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File 1977-0075

Date 7/17/00

Project Name: Powell Apartments

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>
r	c	
e	a	
s	n	
e	e	
n	n	
e	e	
d	d	
t	t	
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	X	X	Letter from Karl Metzner to Jack Williams – 1/9/90
X	X	Review Sheets	X	X	Letter from Katherine Portner to Suzanne M. Tucker – 5/10/91
X	X	Power of Attorney - **	X		Tree Gallery, Inc. Proposal for landscaping – 2/7/78
X	X	City Council Minutes - ** - 1/18/78	X		Asphalt proposal from Asphalt Const. Inc. – 7/12/78
X	X	Ordinance No. 1701 - **	X	X	Letter from Karl Metzner to John Nelson – 10/31/77
X	X	Letter from Ron Rish to William Buttolph – 10/30/78	X	X	Preliminary Plan
X	X	Final Plat Application	X	X	Letter from Thomas Logue to City – 12/22/77
X	X	Development Summary Form	X		Roadway Plan, Profile & Details
X	X	Memo from Ron Rish to Jim Patterson – 6/18/79	X		Floor Plan
X	X	Letter from James Paterson to William Buttolph – 11/6/78	X		Final Landscape Plan
X	X	Letter from Karl Metzner to William Buttolph – 1/3/78			
X	X	Preliminary Plan Application			
X	X	Planning Commission Minutes - ** - 12/28/77			
X	X	Letter from Ron Rish to John Nelson – 10/19/79			
X	X	Letter from Suzanne Tucker to Kathy Portner – 5/9/91			

Subdivision Powell PD-B

Date 5 Oct 77 Item # 75-77

Petitioner John A. Nelson

Preliminary Review Agencies Comments

Final Review Agencies Comments

Public Service - requires 10' easement on N. side of Belford Ave.

Parks & Rec. - use either Honeylocust or Linden as street trees.

City Utilities - address trash collection & screening on

Final. Fire hydrants as req'd by fire dept.

City Engineer - a) improvement of Belford will limit on street parking to one side only.

b) dev. to provide c, g, sw. & 22' of pavement along his frontage on Belford. Power of attorney for 28 1/2 rd.

① Parks & Rec. - recommend some alternate plantings.

② City Utilities - no size shown on sewer line. One add'l hydrant may be required.

③ Staff - need add'l detail on lighting for parking lot.

④ Public Service - 10' easement adjacent to C. property line of lot 4 and a 15' easement adjacent to south property line of lots 1-4

⑤ City Engineer - Dimension as shown for sidewalks are incorrect. Initial part construction must be same grade as the future improved section of Belford for 1/2 of 28 1/2 Rd and corner on Belford. All utilities must be installed prior to initial pavement of Belford. See past approval.

Action Taken

P.C. 27 Oct 77 Approved

C.C. 16 Nov 77 Approved

Comments

Subject to review comments - security screening for parking lots

FIRE - Hydrant needed at 28 1/2 rd
 The existing water line on Belford to be tied to the water line on Harris to provide grid loop system.
 approved 18 JAN 78
 Comments

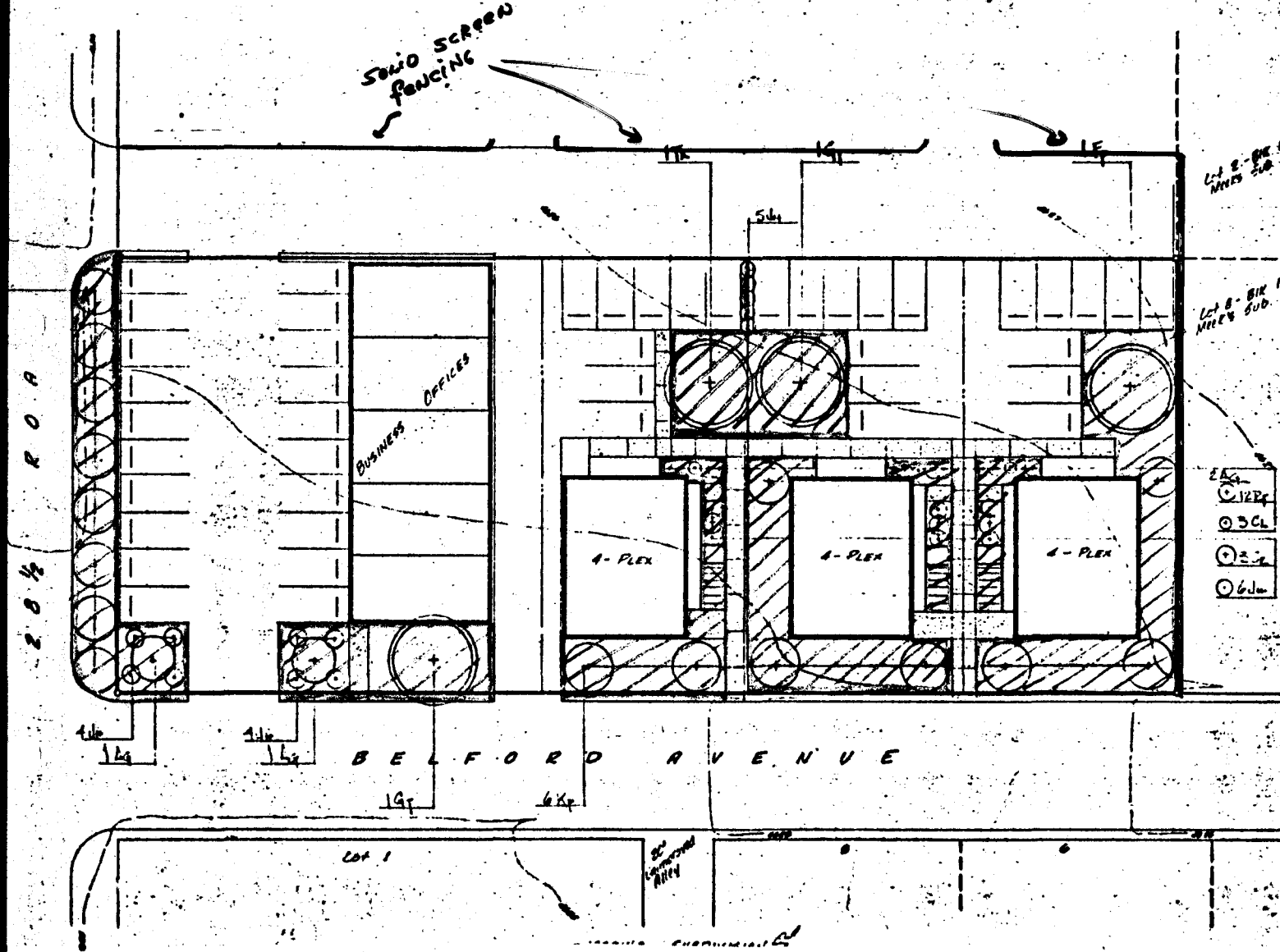
Fire dept req's eliminate tie to Harris Rd & add 1 hydrant at corner 28 1/2 & Belford.

ITEMS REQUIRED FROM DEVELOPER

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

POWELL APARTMENTS and BUSINESS CENTER

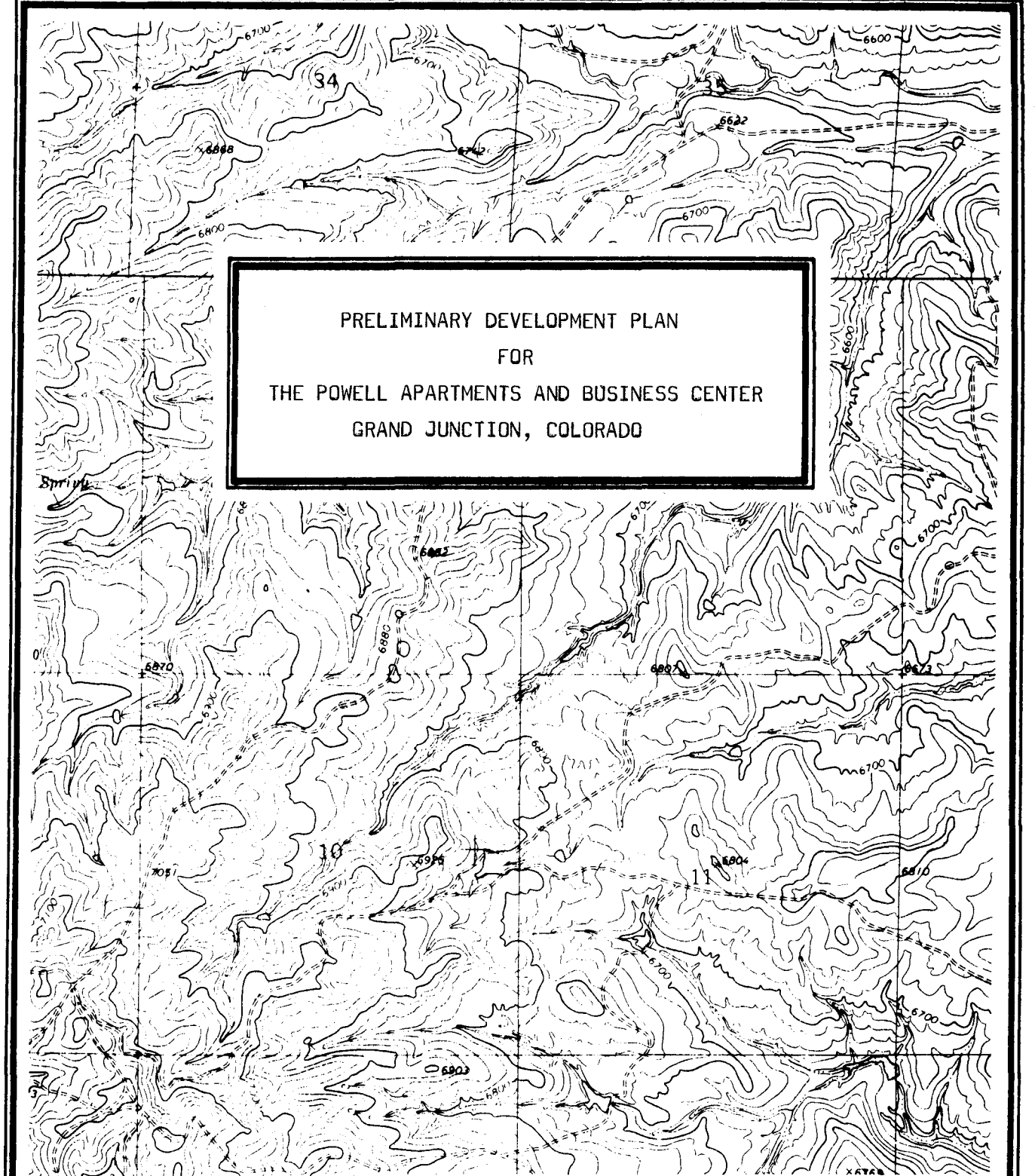
By A. Nelson, 444 White Ave Grand Junction Colorado 81501, Phone 243-0437
DRAWN BY: Paragon Engineering Inc., P.O. Box 2672 Grand Junction Colorado 81501, Phone 243-8966



NOTES

- Total Living Units = 12
- Total Office Units = 5
- S.F. in 4-Plex Lots = 31,520
- S.F. in Business Lot = 4,200
- Total S.F. 35,720
- Parking For 4-Plex Units = 24
- Parking For Business Offices = 20
- Total Parking 44

- 12R
- 3CL
- 2CL
- 6L



PRELIMINARY DEVELOPMENT PLAN
FOR
THE POWELL APARTMENTS AND BUSINESS CENTER
GRAND JUNCTION, COLORADO



PARAGON ENGINEERING, INC.

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

PRELIMINARY DEVELOPMENT PLAN
FOR
THE POWELL APARTMENTS AND BUSINESS CENTER
GRAND JUNCTION, COLORADO

SEPTEMBER, 1977

DEVELOPER: JOHN A NELSON

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 30, 1977

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

Dear Members:

Enclosed herein is a Preliminary Development Plan for The Powell Apartments and Business Center, a planned unit development, located in a part of the South $\frac{1}{2}$ of Lot One, Block 1, Meek's Subdivision, lying South of North Avenue.

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
Thomas A. Logue

PRELIMINARY DEVELOPMENT PLAN
FOR
THE POWELL APARTMENTS AND BUSINESS CENTER
"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 Preliminary Development Plan for The Powell Apartments and Business Center.

CHARACTER OF THE POWELL APARTMENTS AND BUSINESS CENTER

The site of the proposed development is approximately 35,720 square feet or 0.82 acres which is located in Easterly portions of the City of Grand Junction. The site is located at the N. E. Corner of Belford Avenue and 28 $\frac{1}{4}$ Road. North Avenue lies 235 feet North of the proposed development. The proposed site is basically level, and slopes from the Northeast to the Southwest and is presently undeveloped and remains vacant. The property is bordered on the North and West by commercial and retail outlets, while single family dwellings lie adjacent to the South and East.

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 multiple family and business uses.

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 and the patrons of The Powell Apartments and Business Center as well as the surrounding areas. Documents for the above will be submitted to the Commission at the Final Development Plan stage.

Sewer, water, electric and gas lines are presently installed adjacent to the site facing Belford Avenue and 28 $\frac{1}{4}$ Road. It is anticipated that the City of Grand Junction will provide water services and Fruitvale Sanitation District will provide the sewer services to the proposed Development.

The Powell Apartments and Business Center consists of three four-plex apartments and one Business Office building located on individual lots. The proposed apartments will have approximately 800 square feet of living space per unit. The plan calls for the proposed four-plexes to be two stories in height, and not to exceed a height of 25 feet. Storage areas will be provided at each building. A drawing included at the end of this booklet illustrates a typical floor plan and building elevation. Two parking spaces per unit are provided for along the Northerly side of the proposed apartments. Access to parking areas will be gained through the use of a 30 foot common private drive which adjoins the proposed development adjacent to the North boundary line.

The Business center consists of a one story building having approximately 6000 square feet. The Center will be divided into 8 equal business establishments. Each unit within the proposed business building will have both front and rear entrances. Access to the rear of the building will be gained through the use of a common 20 foot ingress and egress easement. 20 Parking spaces are provided for use in conjunction with the proposed business building.

All roadways adjoining the proposed development are existing. 28 $\frac{1}{4}$ Road is presently asphalt surfaced and does not have curbs, gutters or walks. Belford Avenue is presently a graveled surfaced roadway and does not have curbs, gutters, or walks. The owners and developers of The Powell Apartments and Business Center propose to submit a Power of Attorney to the City of Grand Junction at the final development plan stage, for the future improvements of the adjoining roads. All drives and parking areas within the development will be asphalt surfaced.

The proposed development does not lie within any major drainage courses. The site is not adversely affected by off-site runoff. Runoff from the site will be carried in existing drainage swales along the roadways.

LAND OWNERSHIP

The land within The Powell Apartments and Business Center is currently owned by William H. Buttolph who is doing business as Buttolph Construction in Grand Junction, Colorado.

DEVELOPMENT SCHEDULE

It is anticipated that the total development of the property will occur over a One to Two year period. The rate of development is dependent upon the communities growth and housing needs. Development of The Powell Apartments and Business Center will begin immediately upon the approval of the final development plan.

MAPS

In this booklet we have enclosed drawings which illustrate the character of The Powell Apartments and Business Center.

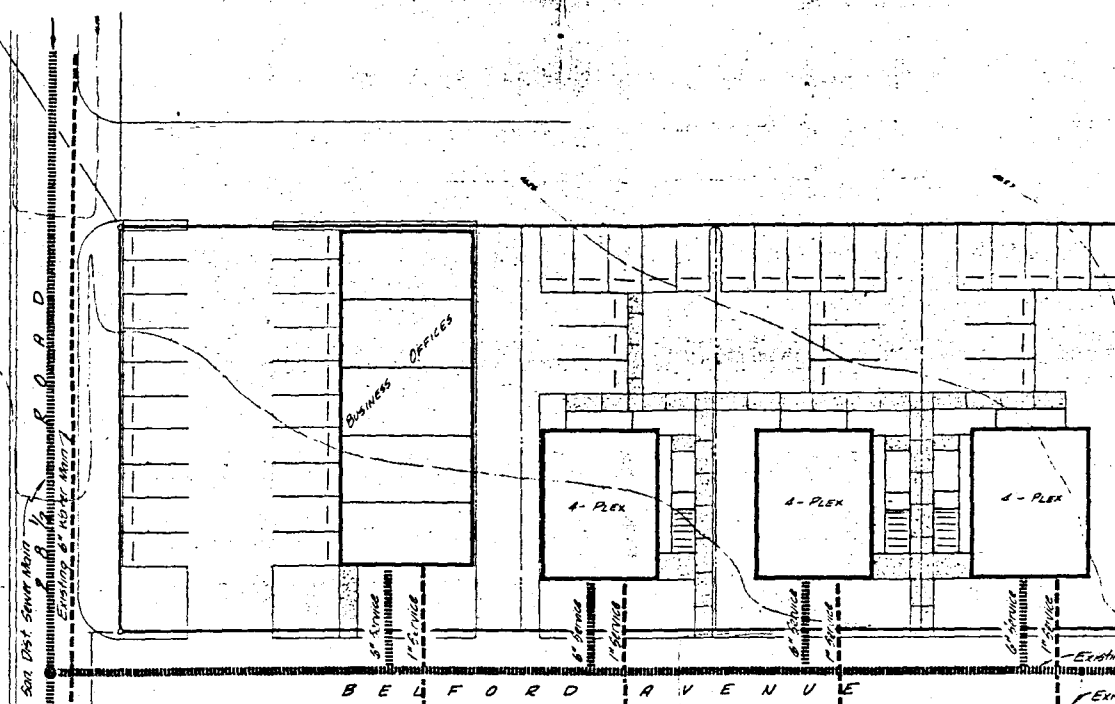
Maps and drawings included are as follows:

1. Site Plan, Building Elevation and a floor plan depicting the character, location and access to the buildings.
2. Landscaping Plan
3. Utility Plan
4. Grading and drainage plan.

PRELIMINARY DEVELOPMENT PLAN FOR: THE POWELL APARTMENTS and BUSINESS CENTER

DEVELOPED BY: John A. Nelson, 444 White Ave. Grand Junction Colorado 81501, Phone 243-0457
ENGINEERED and PLANNED BY: Paragon Engineering Inc., P.O. Box 2872 Grand Junction Colorado 81501, Phone 243-8968

275 FT TO East
Fire Hydrant #4
NW Cor of North &
23rd Ed On A 12"
Main.



Lot 2 - Bk 1
Units Sub.

Lot 8 - Bk 1
Units Sub.

NOTES

- Total Living Units = 12
- Total Office Units = 5
- SF in 4-Plex Lots = 31,520
- SF in Business Lot = 4,200
- Total SF 35,720
- Parking For 4-Plex Units = 24
- Parking For Business Offices = 20
- Total Parking 44

190' FT TO Existing Fire Hydrant
SW North E.W. of Bedford

Existing 8" Firehole San. Dist. Sewer Main

Existing 6" Water Main

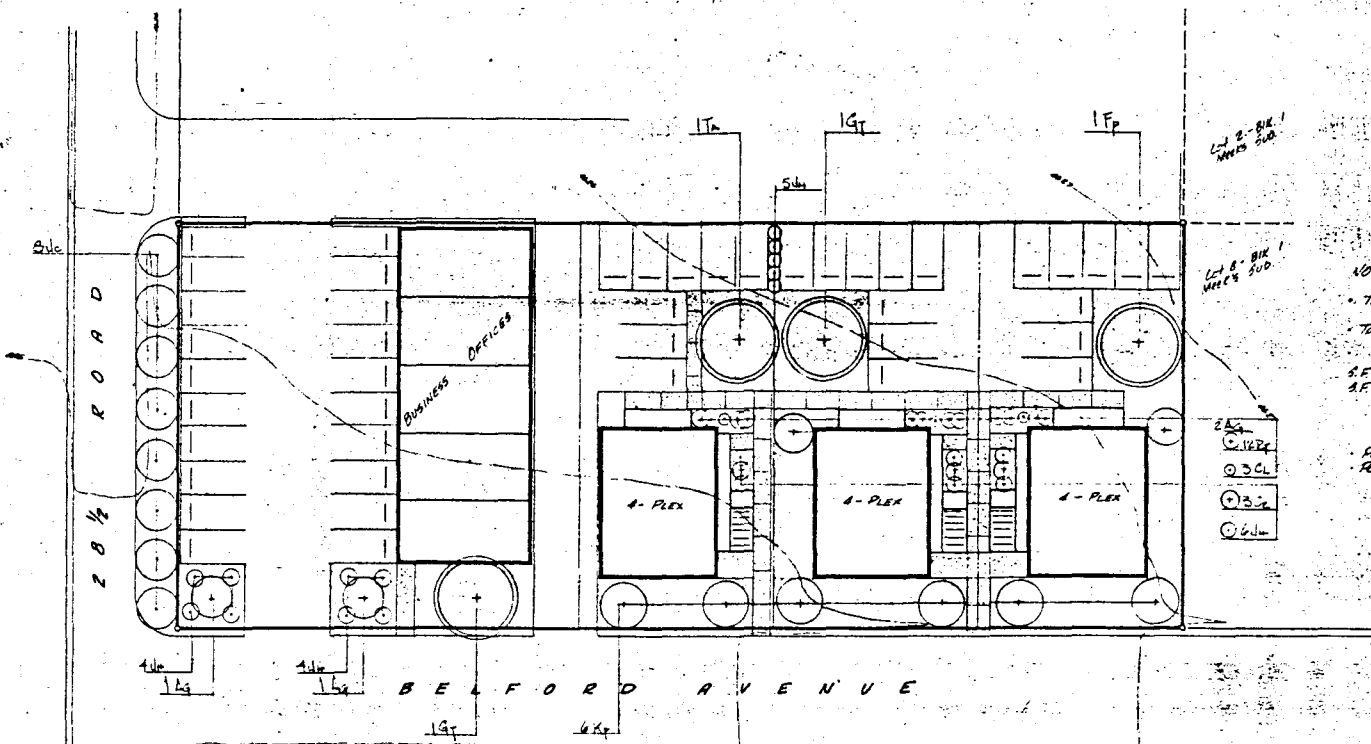
B E L F O R D A V E N U E

340 FT TO East Fire Hydrant
At SE Corner of 23rd & 28th

ST. MEEK'S SUBDIVISION
BLK 2

PRELIMINARY DEVELOPMENT PLAN FOR THE POWELL APARTMENTS and BUSINESS CENTER

DEVELOPED BY John A. Nelson, 444 White Ave Grand Junction Colorado 81501, Phone 243-0457
 ENGINEERED and PLANNED BY Paragon Engineering Inc., P.O. Box 2872 Grand Junction Colorado 81501, Phone 243-8266



NOTES

- Total Living Units = 12
- Total Office Units = 5
- SF in 4-Plex Lots = 31,520
- SF in Business Lot = 4,200
- Total SF 35,720
- Parking For 4-Plex Units = 24
- Parking For Business Offices = 20
- Total Parking 44

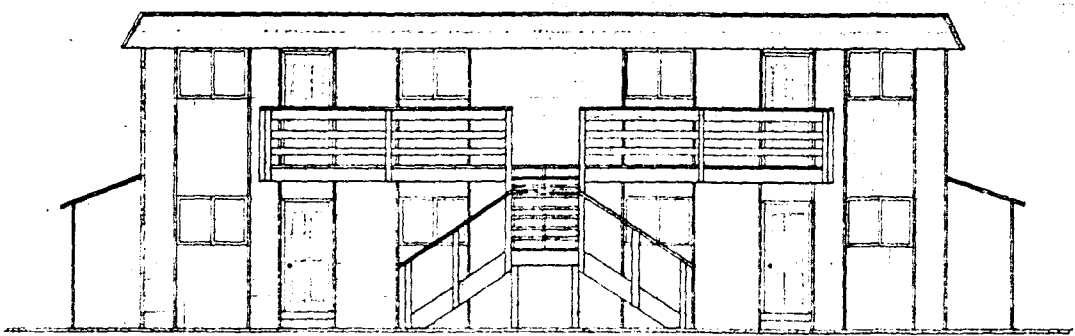
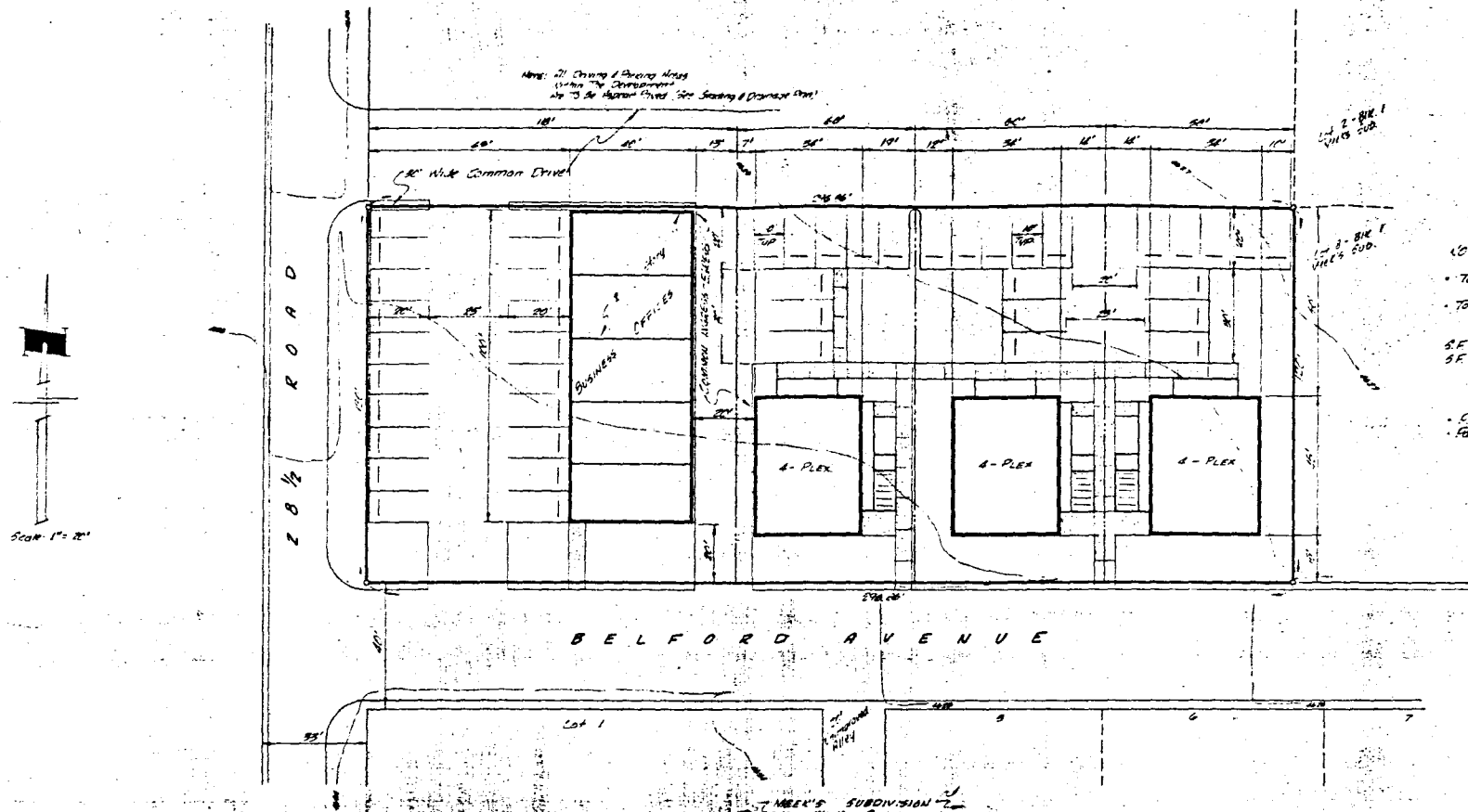
LEGEND

ALL CHANGED AREAS INDICATE
 AND MEANS OF ACCESS TO
 ALL STAIRS, ELEVATORS, ETC.
 MEANS NOT SHOWN ON A PREVIOUS
 PLAN IS IN LAYERS OF THE ABOVE

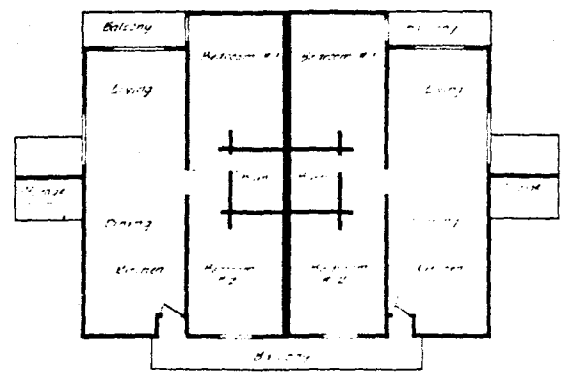
KEY	SYMBOL	PLANT NAME	QUANTITY	SIZE	REMARKS
TP	[Symbol]	TRIFOLIUM M. MEXICANUM	1	2 1/2" CAL.	
QT	[Symbol]	TRIFOLIUM MEXICANUM	2	2 1/2" CAL.	
TA	[Symbol]	TRIFOLIUM MEXICANUM	1	2 1/2" CAL.	
TP	[Symbol]	TRIFOLIUM MEXICANUM	6	1 1/2" CAL.	
SE	[Symbol]	SEMPERPARVA (S.P.)	3	5 GAL.	2000 LOCAL STOCK
ST	[Symbol]	STYLIUM	12	5 GAL.	PLANT IN 2000'S
SA	[Symbol]	SAURURUS	2	5 GAL.	
SC	[Symbol]	SAROTHECUM	2	5 GAL.	
JA	[Symbol]	JUNIPERUS	19	3 GAL.	
CU	[Symbol]	CORONILLA	3	5 GAL.	

PRELIMINARY DEVELOPMENT PLAN FOR: THE POWELL APARTMENTS and BUSINESS CENTER

DEVELOPED BY: John A. Nelson, 444 White Ave. Grand Junction Colorado 81501, Phone 243-0457
ENGINEERED and PLANNED BY: Paragon Engineering Inc., P.O. Box 2872 Grand Junction Colorado 81501, phone 243-8966



BUILDING ENTRANCE ELEVATION



UPPER LEVEL FLOOR PLAN

APPENDIX

1. Legal Description
2. Preliminary Plan Application
3. Subdivision Summary Form
4. Geologic Report

LEGAL DESCRIPTION

The South 120 feet of Lot One, Block One, Meek's Subdivision. City of Grand Junction, Colorado

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. The Powell Apartments and Business Center.
name of subdivision

C. Owners and/or subdividers.

<u>John A. Nelson</u>	_____	_____
name	name	name
<u>444 White Ave. Grand Junction, Colorado 81501</u>	_____	_____
address	address	address
<u>243-0451</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>Paragon Engineering Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872, Grand Junction Co. 81501</u>	<u>9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). _____

See Attached

Total acreage 0.8.

E. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

27-2.2 f. Scale and Size

- | | |
|---|----------|
| (1) Proposed Name | <u>x</u> |
| (2) Location and boundaries | <u>x</u> |
| (3) Names and Addresses of subdivider and engineer or surveyor | <u>x</u> |
| (4) Date of preparation | <u>x</u> |
| (5) Total acreage | <u>x</u> |
| (6) Location and dimensions for existing streets, alleys, easements and water courses | <u>x</u> |

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: Sept. 30, 1977

Development Name: The Powell Apartments and Business Center

Filing _____

Location of Development: TOWNSHIP 15 RANGE 1E SEC 18 1/4 NE

Owner(s) NAME Willian H. Buttolph

ADDRESS 2856 1/2 Bunting, Grand Junction, Co. 81501

Developer (s) NAME John A. Nelson

ADDRESS 444 White Ave, Grand Junction, Co.

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
(x) Apartments	<u>12</u>	<u>0.72</u>	<u>87.8</u>
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	<u>Business</u>	<u>0.10</u>	<u>12.2</u>
	Street	<u>NA</u>	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____
	TOTAL		

*By Map Measure

0.82

100%

Estimated Water Requirements 3200 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 2875 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

WALLACE G. BELL
CONSULTING GEOLOGIST
591 RAMBLING ROAD
GRAND JUNCTION, COLORADO 81501
303-242-7896

REPORT OF GEOLOGIC INVESTIGATION

THE POWELL APARTMENTS AND BUSINESS CENTER

The proposed subdivision consists of approximately 0.8 acre of level ground described as "The South 120 feet of Lot One, Meek's Subdivision, Grand Junction, Colorado." The parcel is located in the east-central part of the city on the east side of 28 $\frac{1}{4}$ Road and 230 feet south of North Avenue.

Bedrock is not exposed in the parcel or its vicinity but consists of strata in the lower part of the Mancos Shale. The surface of the parcel is covered to considerable depth by alluvial deposits that are part of a large floodplain formed by the Colorado River during the previous cycle of erosion.

There are no geologic factors present that might produce or contribute to a situation hazardous to life, health, or property in the proposed use of the tract. Its surface is well above the highest level that river floodwaters might reach. It is protected from upslope runoff by the city's drainage system. There are no artificial hazards in the area and little likelihood that any will arise.

The nature of the ground is such that there should be no serious limitations to construction within the parcel. The thickness of the alluvial deposits is probably sufficient that the nature of the bedrock will not be a factor.

The alluvium was observed several months ago in a utility trench near the north edge of the tract. It consists of fine-grained material that ranges from sandy, very clayey silt to silty, very clayey, fine sand. The material in the lower part of the trench was moist when freshly dug, but no free water collected in the trench. The alluvium was also observed in a freshly dug test pit 11 feet deep about one-half mile west of the parcel. The alluvium there was also uniform, very clayey sand and silt from the surface to the bottom of the hole. The material from the bottom of the hole was very damp and quite plastic, but no water entered the pit. It appears, therefore, that the alluvium has sufficient porosity and permeability that it can become saturated, but that its permeability is so low that it does not transmit a significant quantity of water laterally. Subsurface water should be easily controlled by small drains around foundations and basement walls, and by minimizing influent seepage of surface water through proper

grading of open areas and efficient collection and removal of the runoff.

The surficial material probably does not swell to a significant extent, but can be expected to settle at least moderately at load points owing to compaction. Its physical properties should be determined accurately by a professional engineer before detailed planning begins.

Development of the Powell Apartments and Business Center should have no adverse effect upon the environment.

30 September 1977

Wallace G. Bell

Wallace G. Bell
Consulting Geologist

October 31, 1977

Mr. John A. Nelson
444 White Avenue
Grand Junction, CO 81501

Re: FILE #75-77 - PRELIMINARY PLAN - POWELL APARTMENTS,
PD-B

Dear Mr. Nelson:

The Grand Junction Planning Commission, at the regular scheduled meeting of October 26, 1977, approved the preliminary plan of Powell Apartments and Business Center. Approval was subject to the following stipulations:

- (1) Revision of landscaping as per City Parks and Recreation requirements.
- (2) Address trash collection and screening on the final plan.
- (3) Fire hydrants and water lines as required by City Fire Department.
- (4) Power of attorney for full cost half street improvements on 28 $\frac{1}{2}$ Road.
- (5) Improvements on Belford Avenue to consist of 22 foot pavement centered in the right-of-way and power of attorney for future curb gutter and sidewalk. This item should be coordinated with the City Engineer prior to preparation of the final utilities composite and road-way plan.

- (6) Visual screening should be provided to the north. Your engineer should talk with our department about the specific type and location of this screening.
- (7) All documentation concerning the common access easements should be submitted with the final plat/plan submittal.

This item will be heard before the Grand Junction City Council on November 16, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Yours truly,

Karl G. Metzner
Planner I

KGM:dlw

CC: William H. Buttolph
2856½ Bunting Ave.

Tom Logue
Paragon Engineering

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

_____ X
 _____ X
 _____ X

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan


_____ X
 _____ X
 _____ X
 _____ X

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

_____ X
 _____ X
 _____ X
 _____ X
 _____ X
 _____ NA
 _____ NA

This application completed by:

Paragon Engineering, Inc.	
name	name
P.O. Box 2872, Grand Junction, Co.	
address	address
	December 1, 1977
signature	date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: December 1, 1977

Development Name: The Powell Apartments & Business Center

Filing _____

Location of Development: TOWNSHIP 15 RANGE 1E SEC 18 1/4 NE

Owner(s) NAME William H. Buttolph

ADDRESS 2856 1/2 Bunting

Developer (s) NAME John Nelson

ADDRESS 444 White Ave.

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
() Single Family	_____	_____	_____
(x) Apartments	12	0.49	59.46
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
(x) Commercial	N. A.	0.33	40.54
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	_____	_____
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	_____	_____
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

*By Map Measure

0.82

100%

Estimated Water Requirements 2700 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 2300 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

A. (18) copies of this application required. Numbering system corresponds with Grand Junction Development Regulations. Layouts and designs initiate for this application should incorporate the Design Standards reviewed in Section III of the regulation. If question not applicable, indicate by n/a.

B. The Powell Apartments and Business Center.
name of subdivision

C. Owners and/or subdividers.

<u>John A. Nelson</u>	_____	_____
name	name	name
<u>444 White Ave. Grand Junction, Colorado 81501</u>	_____	_____
address	address	address
<u>243-0451</u>	_____	_____
business phone	business phone	business phone

Designer:

<u>Paragon Engineering Inc.</u>	<u>243-8966</u>
name	business phone
<u>P. O. Box 2872, Grand Junction Co. 81501</u>	<u>9402</u>
address	registration and number

D. Legal description. (Attach additional sheets as necessary). _____

See Attached

Total acreage 0.8.

E. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check list shall be completed to insure that the map contains the essential information required by the subdivision regulations (see regulations for detailed information).

- 27-2.2 f. Scale and Size
- | | | |
|---|-------|---|
| (1) Proposed Name | _____ | x |
| (2) Location and boundaries | _____ | x |
| (3) Names and Addresses of subdivider and engineer or surveyor | _____ | x |
| (4) Date of preparation | _____ | x |
| (5) Total acreage | _____ | x |
| (6) Location and dimensions for existing streets, alleys, easements and water courses | _____ | x |

DEC 28 1977



PARAGON ENGINEERING, INC.

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

December 22, 1977

Planning Staff
City of Grand Junction
P. O. Box 897
Grand Junction, Co. 81501

Dear Staff:

This letter is being written on behalf of the developer of "The Powell Apartments and Business Center" in response to staff comments.

1. The developers are aware of the city requirement of parking being only allowed on one side of Belford Ave.
2. The developer understood that at the Outline and Preliminary Development Plan stages of the project that the existing 40 foot right-of-way was adequate due to the fact that it presently is a dead end residential collector roadway.
3. Lamps as shown on the development are to be placed on 12 foot poles and will be equipped with shades in order to direct lighting to the ground.

Should you have any questions or comments regarding these matters feel free to contact our office.

Sincerely,

Thomas A. Logue
Thomas A. Logue

TAL/na

January 3, 1978

Mr. William H. Buttolph
c/o John Nelson
444 White Avenue
Grand Junction, CO 81501

Re: File #75-77 - Final/Plat/Plan PD-8, Powell Apartments.

Dear Mr. Buttolph:

The Grand Junction City Planning Commission, at their regularly scheduled meeting of December 28, 1977, approved the final plat and development plan for Powell Apartments and Business Center. Approval was subject to the following:

1. Alternate planting material as recommended by City Parks and Recreation Department.
2. Additional easement as required by Public Service.
3. Street improvements & Powers of Attorney as required by City Engineering Department.
4. Fire hydrants and water lines as required by City Fire Department.

This item will be heard before the Grand Junction City Council on January 18, 1978. If you have any questions or comments concerning this approval, please contact us prior to this date.

Yours truly,

Karl Metzner
Planner I

RM/lld

cc: Tom Logue, Faragon Engineering



file

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 30, 1978

Mr. William H. Buttolph
c/o Mr. John Nelson
Home Owners Realty
444 White Avenue
Grand Junction, Colorado 81501

75-77

Gentlemen:

Re: Belford Avenue Paving at PDB Powell Apartments

A letter of January 3, 1978, from the City Development Department notified you of City Planning Commission approval of PD-8 for the above development subject to conditions which included "Street improvements and Powers of Attorney as required by City Engineering Department". The City Council approved the development final plat on January 18, 1978, subject to the conditions of the Planning Commission.

We have in our file a plan sheet for the street improvements prepared by Paragon Engineering, a Power of Attorney for certain street improvements as recorded March 3, 1978, and a proposal from Asphalt Construction Inc. dated July 12, 1978. (Please note the proposal describes the pavement width as "20 ft." when it should be 22 ft. as shown on the Engineer's plan)

A portion of the Belford Avenue paving has been installed (and some removed also) but the work is not completed. Today approximately one-half of the length involved is unpaved. Several discussions have been held with Mr. Nelson, Mr. Dorsey, and Mr. Patty by both Development and Engineering staff members in an attempt to obtain some commitment as to when the construction will be completed. Mr. Patty reported to us on October 13, 1978, that he had talked to Mr. Bradford of Asphalt Construction and been told the paving would be completed early the week of October 16, 1978. Mr. Kenney of our staff called Mr. Nelson on October 23 and was told Mr. Dorsey had talked to Mr. Patty and told him "they" were going to take care of the problem. Mr. Nelson visited my office October 23, 1978, and exhibited some frustration about not being able to get Asphalt Construction to complete the work.

I do not feel the City Engineer should nor should have to get involved in your personal business affairs. All I want to know is when will the required improvements be completed? We have received inquiries from area residents about the incomplete paving and are not even able to respond definitively. A reasonable amount of time has

passed and certainly City staff has contacted enough people about this matter to no avail. Your attention to correct this situation is appreciated.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

cc - E. C. Bradford, Asphalt Construction
Jim Patty, Paragon Engineering
Jerry Ashby
→ Del Beaver
John Kenney
Jim Patterson



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

November 6, 1978

Mr. William H. Buttolph
2856½ Bunting Ave.
Grand Junction, CO 81501

*File 75-77
Powell Apts PDB*

Dear Mr. Buttolph:

Ron Rish is on vacation this week. Rather than delay an answer to your letter which we received on November 6, 1978, I am taking the opportunity to respond.

The reason that Ron sent the letter to you through John Nelson was because that is the same form that the last communication of record took, which Ron referred to in his letter (copy enclosed). We normally don't check the records for change of ownership preceding each piece of correspondence during the ongoing progress of a single development.

I'm sorry if you feel that Ron's letter is harrassment. We have tried on numerous occasions to work with those more directly involved in the construction having had several discussions with Mr. Nelson, Mr. Dorsey, Mr. Patty, and Mr. Bradford. Having little success in those areas, we decided to appeal to the owner for help. The purpose of Ron's letter was to seek information from the owner as to when the street work will be completed so that we can respond to questions from residents in the area as well as for our own information.

As far as I can determine, Mr. John A. Nelson is the current owner. If that is true, I am at a loss as to why Mr. Nelson didn't respond to our request as the owner, since the letter was sent through him to you. In any event, as far as I can determine at the present time you are in no way involved in the ownership of the Powell Apartments on Belford Avenue.

Sincerely,

JEP
James. E. Patterson, Jr.
Public Works Director

cc - E. C. Bradford, Asphalt Construction
Jim Patty, Paragon Engineering
Jerry Ashby
Del Beaver ←
John Kenney
Keith Mumby
Ron Rish

CITY OF GRAND JUNCTION, COLORADO

Reply Requested

Yes No

MEMORANDUM MESA COUNTY DEVELOPMENT DEPARTMENT
JUN 20 1979
From: (To:) Ron Rish

Date

June 18, 1979

To: (From:) Jim Patterson

From: (To:) Ron Rish

RRR

Subject: Belford Avenue at 28 1/2 Road

As discussed with you, in preparing designs for St. 79 I.D. which includes a petition for Belford Avenue east of 28 1/2 Road, we have encountered a serious problem with some asphalt pavement which has been constructed on the west end of Belford Avenue by the developers of Powell Apartments.

Approval of Powell Apartments as a Planned Development included partial street improvements and power of attorney for the remaining future construction. The center 22 ft. of mat was to be constructed to fit a design of future fully improved street for Belford Avenue. The plan was prepared by Bob Gerlofs and the history of construction problems is partially documented in the attached letters. We have not yet been asked to final inspect and accept the pavement nor have we received any construction test results or as-built drawings.

To design the entire length of Belford for full street improvements this year, we surveyed actual conditions in the field and in laying it out on paper discovered:

1. The mat is not located on the center of the street.
2. The mat is not constructed to the plan grades.
3. The pavement cross-slopes vary between 0.06% and 3.67% vs the plan which calls for a constant 1.50%.
4. The pavement is high in relationship to the adjacent properties and if curbswalks are added to match the pavement the backs of walk will be approximately as much as one (1) foot higher than the yards.

I discussed the above with Bob Gerlofs by telephone on June 14, 1979, and invited him to visit our office to view our worksheets and survey data. Bob indicated they were not used as the engineers during construction and seemed concerned that the construction may not have been according to his plan.

Because of all the above, I recommend we design and construct Belford Avenue improvements without trying to utilize the in-place pavement or pan since:

1. They do not fit a good design for the street. (Matching yards and providing drainage)
2. Our survey indicates the pavement is not according to the Gerlofs plan.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

June 18, 1979

To: (From:) Jim Patterson From: (To:) Ron Rish

Belford Avenue at 28 1/2 Road (page 2)

3. With the construction history and Gerlof's concern, I am not even sure what they built and if it is to City specifications.

It follows, that since we cannot utilize the pavement (as was originally intended) that the Powell Apartments property should be assessed for the full-cost of their half of the street as constructed as part of St. 79 ID.

With your approval, we will proceed with St. 79 ID work on the above-stated basis.

Enclosures

cc w/Encl: Jerry Ashby
Jim Patterson

cc - John Kenney
Darrel Lowder
Karl Metzner
Don Newton

75-77



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

October 19, 1979

Mr. John A. Nelson
Home Owners Realty
444 White Avenue
Grand Junction, CO 81501

Dear Mr. Nelson:

RE: Belford Avenue at Powell Apartments. *city P.d.*

As requested by you on October 17, 1979, I have checked our file to determine the preliminary estimate of assessment for improvements to Belford Avenue. Based on the construction bids and some preliminary assumptions for engineering and other administrative costs the preliminary estimate of assessment for the Powell Apartments share of improvement district costs for Belford Avenue is:

296.86 ft. x \$43 = \$12,765

The improvements on your side of Belford Avenue consist of 13'-6" wide asphalt pavement over compacted base course material; a 6 ft. wide concrete curb, gutter and sidewalk; and storm drainage facilities as-required. The details of these improvements are shown on construction plans as presented in the public hearing of August 15, 1979. These detailed plans have been and are available in the City Engineering offices for your examination.

Final assessment figures based on actual costs will be sent to property owners upon completion of all district construction. If you wish to meet to discuss these matters further please contact either Mr. Ashby or myself.

Very truly yours,

Ronald P. Rish

Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc - Gerald Ashby
Darrel Lowder
Karl Metzner ✓
Jim Patterson



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

January 9, 1990

Mr. Jack Williams
Bray & Co Realtors
1015 N 7th Street
Grand Junction, Colorado 81501

Dear Mr. Williams:

I have reviewed the development plans and approvals for the Powell Apartments and Business Center (file 75-77), 28 1/2 Road and Belford Avenue, and have determined that retail uses are allowable in the existing structure. No amendment to the plan is required. Retail uses operating from this location are not permitted to have any outside display or storage of goods or materials.

Please let me know if I can be of any additional assistance in this matter.

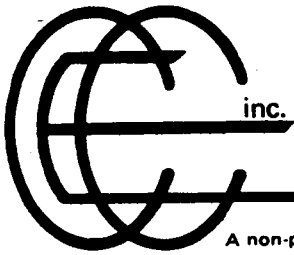
Sincerely,

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner
Director of Planning

xc: file 75-77

KGM/bd



inc.

The Center for Enriched Communications Inc.

P.O. Box 40113 Grand Junction, CO 81504

(303) 243-9539

A non-profit Corporation

May 9, 1991

Cathy Portner
City Planning Department
250 N 5th Street
Grand Junction, CO 81501

Dear Cathy,

The Center for Enriched Communications is interested in expanding its counseling space. We currently lease approximately 2,000 sq ft of the Powell Building. Its street address is 496 28-1/2 Rd (although it could be listed in your files on Belford).

The northmost upstairs apartment is available and could be used with no remodeling. It contains between 900 and 1,000 sq. ft. of space. Before we commit CEC to a year-long lease, I would appreciate your written evaluation of this proposed growth of CEC space.

There is an occupied apartment upstairs with about the same square footage. In addition, a drapery shop and the Association for Retarded Citizens occupy about 1,000 sq. ft. each. (We'd be approximately one-half of the total building space.)

In response to your questions during our telephone discussion, there are currently 16 paved, striped spaces in the lot of the Powell Building. Staff use the gravel area near the south doors as between 2 and 4 additional spaces. That use of gravel enables clients easier access to CEC services.

If you have further questions, do call me.

Sincerely

Suzanne M. Tucker
Executive Director



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

May 10, 1991

Suzanne M. Tucker
Executive Director
The Center for Enriched Communications, Inc.
P.O. Box 40113
Grand Junction, CO 81504

Dear Suzanne:

This is in response to your letter dated May 9th regarding the proposed expansion of your counseling space at 496 28 1/2 Road, known as the Powell-Building. That property is zoned Planned Business (PB) and only those uses approved with the original plan for the building are allowed. Development File #75-77 indicates that the entire building on the northeast corner of 28 1/2 Road and Belford was proposed for offices. Therefore, your proposed expansion into the upstairs apartment for counseling services would be allowed.

The existing 16 paved parking spaces and an additional 4 employee spaces are adequate for the counseling center's use of 3,000 sq. ft. of the building and the additional 1,000 sq. ft. each for the drapery shop and the Association for Retarded Citizens and the other apartment.

Please contact the Building Department at 244-1631 and the Fire Department at 244-1400 to find out if there are Building or Fire Code requirements for the change in use.

Please call me at 244-1446 if you have other questions.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner, AICP
Senior Planner