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File 1978-0126
Date 9/25/00

Project Name: TheNisley Apartments – Preliminary Plan

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	
t	d	
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	Location Map
X	X	Review Sheets	X		Outline Development Plan
X	X	Final Plat Application	X		Preliminary Development Plan
X	X	Development Summary Form	X	X	Final Plan <i>TO BE ANNOTATED</i>
X		Power of Attorney			
X		Certification of Plat – Roger Head			
X	X	Preliminary Plan Application			
X		Deed			
X	X	Action Sheet			
X	X	Review Sheet Summary			
X	X	Petition and Application for Rezoning			
X	X	Letter from Karl Metzner to Frank Nisely re: approval of item – 4/2/79			
X	X	Letter from Karl Metzner to Frank Nisely re: conditions of approval – 4/25/79			
X	X	Letter from Del Beaver to Frank Nisley re: conditions of approval- 12/27/78			

A. (18) COPIES OF THIS APPLICATION REQUIRED. NUMBERING SYSTEM CORRESPONDS WITH GRAND JUNCTION DEVELOPMENT REGULATIONS. LAYOUTS AND DESIGNS INITIATED 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 NISLEY APARTMENTS
(Name of Subdivision)

C. Owners and or/Subdividers

Frank Nisley _____
(Name) (Name) (Name)

519 Grand Ave., Grand Junction CO 81501 _____
(Address) (Address) (Address)

242-8003 _____
(Business Phone) (Business Phone) (Business Phone)

Designer:

Paragon Engineering Inc. _____
(Name) (Business Phone)

P.O. Box 2872, Grand Jct. CO 81501 _____
(Address) (Registration and Number)

D. Legal Description. (Attach additional sheets as necessary.)

Submitted at earlier date

Total Acreage 0.70

E. Eighteen (18) copies of completed application and map submitted?

Yes X No _____ If "no", explain:

The following checklist shall be completed to insure that the map contains the essential information required by the subdivision regulations.

FOR COMPLETE SUBMITTAL REQUIREMENTS, SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED!

- 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> |
| (7) | Location, Dimensions, and Names of Proposed Streets, Alleys, Easements, Lot Lines and Public Sites. Show <u>PRELIMINARY</u> Street Engineering including Pavement Widths, Curb, Gutters, Crosspans, and Sidewalks with Horizontal Dimensions | <u>X</u> |
| (8) | Topography | <u>X</u> |
| (9) | Floodplain Designation | <u>N.A.</u> |
| (10) | Land Use Breakdown - Number and Size of Lots | <u>X</u> |
| (11) | Sites for Multi-Family Residential, Business or Non-public Uses | <u>X</u> |
| (12) | Adjacent Zoning | <u>X</u> |
| (13) | Names and Locations of Adjoining Subdivisions, Names and Dimensions of Existing Streets and Other Relevant Data on Adjoining Properties | <u>X</u> |
| (14) | Location and Size of Existing Sewer and Water Lines, and Proposed Utility Easements | <u>X</u> |
| (15) | Location and Size of Proposed Water and Sewer Taps, Easements, Line Sizes, Fire Hydrant Locations, and Street Lighting | <u>X</u> |
| (16) | All Applicable Drainage Information as Required in Sec. 27-2.2f, paragraph (4), (Preliminary Plat Requirements). The <u>ENTIRE</u> drainage system to an acceptable disposal site must be addressed, <u>NOT</u> limited to on-site only. | <u>X</u> |
| (17) | Geologic Report (Preliminary Statement) | <u>X</u> |

NOTE: ENGINEERING INFORMATION SUBMITTED ON PRELIMINARY PLAT IS NOT INTENDED TO BE DETAILED DESIGN. IT SHOULD BASICALLY BE A GRAPHIC PLAN WHICH SHOWS INTENT AND ANSWERS BASIC ENGINEERING QUESTIONS. (SIX (6) COPIES OF DRAINAGE, UTILITIES, AND ROADWAY INFORMATION REQUIRED FOR SUBMITTAL).

Text

Eighteen (18) copies of text material in report form submitted?
 Yes X No _____ If "no", explain:

Subdivision Summary Form? Yes X No _____

27-2.2 f (4) Copy of certificate of title with a list of all mortgages, judgments, liens, etc. of record. (3 copies)

This application completed by:

Paragon Engineering Inc.
 (Name)

Thomas A. Rogue
 (Signature)

P.O. Box 2872, Grand Jet. Co.
 (Address)

March 1, 1977
 (Date)

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: March 1, 1979

Development Name: THE NISLEY APARTMENTS

Filing —

Location of Development: TOWNSHIP 1N RANGE 1W SEC 7 1/4 S.W.

Owner(s) NAME Frank Niskey

ADDRESS 519 Grand Ave., Grand Jct. CO 81501

Developer (s) NAME Above

ADDRESS _____

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
(X) Single Family	<u>1</u>	_____	_____
(X) Apartments	<u>10</u>	<u>0.11</u>	<u>15.7</u>
() Condominiums	_____	_____	_____
() Mobile Homes	_____	_____	_____
() Commercial	N. A.	_____	_____
() Industrial	N. A.	_____	_____
() Other (specify)	_____	_____	_____
	Street	<u>0.02</u>	<u>17.2</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	<u>0.40</u>	<u>57.1</u>
	Easements	_____	_____
	Other (Specify)	_____	_____
	<u>Parking</u>	<u>0.07</u>	<u>10.0</u>
	TOTAL		
		<u>0.70</u>	_____

*By Map Measure

Estimated Water Requirements 3520 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 2820 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.

REVIEW SHEET SUMMARY

FILE # 126-78

ITEM REZONE R-1-D to PD-20 Preliminary

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
3-7-79	CITY FIRE	Okay rezone but requirements for fire flow must be met at time of construction.
3-13-79	G.J. DRAINAGE	Okay
3-13-79	PARKS AND REC.	No comment.
3-13-79	CITY ENG/UTILITIES	No comment.
3-13-79	CITY ENG/RISH	1. Curb, gutter and sidewalk exist on 28½ Road. 2. Appropriate right of way and power of attorney for full-cost of curb, gutter and sidewalk on Elm should be obtained.
3-13-79	P.D. ED VANDERTOOK	Height of privacy fence? Recommend 6 ft. Recommend sufficient lighting for both parking areas.
3-19-79	MOUNTAIN BELL	No objection.
3-19-79	PUBLIC SERVICE	Electric: Will require additional easements as shown on plat or can get easement from developer at time of construction. Single family house could be served from new U.G. distribution system. Gas: no objection - service lines from mains in Elm and in 28½ Road.
3/27/79	COMPREHENSIVE PLANNER	No comment
3/27/79	DESIGN AND DEVELOPMENT PLANNER	Recommend approval subject to review comments.
	GJPC	MIKESELL/RIDER/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN TO THE CITY COUNCIL SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

RECEIVED AFTER DECEMBER 19, 1978 MEETING

FILE # 126-780

ITEM REZONE R1D to PD-20

DATE REC.

REVIEW AGENCY

COMMENTS

12-29-78

PUBLIC SERVICE

Gas: no objections. Electric: no objection,
will work with developer at time of final plat.
May require exhibit easement by P.S. Co.

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

April 2, 1979

Frank Nisely
519 Grand Ave.
Grand Junction, Co 81501

Re; #126-78, Nisely Apartments- PD-B - Preliminary ✓

Dear Sir:

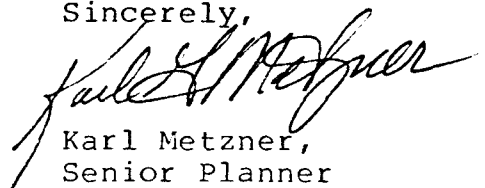
The item referenced above was approved by the Grand Junction Planning Commission on March 27, 1979. This item will be heard before the Grand Junction City Council on April 18, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

1. Due to an incorrect identification of PD-8, zoning will be processed with the final plan.
2. Staff and review comments (on file in our office.)

Please contact our office if you have any questions concerning this item.

Sincerely,



Karl Metzner,
Senior Planner
Design/Development

cc Tom Logue
Paragon Engineers

skd

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

April 25, 1979

Frank Nisely
519 Grand Avenue
Grand Junction, CO 81501

Re: File #126-78

Dear Mr. Nisely,

The item referenced above was approved by the Grand Junction Planning Commission on April 24, 1979. This item will be heard before the Grand Junction City Council on May 16, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

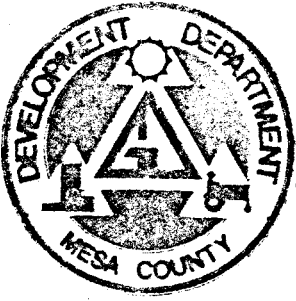
Recommend approval of rezone, recommend approval of final plan, recommend approval of plat subject to all staff review comments.

Please contact our office if you have any questions concerning this item.

Yours Truly,


Karl Metzner
Senior Planner

KM/nh



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

December 27, 1978

Mr. Frank Nisley, Jr.
2119 Kadesh Way
Grand Junction, Colorado

Re: File # 126-78 Outline Development Plan.

Dear Mr. Nisley,

The item referenced above was approved by the Grand Junction Planning Commission on 12/19/78. This item will be heard before the Grand Junction City Council on 1/17/79.

Conditions, restrictions or special requirements placed on this approval are as follows:

- This item will have to be zoned PDB instead of PD20.
- Power of Attorney for street improvements on Elm and 28 $\frac{1}{2}$ Road.

Please contact our office if you have any questions concerning this item.

Yours truly,

Del Beaver by KMS
Del Beaver, Senior Planner
Design/Development

cc: Paragon Engineering/Attn: Tom Logue

REVIEW SHEET SUMMARY

FILE # 126-78

DATE SENT TO REVIEW AGENCIES 3/30/79

THE REZONE R1D to PD-B & THE NISLEY APARTMENTS DATE DUE 4/20/79

FINAL PLAN
PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-17-79	CITY FIRE	Water in area will meet fire flow requirements. Okay to rezone.
4-16-79	CITY UTILITIES-JENSEN	Suggest a 15 foot easement for the sewer line for Fruitvale sewer district. The three inch water line shall have a meter at the property line and shall be a <u>compound</u> meter in a vault with bypass to city spec constructed at the cost and meter purchased by the owner. Please check with us to get the meter type approved prior to purchase of the water meter.
4-16-79	POLICE DEPT.-VANDERTOOK	No comment.
4-16-79	CITY ENGINEER - RISH	1) 33 ft. half ROW seems appropriate for both Elm Avenue and 28½ Road. 2) Should obtain power of attorney for full street improvements for Elm Avenue.
4-23-79	PUBLIC SERVICE	Electric: easements as shown in final plat are ok. Gas: No objections.
5-16-79	COUNTY COMMISSIONERS	Approved zone, approve plan & plat.
	DESIGN AND DEVELOPMENT PLANNER	Recommend approval subject to review comments.
4-24-79	GRAND JUNCTION PLANNING COMMISSION	Recommend approval of rezone, recommend approval of final plan, recommend approval of plat subject to all staff/review sheet sheet comments.

CITY COUNCIL 5-16-79

MOVED BY COUNCILMAN O'DWYER: THAT THE PROPOSED ORDINANCE BE PASSED FOR PUBLICATION.
SECONDED BY COUNCILMAN JOHNSON.

MOVED BY COUNCILMAN JOHNSON: THAT THE FINAL PLAN AND PLAT FOR NISLEY APARTMENTS BE APPROVED SUBJECT TO THE CONDITIONS OF THE PLANNING COMMISSION. SECONDED BY COUNCILMAN BRACH.

REVIEW SHEET SUMMARY

FILE # 126-78

ITEM REZONE R1D to PD-20

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
12-12-78	CITY ENG.-RISH	(1) Power of Attorney for full-street improvements on Elm should be granted. (2) Paved parking area should be sloped to drain either to 28½ Road or to dissipate into <u>this</u> property's lawn area. It should not slope toward the neighbor's property.
12-12-78	MCKEE	Any plantings on corner of 28½ and Elm should be kept low - 30" or less.
12-8-78	FIRE DEPT.	Okay to rezone, but at time of construction, required fire flow must be met.

PLANNING DEPARTMENT

Recommend approval based on staff/review comments.

PLANNING COMMISSION

Approved 12/19/78.

Acres _____
Units _____
Density _____

ACTION SHEET

EXIST File
File # 126-78
Zone PD-20
Tax Area Code _____

Activity The Nisley Apartments

Phase Preliminary

Date Neighbors Notified Post sign

Date Submitted 2 March 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out 2 March 1979

PC Hearing Date 27 March 1979

Review Agencies 10 DAY Review Period - ~~Return By~~ _____

Send

- ____ COUNTY ROAD DEPARTMENT
- ____ COUNTY HEALTH DEPARTMENT
- ____ COUNTY SURVEYOR
- ____ COMTRONICS
- ____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- ____ SOIL CONSERVATION SERVICE
- ____ SCHOOL DISTRICT 51
- ____ STATE HIGHWAY
- ____ STATE GEOLOGICAL
- ____ STATE HEALTH - RADIOLOGICAL
- ____ TRANSAMERICA TITLE

Send

- FIRE City
- ____ IRRIGATION _____
- DRAINAGE G.J.
- ____ WATER (UTE, CLIFTON) _____
- ____ SEWER _____
- CITY ENGINEER/UTILITIES Rish
- ____ MACK, LOMA, MESA, COLLEBRAN
- ____ FRUITA, PALISADE
- City Utilities - Jensen
- P.D. Ed Vandu Took
- Public Rec. Ken Tideman

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>3-27-79</u>	<u>rec app. of development plan subject to staff + review comments</u>

Common Location Northwest Corner of Elm Ave & 28 1/2 road.

Staff Comments

Lighting in parking lot, P.O.A streets

Original Documents

- ____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
- ____ Imp. Guarantee Receipt # _____ Check # _____
- ____ Covenants _____ Open Space Dedication
- ____ Power of Attorney
- ____ Dev. Schedule

Acres .7
Units 11
Density _____

ACTION SHEET

File # 126-79
Zone R-1-D
Tax Area Code _____

Activity Rezone R-1-D to PD-B

Phase Final Dev. Plan

Date Neighbors Notified _____

Date Submitted 30 Apr March 79

Date CIC/MCC Legal Ad 16 May 79

Date Mailed Out _____

PC Hearing Date 24 April 79

Review Agencies 10 day review Period - Return By _____

- Send
- COUNTY ROAD DEPARTMENT
 - COUNTY HEALTH DEPARTMENT
 - COUNTY SURVEYOR
 - COMTRONICS
 - GRAND VALLEY RURAL POWER
 - MOUNTAIN BELL
 - PUBLIC SERVICE
 - SOIL CONSERVATION SERVICE
 - SCHOOL DISTRICT 51
 - STATE HIGHWAY
 - STATE GEOLOGICAL
 - STATE HEALTH - RADIOLOGICAL
 - TRANSAMERICA TITLE

- Send
- FIRE G.Y.
 - IRRIGATION _____
 - DRAINAGE _____
 - WATER (UTE, CLIFTON) _____
 - SEWER _____
 - CITY ENGINEER/~~UTILITIES~~ Rish
 - MACK, LOMA, MESA, COLLBRAN
 - FRUITA, PALISADE
 - City Utilities - Jensen
 - P.D. - Ed VanderTook

Board	Date	Comments
<u>G.T.P.C.</u>	<u>4-24-79</u>	<u>Rec. approval of rezone, rec. approval of final plan, rec. approval of plat subject to all staff/review comments.</u>
<u>C.C.</u>	<u>5-16-79</u>	<u>Approved zone, approve plan & plat</u>

Common Location N.W. Corner 28 1/2 rd & Elm Ave

Staff Comments
15' easement for sewer

Original Documents

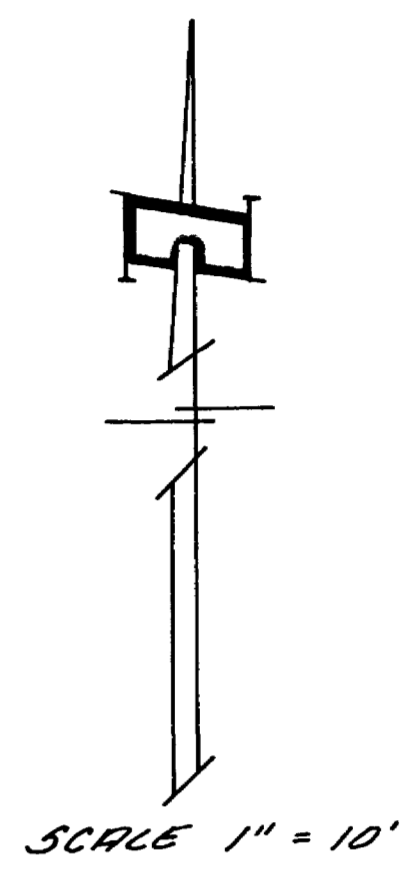
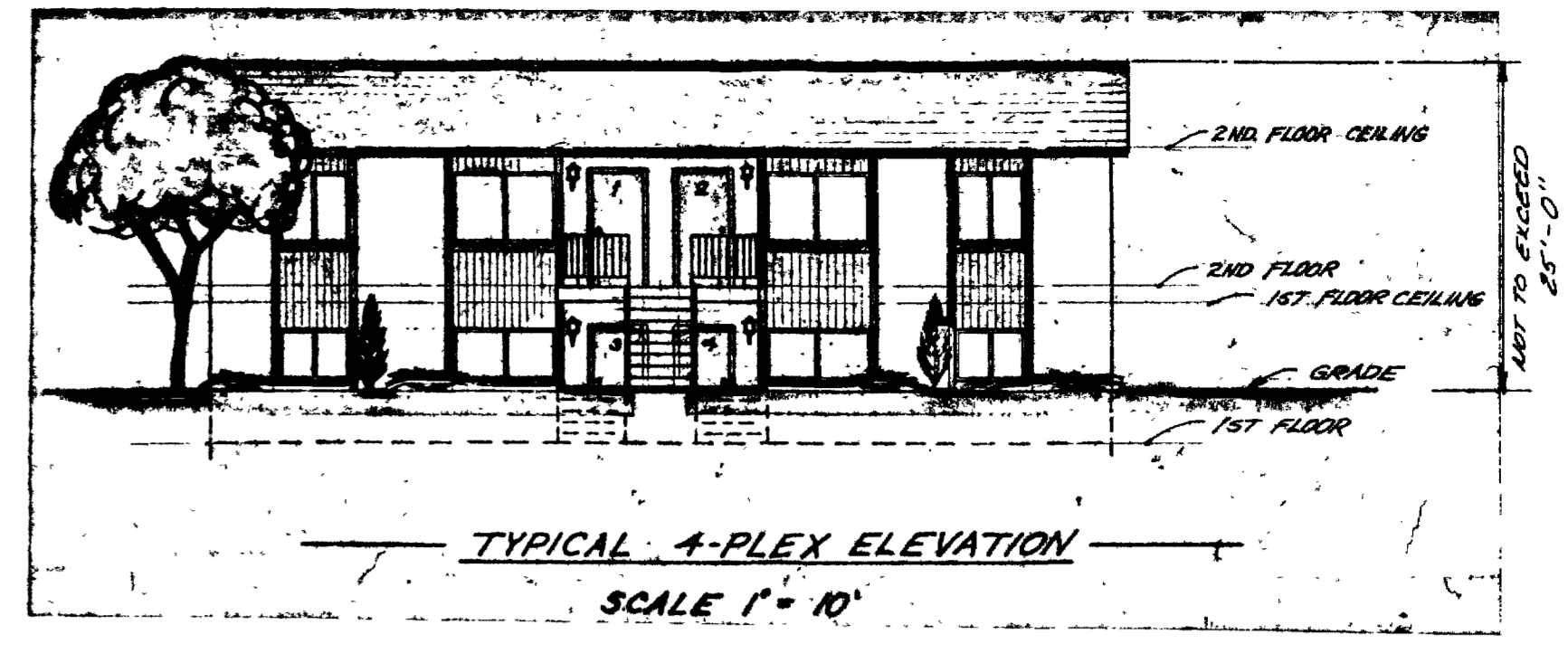
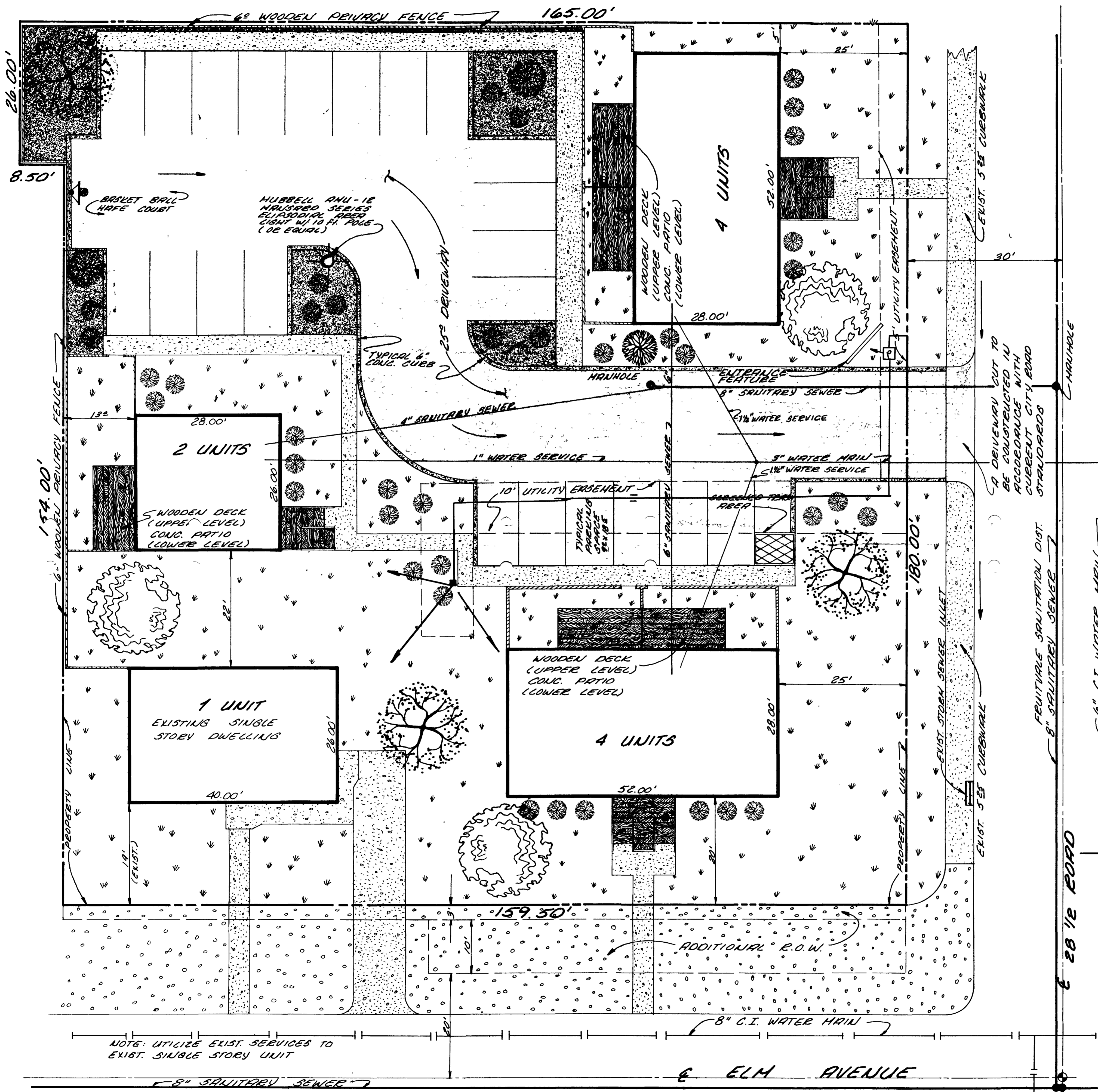
Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

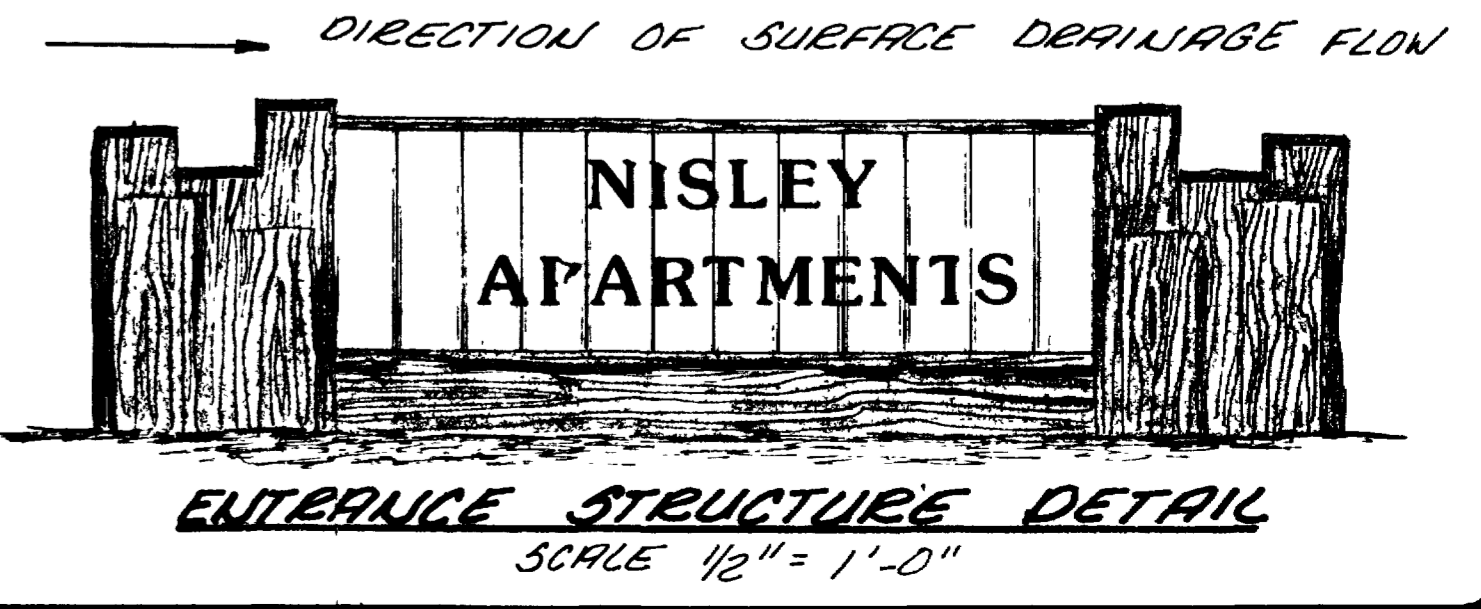
Power of Attorney

Dev. Schedule



- NOTES**
- TOTAL UNITS = 11
 2 - 4 PLEX 2912 SQ. FT.
 1 - DUPLEX 729 SQ. FT.
 1 - EXIST. 460 SQ. FT. } 11 ACRES
 - TOTAL ACRES = 0.7 AC.
 - DENSITY = 15.7 UNITS / ACRE
 - TOTAL PARKING = 22 SPACES
 0.07 ACRES
 2 SPACES / UNIT
 - PRIVATE DRIVEWAY = 0.12 ACRES
 - LANDSCAPING = 0.4 ACRES

- LEGEND**
- CONCRETE
 - GRASS (500)
 - GRAVEL
 - BARK OR DECORATIVE ROCK
 - ASPHALT
 - WOOD SUITABLE FOR STEPS, LANDINGS & DECK
 - 6" High Privacy Fence
 - 5 BALLON SPREADING JUNIPER & PFTZEE
 - 10 BALLON COLORADO BLUE SPRUCE OR POWDEROSA PINE
 - 2" CALIPER WHITE ASH
 - 2" CALIPER SILVER LEAF MAPLE



NOTE: UTILIZE EXIST. SERVICES TO EXIST. SINGLE STORY UNIT