

Table of Contents

File 1979-0004
Date 10/5/00

1104 BOOKCLIFF AVE. - CONDITIONAL USE

Project Name: Grand Junction Housing Authority - Bulk Development

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>
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Follow-up Form
X	X	Review Sheets
X	X	Review Sheet Summary
X	X	Letter from Mark Curran to Paul Malinowski re: improvements-9/10/82
X	X	Letter from Bob Goldin to Paul Malinowski re: eliminate the new parking stall - 9/9/82
X	X	Speed letter from LOVE+CANINO+ERWIN-Architects to Del Beaver
X	X	Letter from Bobby Love to Karl Metzner - 1/3/79
X	X	Letter from Del Beaver to Paul Malinowski re: special conditions regarding approval - 1/31/79
X	X	Letter from Bobby Love to Karl Metzner - 1/3/79
X		Bulk Development Application
X		Deed
X	X	Site Plan <i>TO BE ANNOTATED</i>

CONDIT

Subdivision Bulk Dev. GRAND Jct. HOUSING AUTH:

Date 3 JAN 79 Item # 4-29

Petitioner B.B. Anderson Dev. Co., INC.

Loc. - 1104 Bookcliff Ave

1.8 ac.
25 UNITS

Review Agencies Comments

Review Agencies Comments

NOTE: Add'l info being sent

Note Plan 7-30-79
Revised B.P.C.
Reviewed B.P.C. 8-1-79
and C.C. approved without hearing.



Action Taken

Action Taken

P.C. Revised to recommend approval

P.C. _____

C.C. Approved 2/21/79

C.C. _____

Comments

Comments

Subj. to Review & Staff Comments with fencing around 3 sides of property



ITEMS REQUIRED FROM DEVELOPER

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

REVIEW SHEET SUMMARY

FILE # 4-79

ITEM BULK DEVELOPMENT GRAND JUNCTION HOUSING AUTHORITY

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
1-15-79	PUBLIC SERVICE	Electric: Will require a 10' easement along all perimeter lot lines. Gas: will require blanket easement for installation of mains. Easement to be delineated as per actual construction.
1-12-79	G.J. DRAINAGE	Okay
1-15-79	MOUNTAIN BELL	Will require utility easements as shown in red on the attached plat.
1-19-79	POLICE DEPARTMENT	Recommend parking lot lamps at each exterior corner of parking lot. Recommend low shrubs and maintaining visibility from one apartment to another and to the parking lot. Privacy to the exterior areas by the use of large shrubs will often increase criminal activity. Recommend a 6 foot perimeter fence on rear and sides of property.
1-19-79	PARKS AND RECREATION	<p>1. The use of fruit trees when there will be little, if any, care, spraying and pruning is inviting the proliferation of disease and pests. Substitutes could be Amur Maple, Golden Rain Tree, Hawthorn sp., Russian Olive or Purple Leaf Plum.</p> <p>2. I think the cottonless Cottonwood would soon outgrow the scale of this development. The Silver Maple is also a large rapid growing tree that is brittle and very susceptible to ice and wind storms.</p> <p>Some substitutes to consider would be Fruitless Mulberry, Linden and Seedless Green Ash.</p>
1-19-79	CITY UTILITIES	No utilities shown
1-19-79	FIRE DEPARTMENT	Estimated required firflow is 1000-1500 GPM Submit water plan for fire protection for approval.
1-22-79	CITY ENG-RISH	<p>1. Will the site drain to the street? It should be graded to drain to street and/or site drainage collected and retained or routed to the street.</p> <p>2. Street improvements look okay except that since we do not have 60' ROW consistently on Bookcliff, I suggest 27½' Half ROW be dedicated and detached sidewalk be set at 4' back of curb to fit current City Standards. All other dimensions and proposed street improvements look okay. I assume initial construction of imps. or power of attorney.</p>
1-22-79	CITY ENG-MCKEE	Good sight distance should be maintained at exit onto Bookcliff Avenue. Entrance should be of adequate width to allow ingress-egress.

STAFF RECOMMENDATIONS: Approval subject to review comments.

GJPC: MIKESELL/SIMONETTI/PASSED 6-1 (FLAGER VOTING AGAINST/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE BULK DEVELOPMENT, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS AND THE USE OF A PRIVACY FENCE.



CHAMBLISS
DILLON
JENKINS ARCHITECTS

December 27, 1978

Mr. Bobby Love
Love, Canino, Erwin Architects, P.C.
Suite 6-K Penthouse
14 Inverness Drive East
Englewood, CO 80110

Dear Bobby:

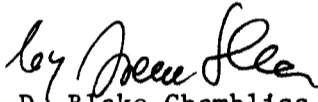
Enclosed is a copy of the Development Department's review comments.

Most of the comments can be covered by written descriptions, explanations, etc. I have discussed them and have explained some of them (the parking layout and the plan for future parking, if that proves to be necessary - and the clothes drying areas, etc.)

Karl Metzner (243-9200) indicated if you had specific questions, he could answer them for you on the phone.

He asked that if you could get additional notes on the drawings and/or additional written explanation of the items noted by January 5, he could send them out with their normal distribution. That would eliminate those items being raised again by each of the reviewing agencies and would reduce the possibility of a postponement of action on approval of the project.

Sincerely,


D. Blake Chambliss, AIA
Chambliss/Dillon/Jenkins

DBC/mb
Enclosure

cc: Karl Metzner

January 3, 1979

Mr. Karl Metzner
Development Department
P. O. Box 897
Grand Junction, Colorado 81501

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

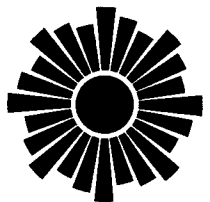
JAN 8 - 1979

Re: Bulk Development - Bookcliff Avenue
Grand Junction Housing Authority
B. B. Anderson Development Co.

Dear Karl:

As per your telephone instructions of this date, I'm submitting written clarification to the questions you raised. They are as follows:

- 1) North Arrow - Bookcliff Avenue is the south boundary of the site.
- 2) Utilities
 - a) Water - 6" main in Bookcliff - a 1 1/2" or 2" service will be brought into the site.
 - b) Power - along Bookcliff - service will be brought in as required by the Power Company.
 - c) Sewer - an 8" line is 175' south of the S.E. corner of the property. This will be extended north across Bookcliff to the site.
- 3) Parking spaces - 40 shown with allowances made for 8 additional if required in the future.
- 4) Irrigation water - none is available to the best of my knowledge.
- 5) Width of parking spaces - end spaces are 10 feet, interior spaces are 9 feet.
- 6) Elevation of buildings - see enclosed prints.
- 7) Area lighting - omit light shown in center of island and substitute one in each planting area (4) at corners of parking lot.
- 8) Mesa County Drainage Ditch - If this is presented being used to carry run off from the site we will continue to use it, if not we will seek permission to use it.
- 9) Parking lot drainage - will drain to new curb and gutter which will drain in the direction of the existing drainage.
- 10) Site Drain to Street - omit.
- 11) Street dedication - 30' shows as total dedication, I think the original was 15 feet.
- 12) Treatment between sidewalk and curb - we will request that the City provide street trees. If we plant grass who will maintain?



LOVE + CANINO + ERWIN - ARCHITECTS, P.C.

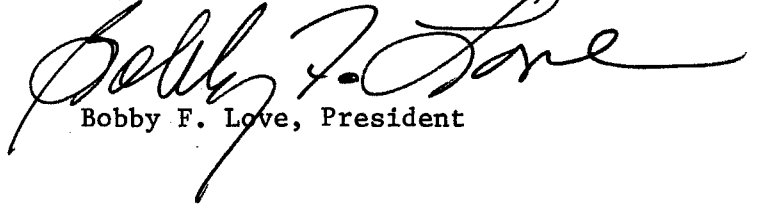
14 INVERNESS DRIVE EAST SUITE 6-K PENTHOUSE ENGLEWOOD COLO. 80110 (303) 770-7541

Mr. Karl Metzner
Grand Junction, CO.
Page two

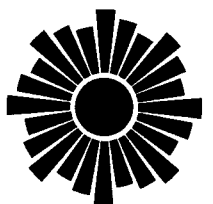
- 13) Ground cover in planting areas at corner of parking lot will be grass.
- 14) Screening for trash areas will be by plantings.
- 15) Plant schedule - we will eliminate seedless Cottonwood and Silver Maple and substitute seedless ash and American Linden. We will eliminate the fruit trees and substitute 4 of the following: Tatarian Dogwood, Flowering Dogwood, Hopa Crabapple, Newport Plum or Shurbert Chockcherry.
- 16) Tot Lot - will remain an undeveloped play area. Access will be between buildings #9 and #10. Buildings do not have windows on the side except one at stair landing on second floor. Area will have grass surface.
- 17) Rectangle shapes in rear yards are concrete pads with clothes line and metal post.
- 18) Units are all duplexes.
- 19) 5 foot high fence - Material will be fir or cedar left natural to weather. Boards will be installed vertical with a 1-1/2" space between boards.
- 20) Existing House - will become the property of the Housing Authority and access will be from Bookcliff as it is presently.

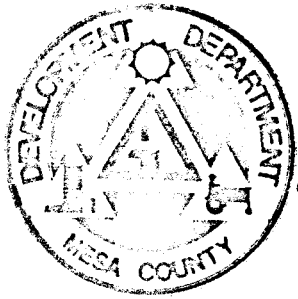
Should you have any more questions please do not hesitate to call me.

Sincerely,
LOVE+CANINO+ERWIN-ARCHITECTS, P.C.


Bobby F. Love, President

BFL/klt





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

January 31, 1979

Paul Malinowski, Director
Grand Junction Housing Authority
2236 North 17th Street
Grand Junction, Colorado 81501

Re: File #4-79, Bulk Development at 1104 Bookcliff Avenue (Conditional Use)

Dear Paul,

The item referenced above was recommended for approval by the Grand Junction Planning Commission on January 30, 1979. This item will be heard before the Grand Junction City Council on February 21, 1979.

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

- Perimeter screen fencing on west, north, and east of property.
- Lighting at entrance.
- Sight line clearance at entrance (low shrubs and good visibility).
- Park Department recommendation as per vegetation species.
- Positive Drainage to street.
- Detached sidewalk in 27½' Dedicated Right of Way (as per adopted street standards).
- Power of Attorney for all public improvements not done at time of project construction.

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

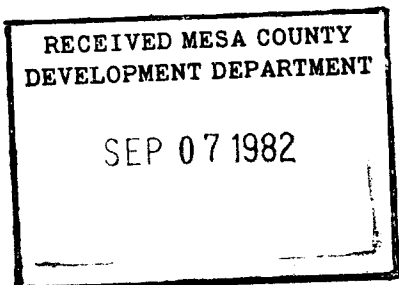
Yours Truly,

Del Beaver
Senior Planner, Design/Development

cc: Blake Chambliss, Chambliss, Dillon, Jenkins
B.B. Anderson Development Company



GRAND JUNCTION HOUSING AUTHORITY
2236 North 17th St. (303) 245-0388
Grand Junction, Colo. 81501



September 3, 1982

Mr. Bob Goldin
Development Department
Courthouse Annex
Grand Junction, CO 81501

Dear Bob,

Pursuant to our recent telephone conversation, I am requesting that we be allowed to relocate our trash dumpster at 1104 Bookcliff Avenue as indicated on the enclosed site plan. I have gotten concurrence from Bill Reeves, Sanitation Department, during a site visit he did on August 31. The new location will take up two previous parking stalls while the old dumpster site can be converted back to a parking stall, resulting in a net loss of one parking space. However, at peak usage, the parking lost is only 75% full.

I would appreciate a written response from your office regarding our request. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Paul Malinowski".

Paul Malinowski
Executive Director

PM/dw

Enc.

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SPEED LETTER®

TO Mr. Del Beaver, Senior Planner
City-County Development Dept.
P.O. Box 897
Grand Junction, CO 81501

FROM LOVE+CANINO+ERWIN-ARCHITECTS, P.C.
Suite 6-K Penthouse
14 Inverness Drive East
Englewood, CO 80112

SUBJECT File #4-79, Bulk Development at 1104 Bookcliff Ave.

NO. 9 & 10 FOLD

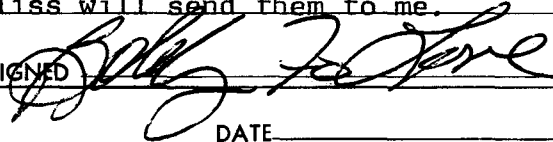
MESSAGE

DATE Feb. 16, 1979 X~~9~~

Dear Del, Enclosed are two copies of sheets LS-1 Site Improvement Plan & LS-2 Grading Plan. 1) The plans show the additional 5' high fence on the west and north lines, there is an existing fence on the east line. 2) An area light has been added at the entrance. 3) Sight line has been improved by angling the fence across the corner. Low shrubs will be planted in front of the fence. 4) Earlier I changed the plant species as recommended, should there be any other objectional plants I will make an approved substitution. 5) See LS-2 for drainage. 6) We will locate the walk in the 27½' R.O.W. instead of the 30' as shown. 7) Power of Attorney, Blake Chambliss will send them to me.

Sincerely,

SIGNED



REPLY

DATE _____ 19__

NO. 9 FOLD

NO. 10 FOLD

SIGNED

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SNAP-A-WAY AND RETAIN YELLOW COPY. SEND WHITE AND PINK COPIES WITH CARBON INTACT



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

September 9, 1982

Mr. Paul Malinowski
Grand Junction Housing Authority
2236 North 17th Street
Grand Junction, CO 81501

Dear Paul:

After reviewing your proposal, this department feels that it would be better to eliminate the new parking stall and go with just the proposed trash location as shown by you. The one space could create more traffic congestion and possible hazard than it's worth.

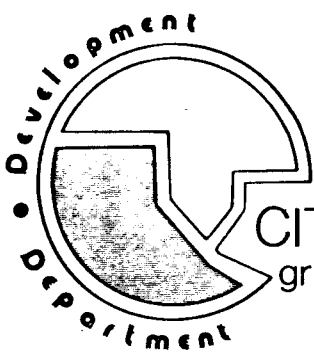
Based on the 75% full at peak usage, the two spaces would not deter significantly from your overall plan.

Hope this is to your satisfaction.

Sincerely,

Bob Goldin
Senior City Planner

BG/vw



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

September 10, 1982

Mr. Paul Malinowski, Director
Grand Junction Housing Authority
2236 North 17th Street
Grand Junction, CO 81501

RE: File #4-79, Bulk Development at 1104 Bookcliff Avenue (Conditional Use)

Dear Paul:

Pursuant to our phone conversation of September 9, the Planning Department has been researching completed developments to determine if the improvements set forth in the approved plans have been fulfilled. These projects are chosen numerically from the file without regard to the developer and each is handled independently of the others. I hope that such checks will benefit all parties involved, the City, the developer and the residents.

The requirements as shown in your plan will maximize the security and aesthetics of the area, in particular the lighting on the west side of the parking area and the landscaping in the southwest corner and southeast where the house was removed.

I understand that the funds for the Authority are very tight, but I trust that you will keep us informed on the progress of the development. A completion timeframe would be helpful to us.

Your continued cooperation is greatly appreciated.

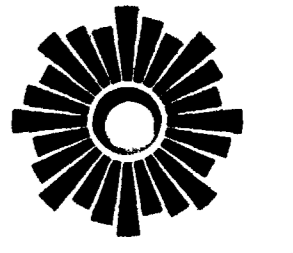
Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw

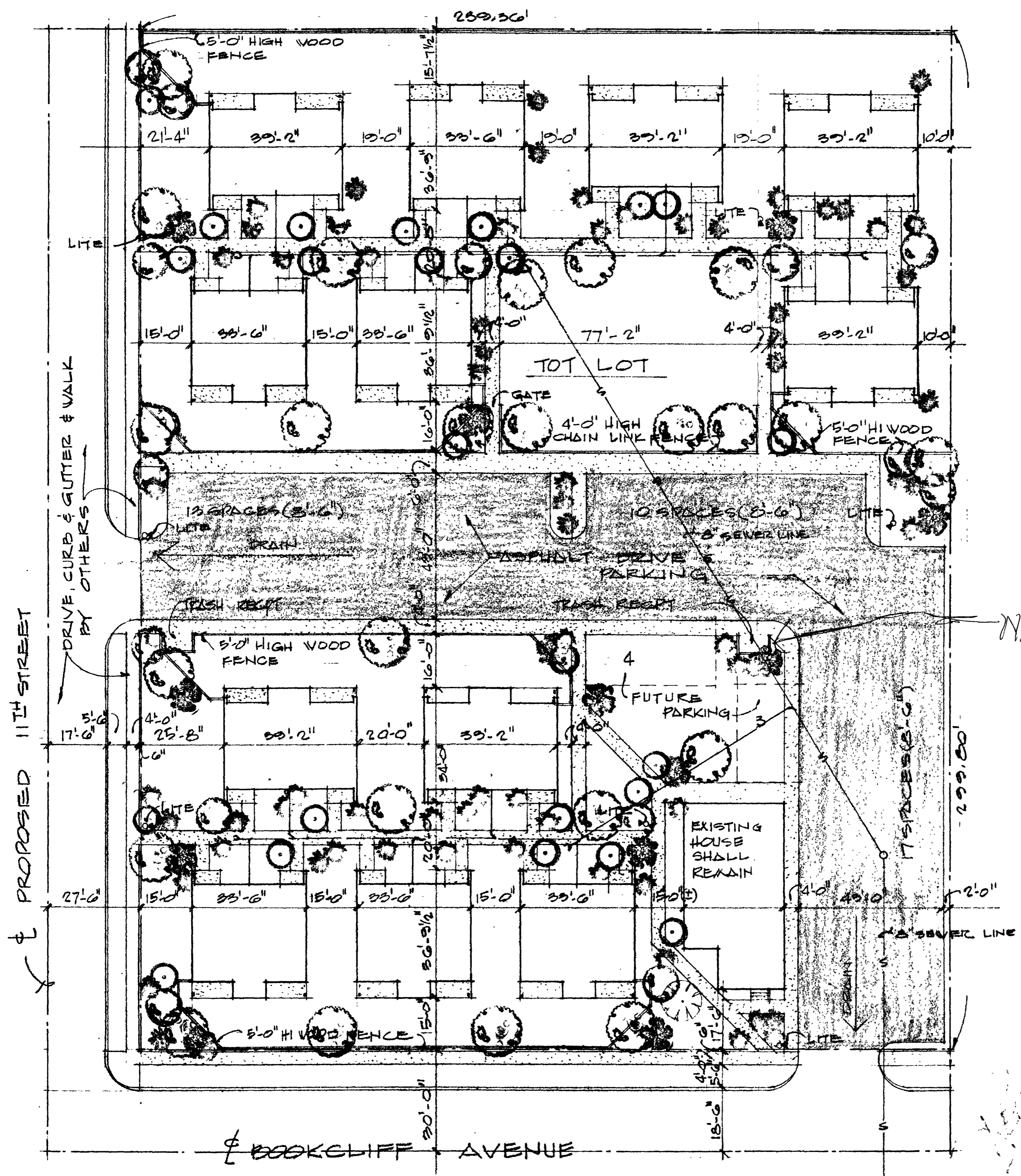
xc: Bob Goldin
File #4-79

LOVE CANINO ERWIN ARCHITECTS, P.C.



PROJECT COLO-511 HOUSING PROJECT
30 UNIT LOW RENT HOUSING PROJECT
FOR THE GRAND JUNCTION HOUSING AUTHORITY
GRAND JUNCTION COLORADO

1979-0004



Not in

REUSED
LANS

PROPOSED SITE PLAN

1" = 20'-0"

EXISTING MANHOLE

PROJECT
DATE 7-3-79
REVISIONS
SHEET 1 of 1