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File 1980-0017
Date 4/2/01

Project Name: W.B. Swisher-OutlineDev. Plan

P r e s e n t	S c a n n e d	<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	*Summary Sheet – Table of Contents			
X	X	Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
X	X	Reduction of assessor's map			
		Evidence of title, deeds			
X		*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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Letter from Charles Tilton, Grand Junction Drainage District to City re: approval with stipulations-3/25/80
X	X	Review Sheet Summary	X		Letter from Sue Drissel to W.B. Swisher re: approval of petition for rezone subject to staff and review comments outline dev. plan approved as concept only-scheduled for City Council-3/27/80
X		Review Sheets	X	X	Rezone Application
X	X	Letter from W.B. Swisher to Planning Dept. re: extension on PD – 5/9/85	X		Memo from Greg Hurle, firefighter to Planning Commission re: 6" line to be installed – no date
X	X	Planning Commission Public Minutes - ** - 3/25/80	X		Vicinity Map and Sanitary Sewer System
X	X	Legal Ad – 5/8/85	X		Preliminary Plan
X	X	Letter form Daniel Brown, Q.E.D. Surveying to Carl Metzner re: request for variance-10/6/82	X	X	Certified letter from Planning Commission to All Petitioners re: Enforcement of Development Schedules – 2/13/84
X	X	Plan	X	X	Proposed Plan
X	X	Memo from City Planning to All Petitioners re: Extension Reqeust-3/26/84	X	X	Site Plan
X		Letter from W.B. Swisher to Planning Commission and Planning Dept. re: project on current holding pattern – 3/5/84			
X	X	Ordinance No. 1882 - **			

Acres 2.5
Units _____
Density 20

ACTION SHEET

File # 17-80
Zone R-1-C
Tax Area Code _____

Activity Rezone R-1-C to PR20

Phase OUTLINE DEV. PLAN

Date Neighbors Notified 3-17-80

Date Submitted 3 March 80

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 25 March 80

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 Grand Valley
 - DRAINAGE Grand Junction
 - _____ WATER (UTE, CLIFTON)
 - _____ SEWER
 - CITY ENGINEER/UTILITIES TRADSP.
 - _____ MACK, LOMA, MESA, COLBRAN
 - _____ FRUITA, PALISADE
 - Jim Patterson
 - P.D. - Ed Vander Took
 - energy office
 - mapping
 - Housing Authority - Paul
MILHOMOUSE

2 review sheets

Board	Date	Comments
<u>CSPC</u>	<u>3-25-80</u>	<u>rec. app ^{zone} subject D: staff & review comments & also contingent D density at prelim. ODP - app. as D concept only without any specific density.</u>
<u>CIC</u>	<u>4/16/80</u>	<u>Approved - subject to P.C. approval</u>
<u>GJPC</u>	<u>3/20/84</u>	<u>REC. EXTENSION TILL April 1ST 1985</u>
<u>CIC</u>	<u>4/18/84</u>	<u>Appr. "</u>
<u>GJPC</u>	<u>4/30/85</u>	<u>rec. for reversion (reason: no request for ext., no R.O.W. dedication)</u>

Common Location 2304 N. 17th ST.

Staff Comments

legal OK

Original Documents

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

(Check One)

OUTLINE DEVELOPMENT PLAN (NO CHG)

Receipt # 07205

CITY
 COUNTY

REZONE APPLICATION

Date Received 3/4/80

Received By *JMC*

We, the undersigned, being the owner of the following described property, situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing 2 1/2 acres, more or less, do respectfully petition and request an amendment to the zoning map of Grand Junction (enter Grand Junction/or Mesa County) from R1c to PD 20.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE: W.B. Swisher

PROPERTY OWNER <input checked="" type="checkbox"/>	DEVELOPER <input type="checkbox"/>	REPRESENTATIVE <input type="checkbox"/>
<u>W.B. Swisher</u>	<u>Leo Hyland</u>	
Name	Name	Name
<u>1640 O' Road Loma</u>	<u>437 N 19th St</u>	
Address	Address	Address
<u>245-0684</u>	<u>245-1708</u>	
Business Phone	Business Phone	Business Phone

NOTE: Legal owner is owner of record on date of submittal.

COMMON LOCATION: 2304 N 17th Street
(Address of Development)

SUBMITTAL REQUIREMENTS:

- a. NAMES, ADDRESSES OF ALL PROPERTY OWNERS WHO DIRECTLY ABUT THE SUBJECT PROPERTY (including across streets, roads, ditches), ATTACHED ON A SEPARATE SHEET THAT IS PROVIDED.
- b. AN ASSESSORS' MAP(S) SHOWING THE PROPERTY OUTLINED IN RED REQUESTED FOR REZONING, AND ALL PROPERTY WITHIN ONE-HALF MILE THEREOF, INCLUDING PROPERTY ACROSS ROADWAYS, CANALS, RAILROADS, ETC. AND ONE REDUCTION OF THE ASSESSORS' MAP NOT LARGER THAN 11 1/4" x 14".
- c. EIGHTEEN (18) COPIES OF THE APPLICATION, PLUS THE ORIGINAL.
- d. ALL REQUESTS FOR REZONING WILL BE ACCOMPANIED BY AN IMPACT STUDY PRESENTING SPECIFIC DATA ON ALL OF THE FOLLOWING POINTS:
 - 1. NEED FOR SUCH ADDITIONAL CHANGE.
 - 2. IMPACT (PRESENT AND FUTURE) ON THE SURROUNDING AREA, DEVELOPED AND UNDEVELOPED.
 - 3. ACCESS TO AREA; TRAFFIC PATTERNS.
 - 4. ACCESSIBILITY OF UTILITIES.
 - 5. IMPACT ON FACILITIES: SEWER, WATER, POLICE, FIRE, SANITATION, TRAFFIC, PARKS, SCHOOLS, etc.
 - 6. RESIDENTIAL ZONES ONLY: DISTANCE TO BUSINESS CENTERS, EMPLOYMENT CENTERS AND COMMUNITY FACILITIES (SCHOOLS, PARKS, CHURCHES, etc.)
 - 7. BUSINESS, COMMERCIAL, OR INDUSTRIAL ZONES ONLY: NEIGHBORHOOD TO BE SERVED. N/A.

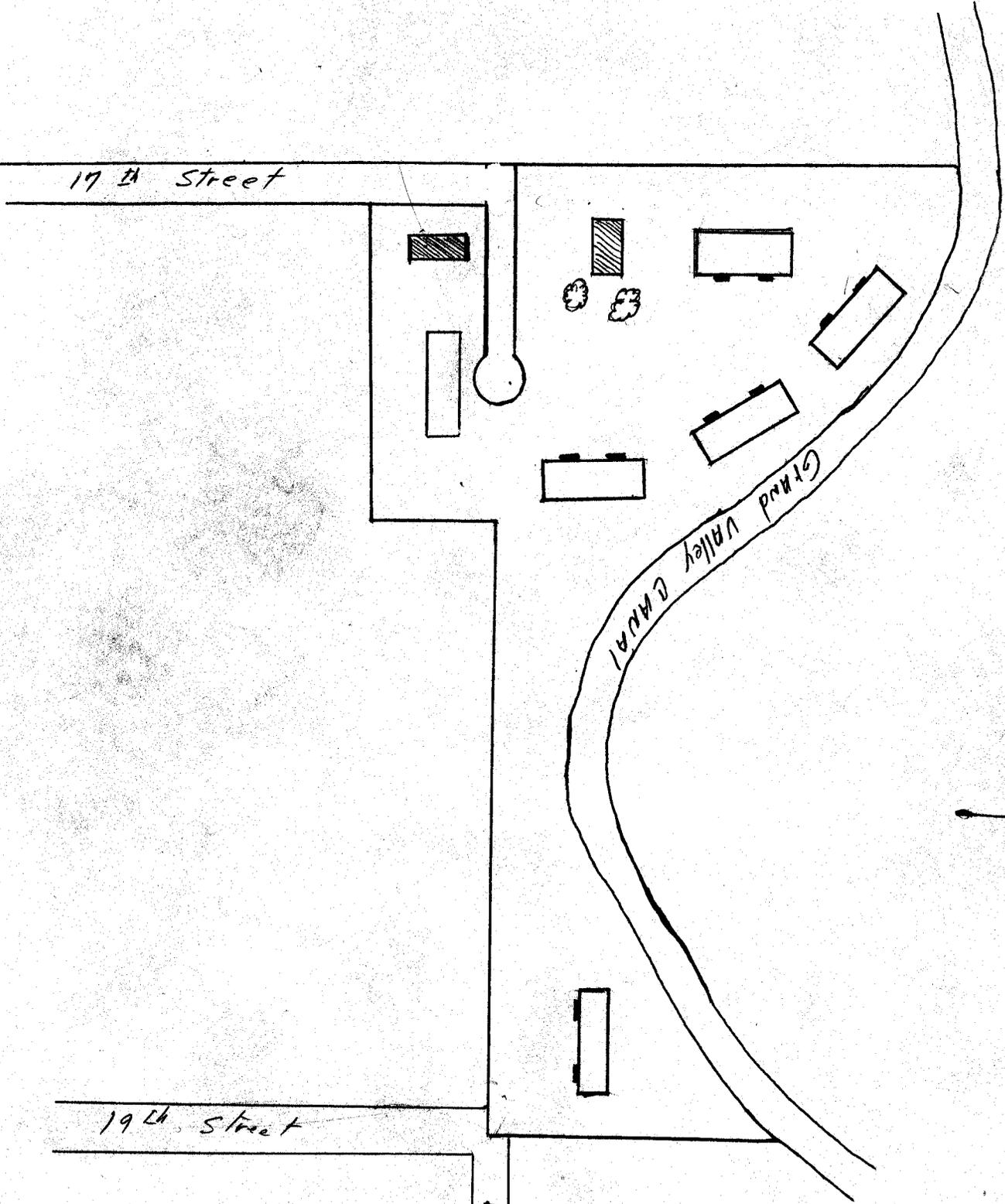
WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s), must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

RESPECTFULLY SUBMITTED (Signatures of Property Owners)

W.B. Swisher 1640 O' Road Loma Colo
Signature Address

Leo Hyland 437 N 19th Grand Jct.
Signature Address



Proposed plat

Existing Structure

17th Street

19th Street

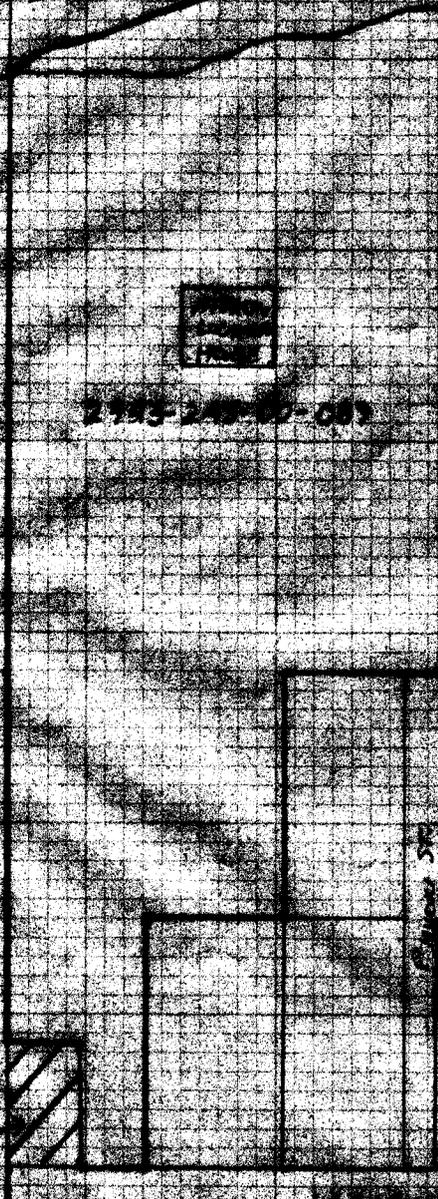
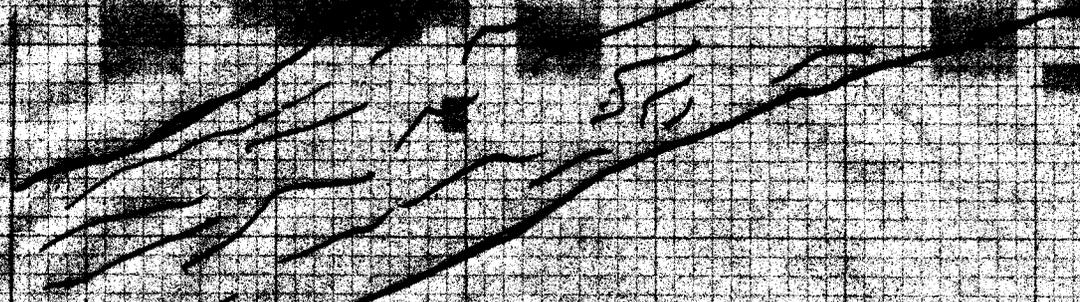
Booked 1st Ave

Grand Valley Canal

#17-80
OFFICE COPY

PAGE 1

COLORADO RIVER



EXISTING

2943-243-00-087

2943-243-00-084

UNIMOUNT (C-101D)

2700

REVIEW SHEET SUMMARY

CITY
FILE# 17-80

ITEM REZONE R1C TO PR 20 & O.D.P.

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER _____

LOCATION _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	MAPPING	No objection.
3-11-80	CITY ENGINEER	The east side of 17th Street is presently unimproved with gravel shoulders. Their sketch implies cul-de-sacing 17th Street. This does not seem feasible until the 17th Street bridge over the Grand Valley Canal is replaced by the proposed crossing at 15th Street. I am not sure I understand the sketch of the cul-de-sac, but do not think I necessarily agree with the location shown for the cul-de-sac. The relationship to N. 17th Circle should be shown.
3-17-80	HOUSING AUTHORITY	We have no objection to the proposed boxcar development as presented on the site plan.
3-17-80	TRANSPORTATION ENG.	No comments.
3-14-80	GJ DRAINAGE	This property has a <u>very high</u> water table. Mr. Swisher has signed a tiling agreement. However, right of ways for all the drains on this property are not shown. Plan does not show enough information to make a sound decision. Have owners contact the District Office.
3-14-80	CITY FIRE	Water supply in this area is inadequate. Minimum water main size required for this development would be an 8" looped line. Hydrant spacing of 300' maximum with on site hydrants most likely being required. For a more thorough evaluation of this project we need a utilities plot showing proposed water main sizes and hydrant locations. Also a plat showing access for fire apparatus. A fire flow survey will be required before a building permit is issued. Installation of required hydrants will be necessary prior to beginning construction. Nearest large water main is in Orchard Avenue. 12". (Note) Address conflict - please review and clarify.
3-17-80	GV IRRIGATION	Will need ROW designated for Grand Valley Canal of 25' from edge of water.
3-14-80	CITY UTILITIES	There may be a problem with elevation for sewer service. It should be determined if internal sewer lines will be private or an extension of the city system.

DESIGN AND DEVELOPMENT PLANNER

1. R.O.W. should be acquired for 17th Street to the Bridge
2. Comments on concept will be made at later submittal when more detail is available. Important aspects of a high density development are: landscaping, screening, open space, parking, play areas (tot lots), access
3. Because of topographic and environmental constraints, it is suggested that development occur on western portion of site.

STAFF RECOMMENDATIONS

A planned residential development would be most appropriate for this area. A specific density will be addressed when a more detailed site plan is submitted at preliminary. The residential densities must be substantiated with a good design. There is serious concern regarding the following (as addressed in the review sheet comments)

1. Very high water table (GJ Drainage)
2. Inadequate water supply (City Fire)
3. R.O.W. designation for Grand Valley Canal of 25 from edge of water
4. There may be a problem with elevation for sewer service

It is recommended that the petitioner meet with the commenting review agencies to clarify any problems

D 1. Need for such additional change.

This particular area of the city is within walking distance to several business locations and there is a severe shortage of low income housing in this area.

2. Impact (present and future) on the surrounding area, developed and undeveloped.

As this property is between present Grand Junction Housing Authority project at Walnut Park and the Grand Valley Water canal we see multiple housing to have a beneficial impact on both the developed area on the south east and west, along with the undeveloped area north of the canal.

3. Access to area; Traffic patterns.

At present there is no heavy traffic on 17th street (the onsite count during peak traffic time 7:30 to 8:30 AM & 4:30 to 5:30 PM) is presently 12 cars per hour. Access is paved street w/curb & sidewalk.

4. Accessibility of utilities.

All utilities are adjoining property.

5. Impact on facilities: sewer, water, police, fire, sanitation, traffic, parks, schools, etc.

The impact on city utilities should be minimal with children going to Orchard Ave School.

6. Residential zones only: Distance to business centers, employment centers and community facilities (schools, parks, churches, etc.)

This location is 8 blocks from heavy business district, 3 blocks from school & 8 blocks from churches.

To: Planning Commission
Re: Rezone RIC TO PR20 + ODP.
Petitioner: Burke Swisher

Our recommendations for this project are that a 6" line be installed tying the lines in 17th St. and 19th St. together at the Rockcliff Ave. line. Also one (1) hydrant will be required at the end of the cul-de-sac in the development.

Respectfully

Firefighter Greg R. Hull

GRAND JUNCTION DRAINAGE DISTRICT

P. O. Box 21

Grand Junction, Colorado 81501

242-4343

March 25, 1980

TO WHOM IT MAY CONCERN:

RE: City File # 17-80

B. Swisher

Rezone RLC to PR 20 & O. D. P.

Grand Junction Drainage District will approve this rezone request and Outline plan provided the following is complied with.

1. The Owners agree that said drainage tile line will not be disturbed by construction of improvements on the adjacent property or by landscaping over the right-of-way.

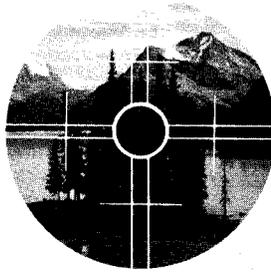
2. The Owners further agree to indemnify and save harmless the District from any and all damages or claims arising from construction of any improvements on the adjacent property. The Owners also agree that all improvements will have engineered foundations.

GRAND JUNCTION DRAINAGE DISTRICT

Charles L. Tilton

Charles L. Tilton,
Superintendent.

Swisher
Subdivision



Q.E.D.

SURVEYING SYSTEMS

P.O. Box 186 Palisade, CO 81526
464-7568 241-2370 243-0977

October 6, 1982

Carl Metzner
Mesa County Planning Department
250 N. 5th
Grand Junction, CO. 81501

Re: Request for Variance

Dear Mr. Metzner:

We are requesting a variance in accordance with the provisions in Paragraph 6-2 of Grand Junction's Zoning and Development Code with a hearing before the Grand Junction Planning Commission and City Council.

Our client, Barbara Swisher, desires to move a property line in accordance with Exhibit A.

No new parcel of land will be created.

We do not believe this request falls with the scope of Chapter 6 Subdivision of Land. However, we are taking this action as recommended by the City Planning Department.

We request this meeting before the Grand Junction Planning Commission be scheduled at the earliest possible time.

Enclosed are drawings and tax map illustrating the existing and proposed property line placements.

Thank you for your attention to this matter.

Very truly yours,

Daniel K. Brown
Daniel K. Brown

DKB/kk

encl.



CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures

This is to inform you that your project File # 17-80

Project Name Rezone RIC to PRZO

approved on 4/16/80 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 3(15)F2d
(ODP & Preliminary
Plan)

A preliminary plan, including all required submittal material, shall be submitted within twelve (12) months of acceptance of the outline development plan by the Council. If the developer desires an extension, the developer shall submit a letter stating the circumstances necessitating the extension. The Council may for good cause extend the preliminary submission deadline, or may otherwise withdraw its acceptance of the outline development plan.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.

TO: Grand Junction Planning Commission
Grand Junction Planning Department

FROM: W. B. Swisher
1640 O Road
Loma, Colorado 81524

Regarding the Preliminary Plan for Project File # 17-80 which is located at 2304 N. 17th Street, Grand Junction, Colorado, and owned by W. B. Swisher and Mr. and Mrs. Leo Hyland.

The project is on current holding pattern due to high interest rate on improvement funds.

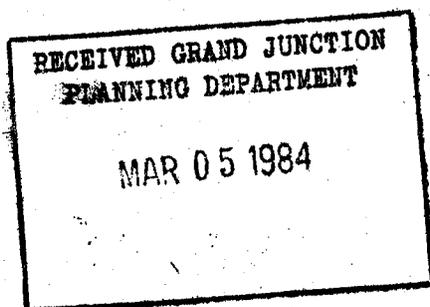
We anticipate acceptable financing to be available within 12 months.

We should have Preliminary Plan ready for submittal within 10 months.

Applicant requests 12 months extension on this Preliminary Plan.

Regards,

W. B. Swisher
W. B. Swisher (present)





CITY - COUNTY PLANNING

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

(303) 244-1628

TO: All Petitioners
FROM: City Planning Dept./Grand Jct. Planning Commission
DATE: March 26, 1984
RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 17-80 was granted an extension until April 1, 1985.

We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure

file

Clayton P. & H.V. Watt
2204 N. 17th St.
Grand Junction, Colorado

Carroll & Sherrol Hankins
294 Holly Lane
Grand Junction, Colorado

L.A. Brodak
2741 F Road
Grand Junction, Colorado

Grand Junction
Housing Authority
2236 N. 17th St.
Grand Junction, Colorado

Greentree Inc.
2820 North Ave.
Grand Junction, Colorado