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File 1980-0018
Date 4/5/01

Project Name: Heritage Square – Rezone R1C to PR

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	e	
e	a	
s	n	
e	n	
n	e	
d	d	
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X	X	Ordinance No. 2114 and Ordinance No. 1883 - **		
X	X	Memo to Petitioners from Grand Junction Planning Commission-4/12/83, 3/2/83		
X	X	Outline Development Plan		
X	X	Rezone Application		
X	X	Impact Statement		
X		Deed		
X	X	Planning Commission Minutes - ** - 3/25/80		

Acres .89
Units 11
Density _____

ACTION SHEET

File # 18-80
Zone _____
Tax Area Code _____

Activity Rezone R-1-C To Planned Residential with
Phase Outline Dev. Plan (HERITAGE SQUARE) Date Neighbors Notified 3-17-80
Date Submitted 3 March 80 Date CIC/MOC Legal Ad _____
Date Mailed Out _____ PC Hearing Date 25 March 80

Review Agencies _____ 10 day Review Period - Return By _____

- | Send | | Send |
|-------------------------------------|-----------------------------|--|
| _____ | COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| _____ | COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>Grand Valley</u> |
| _____ | COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>D</u> |
| _____ | COMTRONICS | _____ WATER (UTE, CLIFTON) |
| _____ | GRAND VALLEY RURAL POWER | _____ SEWER |
| <input checked="" type="checkbox"/> | MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>TRAUSP.</u> |
| <input checked="" type="checkbox"/> | PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLBRAN |
| _____ | SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ | SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| _____ | STATE HIGHWAY | <input checked="" type="checkbox"/> <u>PD. Ed VanderTook</u> |
| _____ | STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>Energy Office</u> |
| _____ | STATE HEALTH - RADIOLOGICAL | _____ |
| _____ | TRANSAMERICA TITLE | _____ |

2 review sheets

Board	Date	Comments
<u>GISPC</u>	<u>3-25-80</u>	<u>zone & rec app. sub. D staff & review comments</u>
<u>CIC</u>	<u>4/16/80</u>	<u>approved subject to CIC</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location N.E. CORNER 28 3/4 RD & ELM AVE.

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 _____

REVIEW SHEET SUMMARY

CITY
FILE# 18-80

ITEM REZONE R1C to PR WITH HERITAGE SQUARE

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER PATRICIA KNIGHT

LOCATION NE CORNER OF 28 3/4 and Elm

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-11-80	CITY ENGINEER	Full street improvements were recently completed on Elm Avenue. The proposed additional 2½ ft. of right of way is not needed therefore for Elm Avenue. 28 3/4 Road functions as a neighborhood collector street. The half right of way therefore should be 33 ft. on 28 3/4 Road. Power of attorney for street improvements on 28 3/4 Road should be obtained.
3-11-80	CITY UTILITIES	Trash service can be provided by individual cans and containers to be picked from 28 3/4 and/or Elm Avenue. If multiple use tank(s) are to be used spaces should be provided for service from 28 3/4 and/or Elm Avenue.
3-14-80	TRANSPORTATION ENG.	No comments.
3-14-80	GJ DRAINAGE	Okay
3-14-80	MTN. BELL	No objection.
3-14-80	CITY FIRE	Water supply in this area is not sufficient for fire fighting purposes. One or more on site hydrants may be required. Supplied by a looped or grid system of 8" lines. A utilities plat showing water main sizes and hydrant locations, both existing and proposed, is needed. A fire flow survey is required before obtaining a building permit and installation of any additional hydrants is recommended prior to beginning construction. We recommend that the 8" line in Elm Avenue that reduces to a 6" at 28 3/4 Road be extended up 28 3/4 Road and east on Elm Avenue in order to provide for a looped system for this department. Hydrant spacing shall be a minimum of 300' apart.

DESIGN AND DEVELOPMENT PLANNER

A planned residential development would be compatible with the area. A specific density would depend upon the quality of the preliminary plan.

The outline development plan has the following positive features:

1. For a higher density development, the unique design has preserved ten of the existing trees on the site
2. The proposed facade treatment, as shown on the sample photograph, has a single family residential character
3. The interior open space is designed very well as a play area for children-functional, yet still a good design
4. A combination of carports and garages also lend to the single family residential character

With appropriate detailing and landscaping this development could fit in very nicely with adjacent residential properties.

STAFF RECOMMENDATION

Recommend approval of rezone to planned residential with a design density of 12.2 units/acre, until a specific density is later substantiated by a plan. The following concerns need to be addressed at the preliminary:

1. Inadequate water supply hydrants and water line improvements (City Fire)
2. Additional R.O.W. (8') is needed on 28-3/4 Road with POA for improvements; the additional 2½ R.O.W. given on Elm is unnecessary and does not need to be dedicated (City Engineer)

HERITAGE SQUARE

A PLANNED RESIDENTIAL DEVELOPMENT OUTLINE DEVELOPMENT PLAN

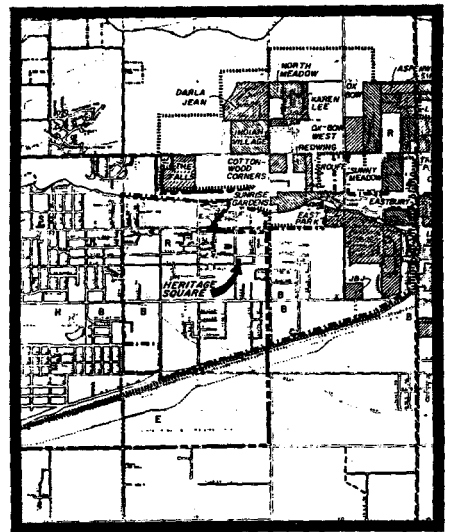
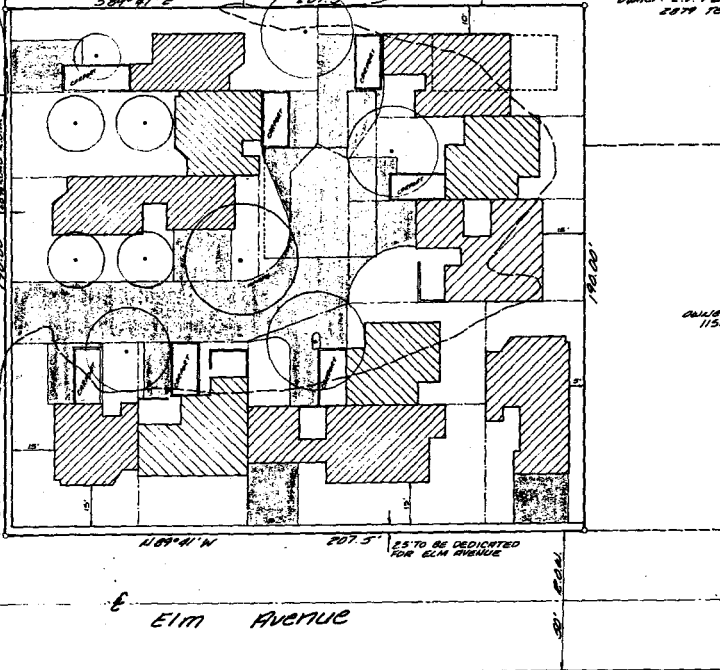
OWNER & DEVELOPER: PAT KNIGHT 1156 BOOKCLIFF, GRAND JUNCTION, COLORADO

OWNER: TED L. Woodward
2877 TULLY AVENUE
CITY

OWNER: CHARLES E. Richardson
2879 TULLY AVENUE
CITY

OWNER: EV. FARRIS
2879 TULLY AVENUE
CITY

OWNER: Patricia Knight
1156 Bookcliff Avenue
City



LOCATION MAP
Scale 1"=2000



TYPICAL STREETSCAPE

Grand Mesa Little League Inc.

- LEGEND**
- EXISTING TREES TO BE SAVED
 - PROPOSED HOUSES
 - PRIVATE DRIVE

NOTE:
11 UNITS (TOWNHOUSE CLUSTERS)
.89 ACRES
12.5 DU/AC.
SETBACK DIMENSIONS
SIDEYARD - MINIMUM 5'
REARYARD - MINIMUM 15'
PARKING: 33 STALLS @ 3 /OU.
EXISTING ZONING R1D
PROPOSED ZONING PLANNED RESIDENTIAL

Scale 1"=20'
Contour Intervals = 2'

#18-80
OFFICE COPY
OUTLINE DEVELOPMENT
HERITAGE SQUARE

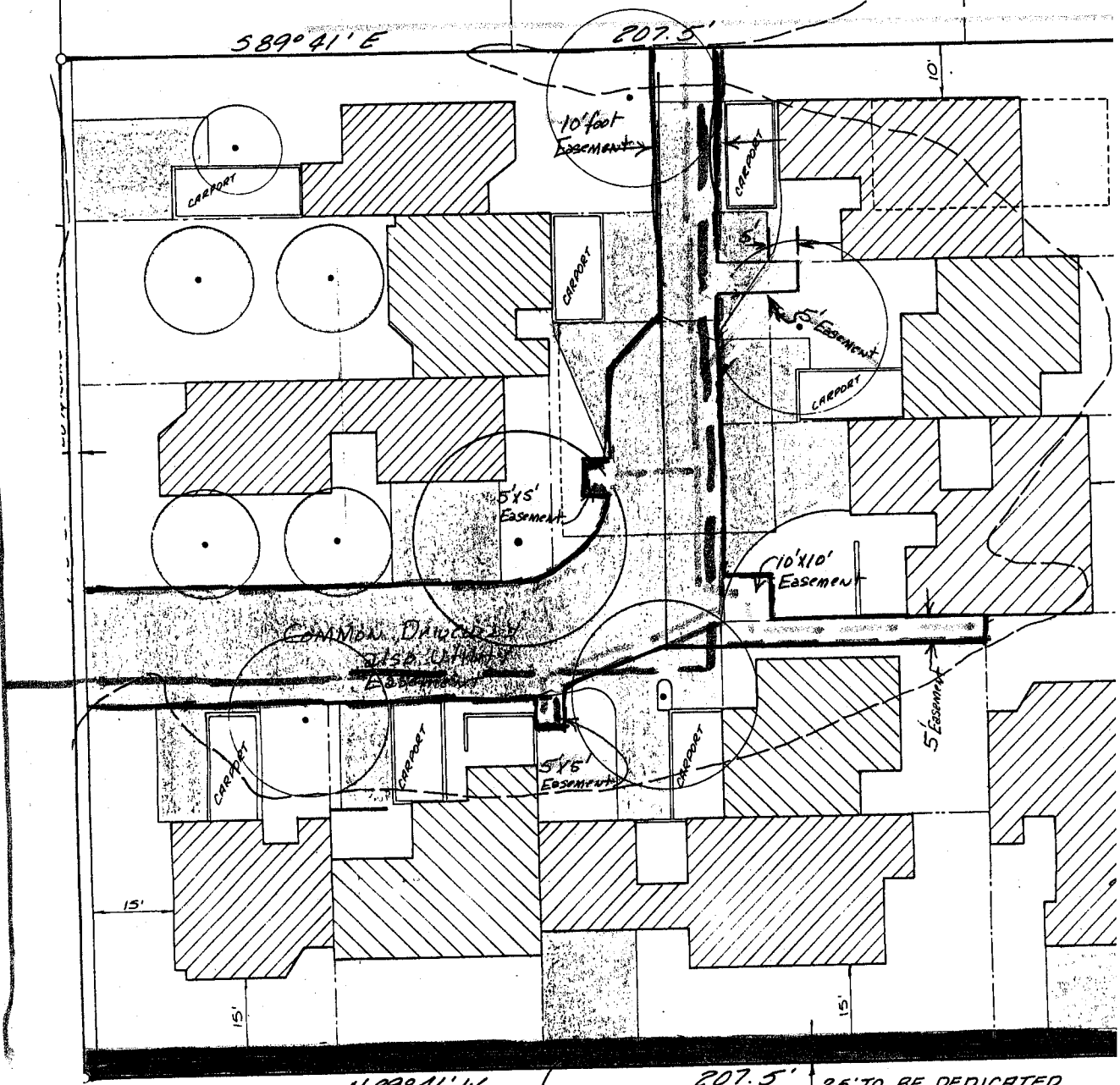
PARAGON ENGINEERING, INC.
1156 BOOKCLIFF AVENUE
GRAND JUNCTION, COLORADO 81501
783-1111

HEA A PLANNED RESID. DEV.

OWNER &

OWNER: TED L. HOGLUND
2877 TEXAS AVENUE
City

OWNER: CHARLES E. RICHARDSON
2879 TEXAS AVENUE
City



189°41'W

207.5'

25' TO BE DEDICATED FOR ELM AVENUE

EXISTING GAS
6 FT EASEMENT

E ELM AVENUE

EXISTING U.G. LIA

PROPOSED U.G. LIA

Easement Lines

EXISTING GAS
PROPOSED GAS

Grand mesa little league inc.

FLA

IMPACT STATEMENT
for
HERITAGE SQUARE
A PLANNED DEVELOPMENT

GENERAL

Heritage Square will be a planned residential development with an attempt to reach the young married and single parent market. All trees of any size were saved in the design and layout of the clusters. The number of access points on 28 3/4 Road and Elm was limited to three private driveways and one common driveway. The anticipated architectural style will blend well with the neighborhood and will be an asset. All units have a minimum of a 15 foot deep rear yards and two parking stalls, one of which is covered.

The parcel lies directly north of the Grand Mesa Little League ball diamonds and immediately West of the Kinderhaus Daycare facility. The area South and West of the intersection of 28 3/4 Road and Elm Avenue has changed hands recently and is anticipated to develop more intensively due to land and construction costs. In time, the area South to North Avenue and West to 28 1/4 Road will likely develop more intensively, particularly in those areas where vacant lots and small modest housing on relatively large lots presently exist.

NEED FOR CHANGE

1. There is little current activity in addressing the market this project is attempting to address - that of young married and single parent.
2. The area is in a transitory state. Though single family residential predominates, there are vacant lots which could be built upon, but have not been. We believe this is due to economics. The lots in

this area are too valuable to construct single family residential units except in a very special set of circumstances.

3. This development, coupled with Kinderhaus, can provide a good buffer for future development South of Elm Avenue. In time, the land now occupied by Grand Mesa Little League may be too valuable for the present use. In addition, any development South and West of the intersection will be buffered by this development from the neighborhood to the North.

TRAFFIC PATTERNS

Though some traffic would likely use Elm Avenue to 28 Road, it is anticipated that the bulk of the traffic will go South on 28 3/4 Road to North Avenue.

It is also anticipated that due to the proximity of Nisley Elementary School and the Kinderhaus Daycare facility, there would be a very high convenience factor for families with small children and particularly single parents with small children. These factors, coupled with shopping on North Avenue, make an energy efficient situation as far as limited vehicular travel and pedestrian travel are concerned.

UTILITY ACCESSIBILITY

All utilities are readily accessible in 28 3/4 Road and in Elm Avenue.

SERVICE/SCHOOL IMPACT

There is not sufficient impact generated by these eleven units to warrant concern. Nisley School is one block North and within walking distance. Columbine Park is within one quarter mile and Grand Mesa Little League is immediately South of the proposed project area.

Ted L. Hoaglund
2877 Texas Avenue
Grand Junction, CO 81501

Charles E. Richardson
2879 Texas Avenue
Grand Junction, CO 81501

E.V. Farris
2879 Texas Avenue
Grand Junction, CO 81501

Patricia Knight
1156 Bookcliff
Grand Junction, CO 81501

Irwin E. Dutton
523 28 3/4 Rd.
Grand Junction, CO 81501

James A. Cook
525 28 3/4 Rd.
Grand Junction, CO 81501

Melvin J. Detton
531 28 3/4 Rd.
Grand Junction, CO 81501
AK 3.21.80

Robert Walters
2881 Texas Ave.
City 81501
#18-80

Ed Lamm
337 N. Ave.
City 81501

Greg Marney
1520 N. 7th
City 81501
AR 3.21.80

Paragon
Box 2872
City 81502



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

MEMORANDUM

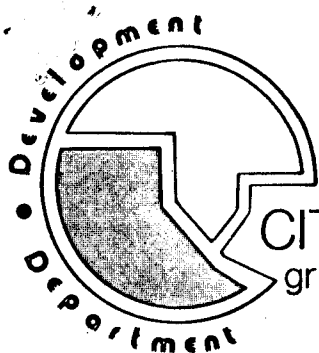
TO: Petitioners of Projects Recommended for Reversion
FROM: Grand Junction Planning Commission
DATE: March 2, 1983
SUBJECT: Public Hearing, February 8, 1983

The Grand Junction Planning Commission held a public hearing February 8, 1983 to discuss the development projects which were approved in 1980 and 1981 but have not fulfilled the obligations of their respective development schedules. At that hearing, the petitioners in attendance and able to show an active interest in and pursuit of their projects were granted extensions to their development schedules. At the same time, the four projects listed below are being recommended by the Grand Junction Planning Commission to the Grand Junction City Council for reversion of their project approval. This action is at the petitioner's request because the project is not being pursued.

<u>File #</u>	<u>Project Name</u>	<u>Common Location</u>	<u>Recommended Reversion</u>
77-80	Energy Plaza I	Crossroads Blvd.	Plan
67-81	Board of Trade	336 Main Street	Conditional Use
86-81	The Yeager Bldg.	NE of Hwy. 50 & B.5 Rd.	Plan
93-81	Oxy Oil Office Bldg.	Horizon Dr. and Highline Canal	Plan

In addition to these four projects, the Planning Commission is recommending reversion of project approvals for the three projects listed below. This action is being taken because no response was received to the certified notification of the public hearing mailed in January. Also, no one appeared to represent the project at the public hearing.

<u>File #</u>	<u>Project Name</u>	<u>Common Location</u>	<u>Recommended Reversion</u>
18-80	Heritage Square	NE Corner 28.75 Rd. & Elm	Plan and Rezone
87-81	Fruitridge Minor Sub.	E of 1st St., S of Patterson	Final/Plat
50-81	Grand (Hotel) Office Complex	NW Corner of I-70 & Horizon Drive	Office Complex Plan



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw