subdivision and Lot 2 in Cherrilyn Subdivision, located on Knollwood Drive.

The enclosed maps and statements have been prepared in order that you may assess 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,
Paragon Engineering, Inc.

Thomas A. Logue

OUTLINE DEVELOPMENT PLAN
FOR
CHERRILYN VILLAS
"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 assess the Outline Development Plan for Cherrilyn Villas.

CHARACTER OF CHERRILYN VILLAS

The site of the proposed development is approximately 1.8 acres located in the City of Grand Junction and is presently zoned R-1-B. The site is located at the extreme North end of Knollwood Drive in the Northeasterly portions of the City of Grand Junction. (see exhibit one) The property is basically flat East to West and slopes from the South to the North. Approximately one acre of the site is presently a cherry orchard while the remainder is unused and vacant. Larger undeveloped parcels adjoin the proposed development on the North, somewhat smaller developed parcels adjoin on the East, Encanto Knolls Subdivision abuts Cherrilyn Villas on the South.

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 a use of this type.

Cherrilyn Villas consists of ten single family lots containing a patio home dwelling. Four of the proposed units are attached, the remaining six units are detached. The resulting density will be 5.6 dwelling units per acre.

Common space contains 0.5 acres or approximately 27.8% of the total area in the proposed development. The bulk of the common open area is located along the Northerly limits of the development. All of the open areas and individual lots in Cherrilyn Villas will be totally landscaped. To allow for pedestrian circulation throughout the development, a walkway is proposed for in the common open space.

Low intensity lighting will be used to light the streets, walkways and open spaces throughout the project.

The ten units within Cherrilyn Villas consists of one dwelling unit on an individually owned lot. The proposed dwellings will be patio homes (Zero lot line) in nature. The plan calls for the joining of four of the units with a single common wall to form two separate duplex like units. At this time plans indicate that each unit will have a total living space of between 1400 and 1600 square feet. A minimum of four off street parking spaces will be provided for each of the ten dwellings. In addition to the forty off street parking spaces fifteen additional parking spaces will be provided for guests of the residents in the development; bringing the total parking to thirty three spaces or 5.5 spaces per unit

Exhibit No. Two shows the relationship of the building sites to each other, proposed parking areas, pedestrian and traffic circulation, as well as depicting a typical lot arrangement and a conceptual view of the patio areas. Exhibit No Three illustrates the character and theme of each of the proposed units.

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 Cherrilyn Villas and the surrounding areas. In order to promote the health, safety and welfare of the residents in Cherrilyn Villas, a corporate Home-owners Association will be formed.

Sanitary sewer, water, electric and gas lines are presently installed adjacent to and in Knollwood Drive adjoining the site. It is anticipated that the City of Grand Junction will provide sewer service, and the Ute Water Conservancy District will provide water services. An irrigation system is proposed to be provided to facilitate the watering of the open spaces and lawn areas, irrigation water will be taken from an existing ditch which presently crosses the site. Each unit will have its own gas, water and electricity meter and be wired for telephone and cable television.

The access drive shown on the plan will be privately owned and maintained by all of the residents within Cherrilyn Villas. The development plans call for the private drive to be asphalt paved to a minimum width of twenty feet. All parking areas are to be asphalt surfaced. Knollwood Drive is presently a dedicated roadway and is improved to a thirty six foot paved width with a two foot curb and gutter along each side. Plans call for the extension and improvement of Knollwood Drive to the site by the developer in accordance with its existing standards.

The proposed development does not lie within any major drainage courses, however, a small drainage ditch traverses East to West across the development. The site is not adversely affected by off-site drainage. The proposed private drive will carry most of the drainage away from the proposed development.

The property is located within walking distance of all schools which will serve the development. Under present school district policy elementary students will attend Pomona Elementary, Junior High Students will attend West Junior High, and High School Students will attend Grand Junction High School.

A hospital and fire station are located within a one half mile radius of the property. Several retail and commercial outlets are also located within a one-half mile radius of the proposed development on Patterson Road, First Street, and North Avenue.

LAND OWNERSHIP

The land within Cherrilyn Villas is presently owned by James R. Cadez and Donald W. Kanaly of Grand Junction.

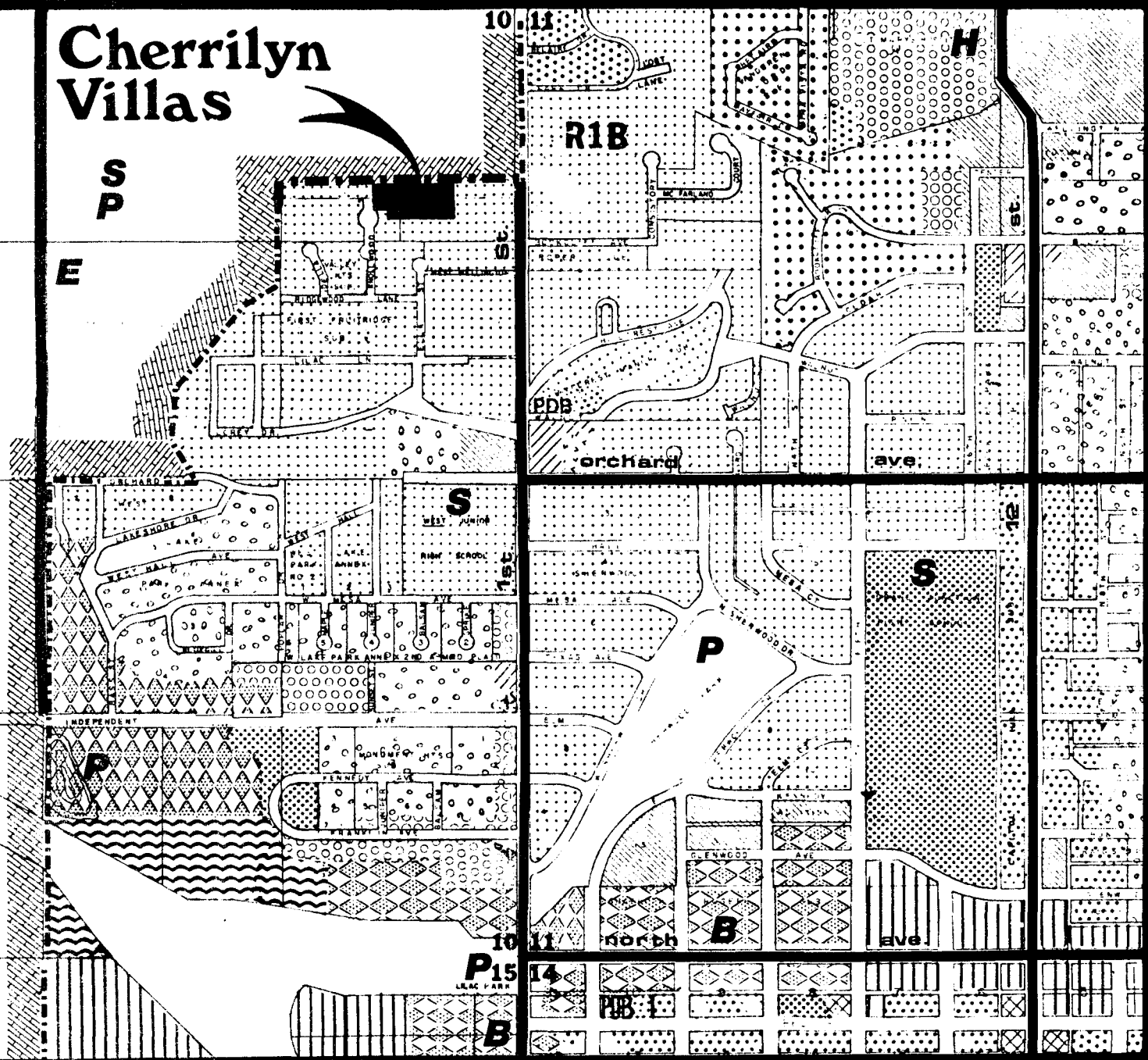
DEVELOPMENT SCHEDULE

It is anticipated that the total development of the property will occur over a three year period. The rate of development is dependent upon the communities growth and housing needs. Development of Cherrilyn Villas will begin immediately upon the approval of the final development plan, at the Southwesterly portion of the site.

MAPS

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

Cherrilyn Villas



N 1" = 800'

LOCATION MAP

Exhibit 1

A ZONING COMPARISON FOR CHERRILYN VILLAS

	Existing R-1-B Zone	Proposed PD Zone
Total Acres	1.8	1.8
Minimum Lot Area	9000 sq. ft.	3800 sq. ft.
Minimum Lot Frontage	75 feet	38 feet
Minimum Floor Area	1,100 sq. ft.	1400 to 1600 sq. ft.
Minimum Distance Between Dwellings	14 feet	25 feet
Maximum Units	8.7	10
Maximum Density	4.8 u/ac	5.6 u/ac
Minimum Parking	2 per unit	5.5 per unit
Maximum Building Height	25 feet	25 feet
Minimum Open Space	Not req.	0.5 ac./27.8%

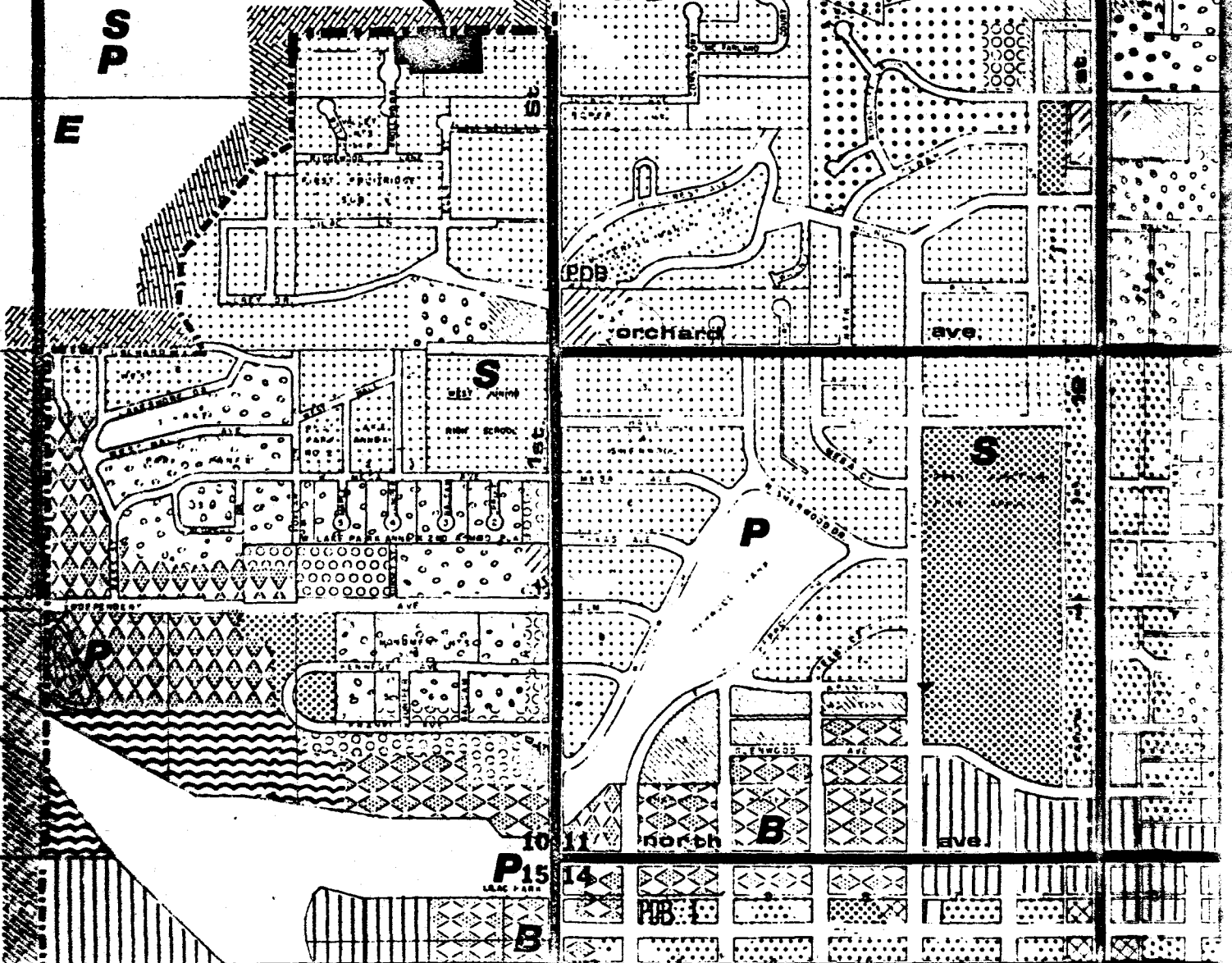
APPENDIX

1. Zone Change Request
2. Adjoining Property Owners

Surrounding Property Owners
For
Cherrilyn Villas

2945-101-00-008	Mary L. Lindquist 2403 N. 1st St. City
2945-101-10-005	Edward M. Lippoth 2246 Knollwood Drive City
2945-101-10-002	Elizabeth A. Wygant 2255 Knollwood Drive City
2945-101-00-090	Rose E. Graham 2315 N. 1st City
2945-101-00-015	Earl A. Yound 2303 N. 1st St.. City

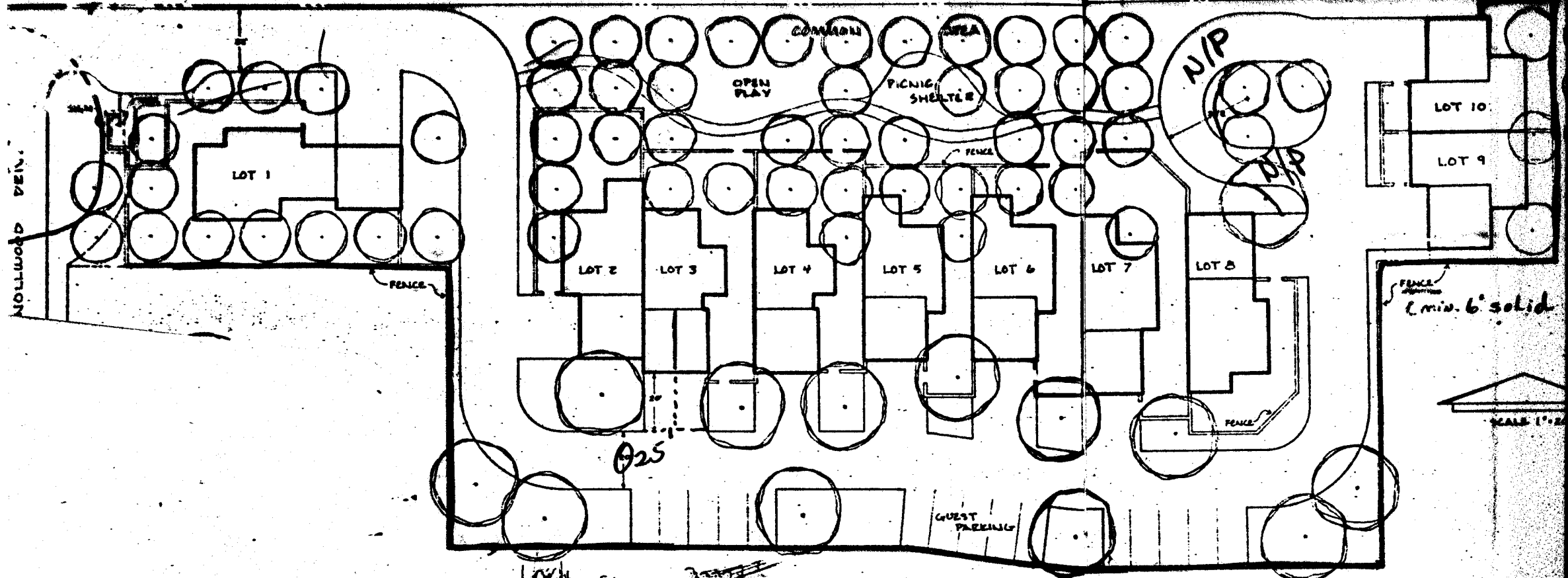
Cherrilyn Villas



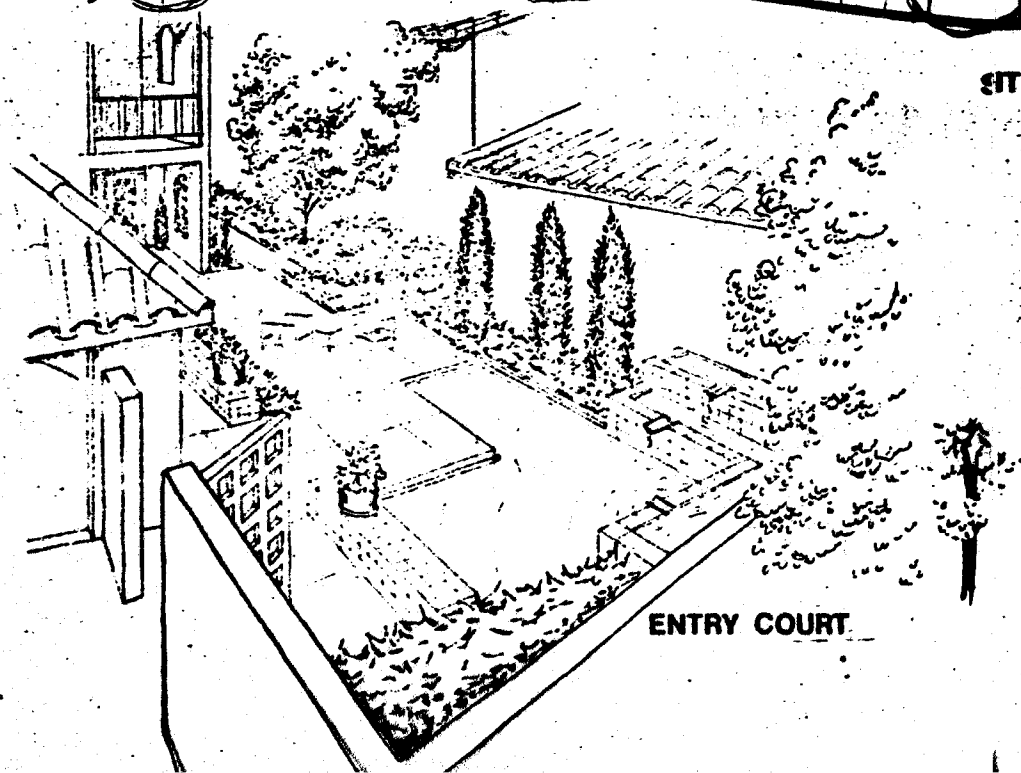
- S** School
- B** Business
- F** Fire Station
- H** Hospital
- P** Park



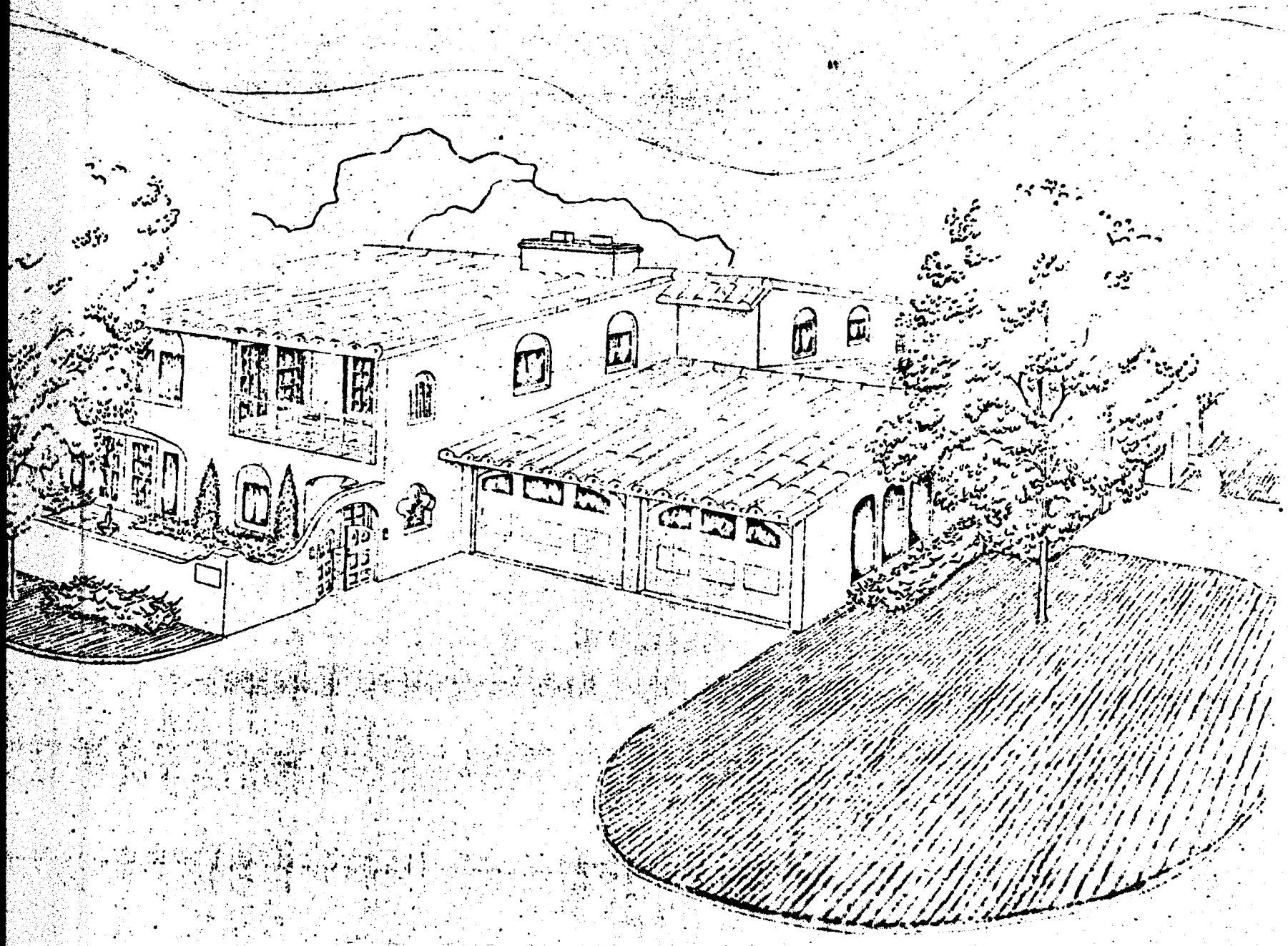
LOCATION MAP
Exhibit 1



SITE PLAN



ENTRY COURT



November 1, 1977

Mr. James R. Cadez
Mr. Donald W. Kanaly
c/o Tom Logue
Paragon Engineering
P. O. Box 2872
Grand Junction, CO 81501

Dear Sirs:

The Grand Junction Planning Commission, at the regularly scheduled meeting of October 26, 1977, denied the requested rezoning to PD-8 for Cherrilyn Villas. Denial was based on density, access, and objection of neighboring residents.

It is our understanding that you would like to proceed with this application to City Council. You will be scheduled for hearing before the council on November 16, 1977. If you have any questions or comments concerning this application, please contact our office prior to this date.

Yours truly,

Karl G. Metzner
Planner I

KGM:d1w