

REVIEW SHEET SUMMARY

FILE # 23-79

ITEM REZONE R-1-B to H.O.

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
3-7-79	CITY FIRE	Okay to rezone but water requirements must be met at time of construction.
3-15-79	CITY ENG/RISH	No comments other than those relating to road vacation.
3-13-79	CITY ENG/JENSEN	The city has an .8 inch sewer line in the proposed vacation. Therefoew we will require a 20 foot easement and the ability to maintain vehicular access to all manholes.
3-13-79	P.D./VANDERTOOK	None.
3-19-79	PUBLIC SERVICE	Gas & Electric: no objections.
3-19-79	MOUNTAIN BELL	No objection.
3/27/79	COMPREHENSIVE PLANNER	No comment
3/27/79	DESIGN & DEVELOPMENT PLANNER	Recommend tabling to allow the developers to set up a neighborhood meeting. A set of criteria for development, acceptable to the neighborhood, should be established and the vacation of the adjacent street discussed.

GJPC 3-27-79

Recommend to table until after petitioner meets with neighborhood and planning staff member.

GJPC 5-29-79

RIDER/MIKESELL/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO REVIEW SHEET AND STAFF COMMENTS (SEE REMARKS BY KARL METZNER CONTAINED ABOVE), AND NOTING THAT IT IS THE INTENT OF THE PLANNING COMMISSION THAT THE LAND ON THE LEVEL OF HORIZON DRIVE BE AVAILABLE FOR USE BY THE PETITIONER, BUT THE LAND ON THE LEVEL OF PARTEE HEIGHTS IS TO BE RESERVED FOR THE PROTECTION OF THE NEIGHBORHOOD, AND IN NO WAY IS IT INTENDED TO CHANGE THE CHARACTER OF PARTEE HEIGHTS SUBDIVISION.

Acres .4
Units n/a
Density n/a

ACTION SHEET

File # 23-79
Zone _____
Tax Area Code _____

Activity Rezone RIB to HO

Phase n/a

Date Neighbors Notified NA

Date Submitted May 1, 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out May 4, 1979

PC Hearing Date 5-29-79

Review Agencies 10 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

*NO APP'L
REVIEW
REQ'd*

Send

- _____ FIRE _____
- _____ IRRIGATION _____
- _____ DRAINAGE _____
- _____ WATER (UTE, CLIFTON) _____
- _____ SEWER _____
- _____ CITY ENGINEER/UTILITIES _____
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- _____
- _____
- _____
- _____

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>5-29-79</u>	<u>rec. app. sub. to staff + review comments + land level w/ Pardee Hts. will not change character of neighborhood.</u>
<u>C.C.</u>	<u>6-5-79</u>	<u>approved subject to P.C. req's</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location Between Horizon Drive & Nine Iron Drive & West of Dublic Drive

Staff Comments

Previously tabled & now reactivated

Original Documents

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

Acres .4
Units N/A
Density N/A

ACTION SHEET

File # 23-79
Zone
Tax Area Code

Activity Rezone R-1-B to H.O.

Phase N/A

Date Neighbors Notified Post Sign on Niblic

Date Submitted 1 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

- | <u>Send</u> | <u>Send</u> |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION <u> </u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.V. Project</u> |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) <u> </u> |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER <u> </u> |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>RISH</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>City Utilities - Jensen</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>P.D. Ed Vander Took</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input type="checkbox"/> <u> </u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input type="checkbox"/> <u> </u> |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input type="checkbox"/> <u> </u> |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GSPC</u>	<u>3-27-79</u>	<u>see to table until after petitioner meets with neighborhood, & planning staff members</u>
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Common Location Between Horizon Drive & Nine Iron Drive & West of Niblic Drive

Staff Comments

Original Documents

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

Imp. Guarantee Receipt # Check #

Covenants Open Space Dedication

Power of Attorney

Dev. Schedule

February 28, 1979

IMPACT STATEMENT
PARTEE REZONE FROM R1B TO H.O.

1. Need For Zoning

The need for the additional zoning is that we have a piece of land that is already zoned H.O. however it is not deep or large enough to utilize without using the land directly behind it. It is our intent to combine the two properties with H.O. zoning applied to the "new tract of land."

2. Neighborhood to be Served.

Horizon Drive serves as a main artery into Grand Junction from Interstate 70 and the airport. The area served is the immediate neighborhood, or the "North" area.

3. Impact

The impact of this rezoning is not significant. The majority of the land along Horizon Drive is zoned Highway Oriented, 200 ft. deep, and since this rezoning is merely adding depth to an existing H.O. zoning. The residential neighborhood adjoining this H.O. zoned area will not be impacted, as the homes sit 25 ft. above the land adjacent to Horizon Drive.

4. Access

The access to the area is predominantly Horizon Drive and Interstate I-70.

5. Utilities

All utilities are available.

6. Impact on City Facilities

This rezoning will have very little impact on city facilities since the existing H.O. ground is .4 acres and we are applying for H.O. zoning on .5 acres totalling a site of .9 acres.

March 27, 1979

Re: 23-79 R1B to H.O.

To: Grand Junction Planning Commission
Grand Junction City Council

We ask that you deny this petition at this time. With reference to page 68 of the Zoning Ordinance (Intent E.) "to encourage the development of the district with such uses and in such a manner as to minimize traffic hazards and interference from highway-oriented businesses.", we submit the following:

There is a right-of-way (ROW) for a road connecting our subdivision with Horizon Drive - if this road should be put in, this certainly would not minimize traffic hazards and interference from H.O. businesses in our area. At this time, our only access to Horizon is at G Road; however, if G Road were to be extended east along the Bookcliff Orchard and a connection made to the south toward F 3/4 and/or 28 Rd., our subdivision streets would become a short cut to Horizon. Even if G Rd. were not extended east, it would be more convenient for some to come up 27 1/2 Rd., turn right and then follow Niblic Drive out to Horizon, thereby not having to negotiate the bad situation at G Rd. and Horizon intersection. We feel you would be adding another bad intersection on Horizon if this ROW were extended and it would be very detrimental to us as homeowners.

We would further state that the volume of traffic on Horizon is too much for the present road and adding another business **by rezoning** should not be done at this time as it will maximize (not minimize) traffic hazards and will cause interference from H.O. Businesses.

Rules and regulations can and are written so they sound like the public in general is protected and in this particular case that the residential area adjoining H.O. would be protected from adverse influences such as noise, light, unscreened storage areas, and other things detrimental to residential areas. This protection has not been given in the past and will not be given in the future without a lawsuit. We were told that Horizon Drive would be a landscaped road to the airport and that there would be limited access to Horizon Drive. When business uses were allowed, we were told we would be protected - that the hill would have a retaining wall put up when cuts were made, that there would be screening at the top of the retaining wall - in short, what is the view from the Ramada Inn Convention Center looking east? Many promises are made at rezoning, but actual performance leaves much to be desired.

3-27-79
#23-79

If rezoning is done, we request the following conditions:

1. No access from Partee Heights to Horizon Drive from Nine Iron Drive and Niblic Drive (vacate ROW)
2. No cutting into the hillside(s) unless absolutely necessary for good engineering.
3. If cuts are made, retaining walls will be erected before Building Permit given.
4. Screening already in place on Courtney's parcel shall not be adversely affected.
5. That conformance to Dimensional Standards be required (with no deviation) such as 35% maximum lot coverage; 35' maximum height of building; and that side and rear yard be used and maintained only as a landscaped planting and screening strip properly maintained to screen the view on a year round basis.
6. That the irrigation water and waste water ditch be upgraded and maintained in a satisfactory manner.
7. That all conditions be met before Building Occupancy Permit is given.

* One last point, this parcel is in a flood prone area, located in the bottom of a natural run-off to the Horizon Drive Flood Plain.

Again we ask that this rezoning be denied as there is no urgent need and better planning can be done if this is not rushed through.

Harold M. Hickey

Dr. & Mrs. William Marchant

720 Niblic Dr.

Nancy Dickey

Nancy Dickey
718 Niblic Drive

Harold & Evelyn Motz
716 Niblic Dr.

David R. & Barbara Y. Courtney
719 Niblic Drive

HORIZONS WEST

DEVELOPMENT • CONSULTING • MANAGEMENT

April 16, 1979

Nancy Dickey
718 Niblic Drive
Grand Junction, Colorado 81501

Re: Rezoning of Lot 4, Block 8
Partee Heights Subdivision

Dear Nancy:

This correspondence is intended to be used as an agreement between the neighborhood and the developers to clearly define the commercial uses on Horizon Drive and the residential uses in Partee Heights Subdivision.

The first step has already been taken. We have filed for the vacation of the street which could like Partee Heights to Horizon Drive. (See copy of vacation request attached). My conversations with the planning staff indicate that there shouldn't be any problem in vacating it.

The second step is that, if and when a project is developed on this site, the developers will plant Russian Olive trees at the top of the hill, along the right-of-way, creating a dense vegetative screening.

Likewise, we will take whatever steps necessary to "take care of" the irrigation ditch which runs into the upper part of the site. We also agree to honor the natural landscape of the neighboring property and not to disturb the embankment on that property.

As you know, we are applying for an H.O. zone. The intent of the H.O. zoning is that, at the time of total site plan review, to make sure that all the issues are addressed. We would like to have this letter become part of the file so that all the issues have been covered.

Sincerely,

LORAN DAKE

LD/kn

May 30, 1979

Loran Dake
c/o Horizons West
2721 N. 12th Street
Grand Junction, CO 81501

Re: Item #23-79 REZONE R1B to H.O.

Dear Loran,

The Grand Junction Planning Commission recommended approval of the item referenced above on May 29, 1979. This item will be heard before the Grand Junction City Council on July 5, 1979.

Conditions, restrictions, or special requirements are as follows:

1. Staff and review comments. (Comments are on file in our office)
2. That land level with Partee Heights will not change the character of the neighborhood.

If you have any questions concerning this item, please contact our office.

Sincerely,

Lori Hill
Planning Technician I

cc: File #23-79
Correspondence

LH/nh