

# Table of Contents

File 1980-0027  
Date 4/23/01

Project Name: Onion Hill – Rezone R1A to PR-7.2

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>
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X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X		Review Sheets			
X	X	Review Sheet Summary			
X	X	Planning Commission Minutes - ** - 3/25/80			
X	X	Memo from Planning Commission to Participants in Pub. Hearing – 4/12/83			
X		Rezone Application			
X		Letter from Dale Williams to Planning re: enforcement of Dev. Schedules			
X	X	Ordinance No. 1894 - **			
X		Warranty Deed			
		Letter from Sue Drissel to Kenneth Matchett – re: approval of petition for rezone but denied approval of Outline Dev. – 5/1/80			
X	X	Outline Development (to be scanned)			

## ONION HILL

### General

Onion Hill is a planned unit development located in the southeast quadrant of 27½ Road and Cortland Avenue. The site offers a locally unique wetland area, enhanced by a boardwalk. The site plan proposes a moderate density of 210 dwelling units on 29.3 acres. The combination of patio homes at a higher elevation and condominiums along the wetlands blends well with the surrounding lower density, larger building developments.

The parkway running east-west through the development provides an easily accessible greenbelt. Centrally located and with low through traffic, the parkway offers an ideal place for a playground, jogging paths and picnic areas.

### Impact on Area

Onion Hill is easily accessed from the downtown area by Twelfth Street and 27½ Road. The site is located in a rapidly developing area, with subdivisions at various stages of development on three of its boundaries. Domestic water and sanitary sewer are currently available via these adjacent developments. F½ Road continues from its alignment in Bell Ridge Subdivision and curves to the south to ultimately intersect with the road in Spring Valley, Filing Six. When F½ Road is connected through to 28 Road, a major traffic burden will be relieved on Patterson Road.

### Summary

This development offers visual continuity with surrounding, less cost-efficient subdivisions. The Onion Hill Development uses the existing topographic features as site amenities to offer a well-balanced development to home buyers in the Grand Junction area.

2945-011-00-037  
Cleo E. Lamm  
652 27½ Road  
Grand Junction, CO 81501

2945-021-00-020  
Sirous and Ebrahim  
Saghatoleslami  
P.O. Box 8080  
Aspen, CO 81611

2945-011-00-007  
Allen R. James et al  
688 27½ Road  
Grand Junction, CO 81501

2945-001-34-004/013  
Barru Homes Inc.  
& Discovery 76 Corp.  
519 Grand Avenue  
Grand Junction, CO 81501

2945-011-24-006  
Leland R. and Lloyd E. Unfred  
604 Ronlin Drive  
Grand Junction, CO 81501

2945-012-00-011  
Earl H. and Alice C. Davis  
681 27½ Road  
Grand Junction, CO 81501

2945-012-00-033  
Andrew H. and  
Sandra J. Christensen  
132 Walnut Avenue  
Grand Junction, CO 81501

2945-012-25-001/002  
Spomer Construction Co.  
2633 "G" Road  
Grand Junction, CO 81501

2945-012-25-003/004  
Robert O. and  
Lucille D. O'Daniel  
1836 Ridge Drive  
Grand Junction, CO 81501

2945-012-16-001 & 011/013  
Spomer Construction Company  
2633 "G" Road  
Grand Junction, CO 81501

2945-021-01-001/007  
William H. Nelson  
P. O. Box 40  
Grand Junction, CO 81501

2945-021-00-021  
William E. and  
Margaret E. Foster  
1710 Orchard Avenue  
Grand Junction, CO 81501

REVIEW SHEET SUMMARY

FILE# 27-80

ITEM REZONE R-1-A to P.R. 7.2 OUTLINE DEVELOPMENT

DATE SENT TO REVIEW DEPT. 4-4-80

PLAN - ONION HILL

DATE DUE 4-16-80

PETITIONER Kenneth and Thelma Matchett

LOCATION S.E. Corner, Courtland Ave. and 27½ Road

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-7-80	MAPPING	No objection
4-10-80	CITY UTILITIES	None--sewer service will need to be addressed prior to final approval.
4-11-80	CITY FIRE	Water for fire fighting appears to be adequate. Hydrant spacing for the patio homes will be 500' with a minimum 6" looped or grid system with only (1) hydrant allowed on a dead end line. Hydrant spacing for condominiums will be every 300' on a minimum 8" looped system. On site hydrants may be required as determined by construction. No objections to this rezone.
4-14-80	MOUNTAIN BELL	We have no requests or comments at this time.
4-16-80	CITY ENGINEER	The following input is for guidance in developing a Preliminary Plan: In my opinion, five street intersections on Cortland Avenue is excessive. At least one of the intersections should line-up with the street from Crown Heights and 2 or 3 intersections should be sufficient access to Onion Hill. Cortland and 27½ Road should both have 33 ft. half right-of-ways. F½ Road alignment to existing Bell Ridge and Spring Valley looks good and is essential. F½ Road should be 66 ft. right-of-way per current City Standards. → The drainage wash is important and should be maintained for storm routing. Culverts at both F½ Road and 27½ Road should be addressed. Without knowing what hardware is proposed on the 30 ft. right-of-way for the "street-scape concept", I have no opinion as to the adequacy of the 30 ft. dimension. Rights-of-way at all street corners should be rounded with 20 ft. radii.

DESIGN & DEVELOPMENT PLANNER

Proposed concept for patio homes does not read well.

1. Excessive outlets into Cortland Avenue are unnecessary.
2. Where are building envelopes--do the structures have common walls as implied by the term "patio" homes?
3. Proposed parkway could serve well as jogging path--but a landscaped median seems inappropriate and unsafe for a playground area.
4. A much better interior roadplan can be visualized, limiting accesses onto Cortland, a loop road within the development, and F½ Road (Ridge Dr.) serves as the proposed parkway.
5. Lots are backed up right to property line with no ability to buffer or screen from adjacent properties.
6. Impact statement does not address all areas indicated on submittal form. Proposed density of 7.2 seems compatible with nearby development if substantiated by a quality development plan. Condo flats and patio homes could function within this density--but submittel ODP should be reworked to improve access, circulation, and open space,

# 27-80 REZONE R-1-A to P.R. 7.2 OUTLINE DEVELOPMENT PLAN-ONION HILL

with provisions for screening/buffering.

STAFF RECOMMENDATION

Recommend approval of zone with design density not to exceed 7.2 units/acre.

Recommend submitted outline development plan be rejected, and that the petitioner work with staff to design a plan in conformance with the review sheet comments regarding access, circulation, open space and buffering.

- 4-18-80 PUBLIC SERVICE Gas: No Objections to rezone, will request required easements at preliminary review stage. Electric: No Objection to rezone. Developer to contact P.S.Co. to discuss point of service on Condo flats. Will obtain an Exhibit-type easement by separate instrument for Condo-flats area. Request 20' easement, 10' on each side of property line along rear lot lines in the Patio Home portion of Subdivision and a 10' rear lot line easement on the south and east Patio Home perimeter lots. Will request necessary side lot line easements at time of Preliminary Review.
- 4-16-80 TRANS. ENGINEER There are too many (5) access points onto Cortland Ave. These should be consolidated into 2, and be compatible with the development proposed for the north side of Cortland.
- 5-02-80 FJ DRAINAGE Out of district
- 4-29-80 GJPC - RIDER/GRAHAM PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONE CHANGE AND THE DESIGN DENSITY OF APPROXIMATELY 7.2 UNITS/ACRE.
- RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE OUTLINE DEVELOPMENT PLAN AS SHOWN AND LOOK FOR A REWORKING OF THE PLAN.

Acres 29.3  
Units 210  
Density 7.2

ACTION SHEET

File # 27-80  
Zone R-1-A  
Tax Area Code \_\_\_\_\_

Activity Rezone R-1-A to P.R.-7.2 - Onion Hill

Phase O.D.P. Date Neighbors Notified 4-18-80

Date Submitted 1 April 80 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date 29 April 80

Review Agencies 10 day Review Period - Return By \_\_\_\_\_

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

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>BJPC</u>	<u>4/29/80</u>	<u>zone: rec. app. of zone in design density</u> <u>ODP: deny as <del>is</del> shown - pet. &amp;</u> <u>re-submit a new <del>plan</del> plan at prelim time.</u>
<u>CIC</u>	<u>5/21/80</u>	<u>APPROVED (consent agenda) - subj. to conditions</u> <u>of BJPC</u>

Common Location S.E. Corner Cortland Ave & 2 1/2 rd.

Staff Comments  
LEGAL OK  
resol. ~~needed~~ sent to pet. 6-16-80

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

W. L. Wilson  
P.O. Box 2183  
Grand Junction, Colorado 81502-2183

Phone 303-243-7806

January 21, 1983

City-County Planning  
Grand Junction-Mesa County  
559 White Ave., Room 60  
Grand Junction, CO 81501

Gentlemen:

Re: Enforcement of Development Schedules--Onion Hill

On the afternoon of January 19, I became aware of your undated memo regarding enforcement of development schedules, and asking for certain information to be supplied regarding the Onion Hill subdivision by January 17. I immediately called your office and talked to Mr. Bob Goldin, and explained to Mr. Goldin that I had been out of town for the past thirty days and was unaware that we were in violation regarding Onion Hill. He was also unaware that this information was to be furnished by January 17. Mr. Goldin kindly stated that if we would get the information in by January 24 or 25 at the latest that it would still be considered timely submitted.

It is certainly our intention to go forward with this development, and to that end we hereby request a one-year extension of the approval previously granted. In support of this request, the following information is furnished:

Ten packets, each containing:

1. Reduction of the Site Plan
2. Reduction of Assessor's Map
3. Impact Statement

A check in the amount of \$10.00 for the re-advertising fee/hearing time fee is enclosed.

We sincerely appreciate the extension of the deadline for filing the requested information, and wish to assure the

Department that it is our intention to proceed with the development in a timely fashion, and to build what we believe will be the finest development in Grand Junction.

Yours very truly,

ONION HILL, LTD.

BY J. Edgar Williams

mk  
Enclosures





## 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

# ONION HILL

## A PLANNED RESIDENTIAL OUTLINE DEVELOPMENT PLAN

OWNER & DEVELOPER: K.M. MATCHETT SR, 2844 "F" ROAD, GRAND JUNCTION, COLORADO 81501, 243-2536

OWNER: Allen R. Jones ETAL  
608 27 1/2 Road  
City

OWNER: Leland R. &  
Lloyd E. Unfried  
604 Ronlin Drive  
City

OWNER: Earl H. &  
Alice C. Davis  
681 27 1/2 Road  
City

OWNER: Andrew H. &  
Sandra J. Christensen  
132 Walnut  
City

OWNER: Robert O. &  
Willa C. O'Donnell  
2635 "G" Road  
City

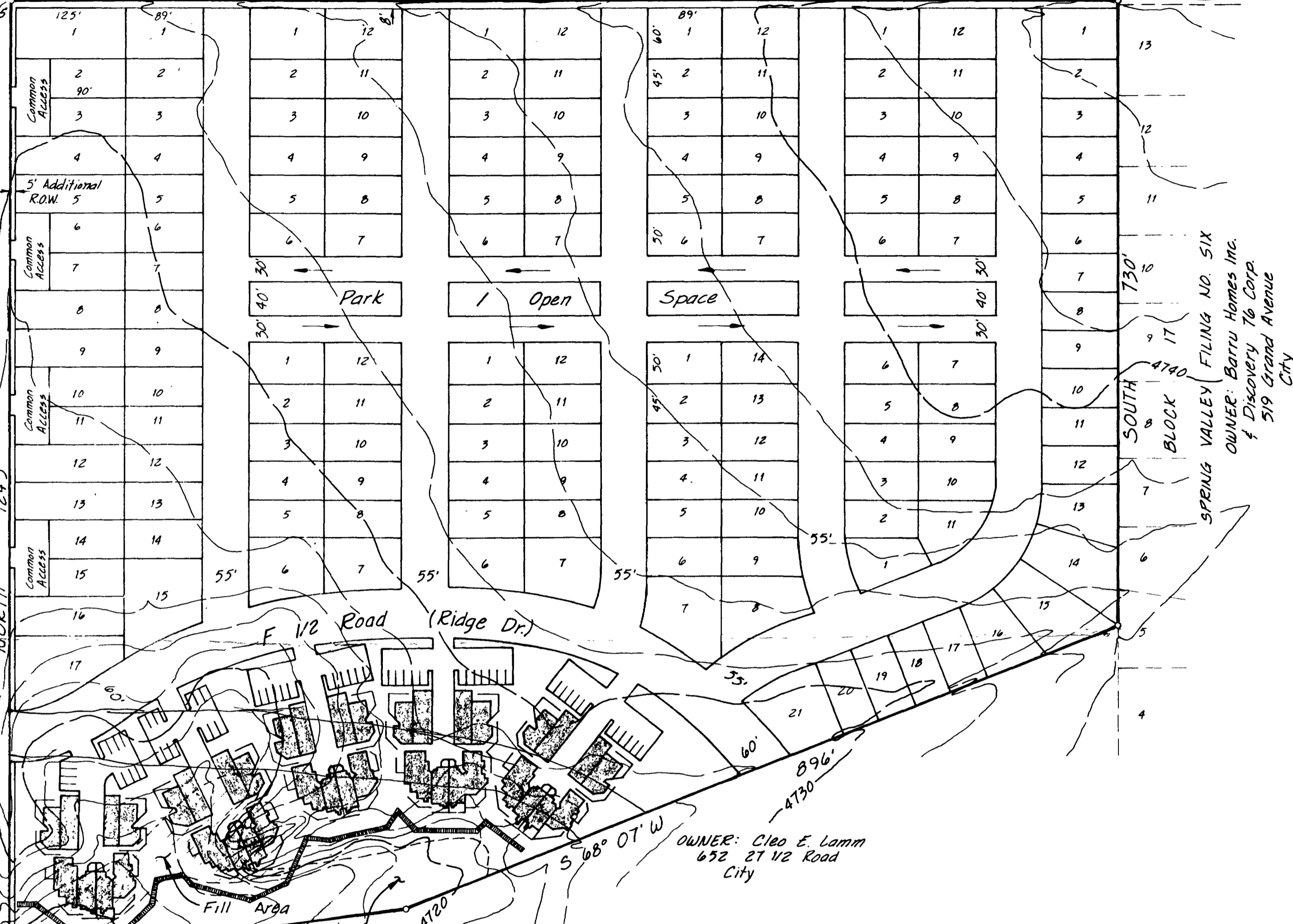
OWNER: Spomer Constr. Co.  
2635 "G" Road  
City

OWNER: Spomer  
Constr. Co.  
2635 "G" Road  
City

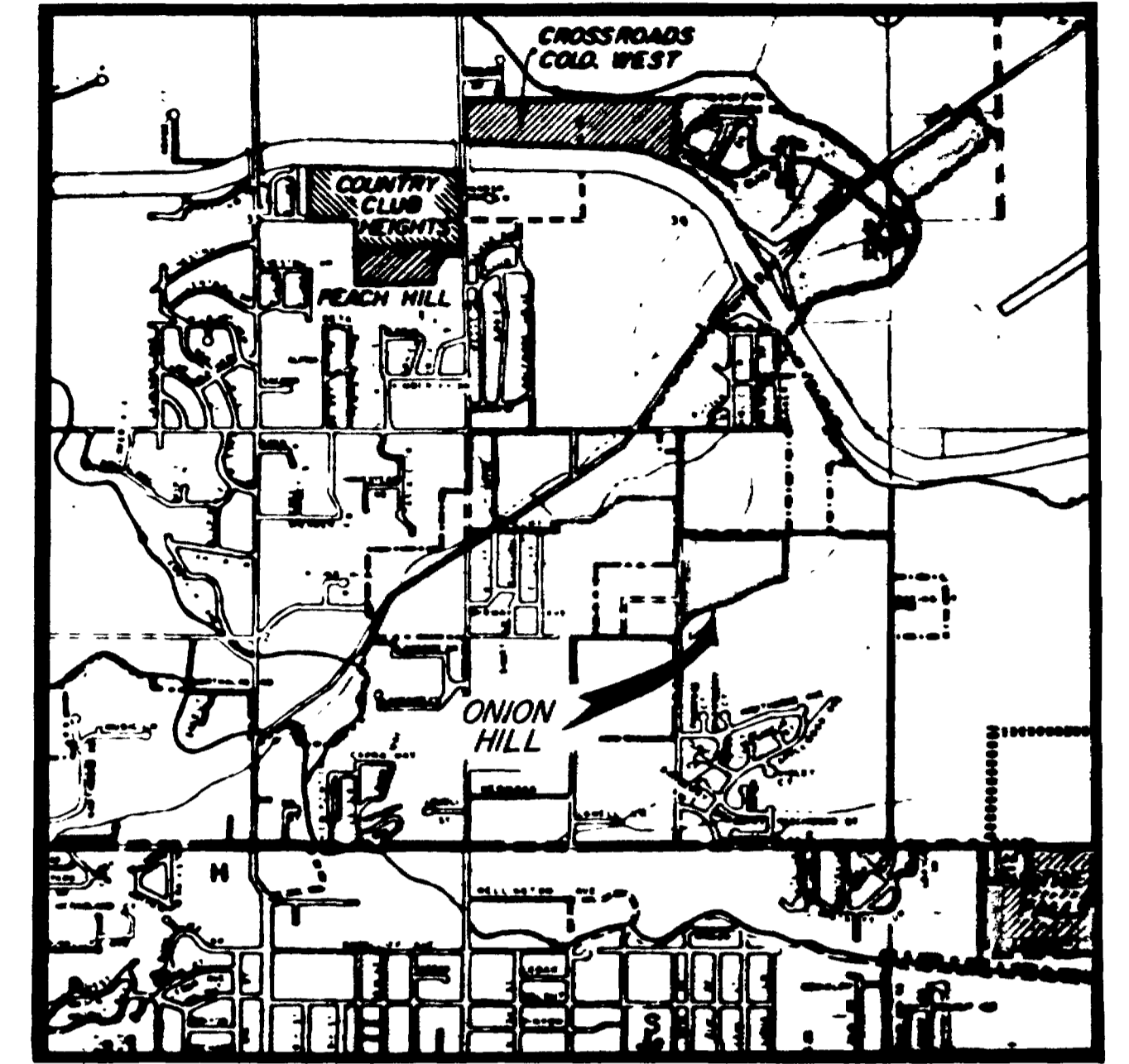
OWNER: Barru Homes Inc.  
& Discovery T6 Corp.  
519 Grand Avenue  
City

Proposed CROWN HEIGHTS SUBDIVISION

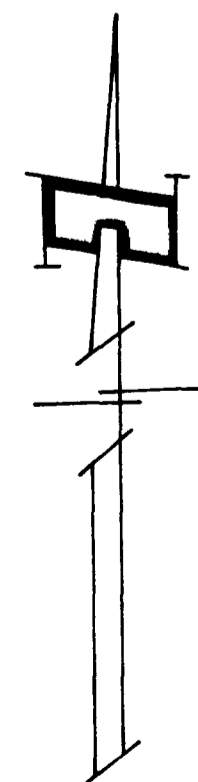
Cortland Avenue (F 3/4 Road)  
EAST 1290'



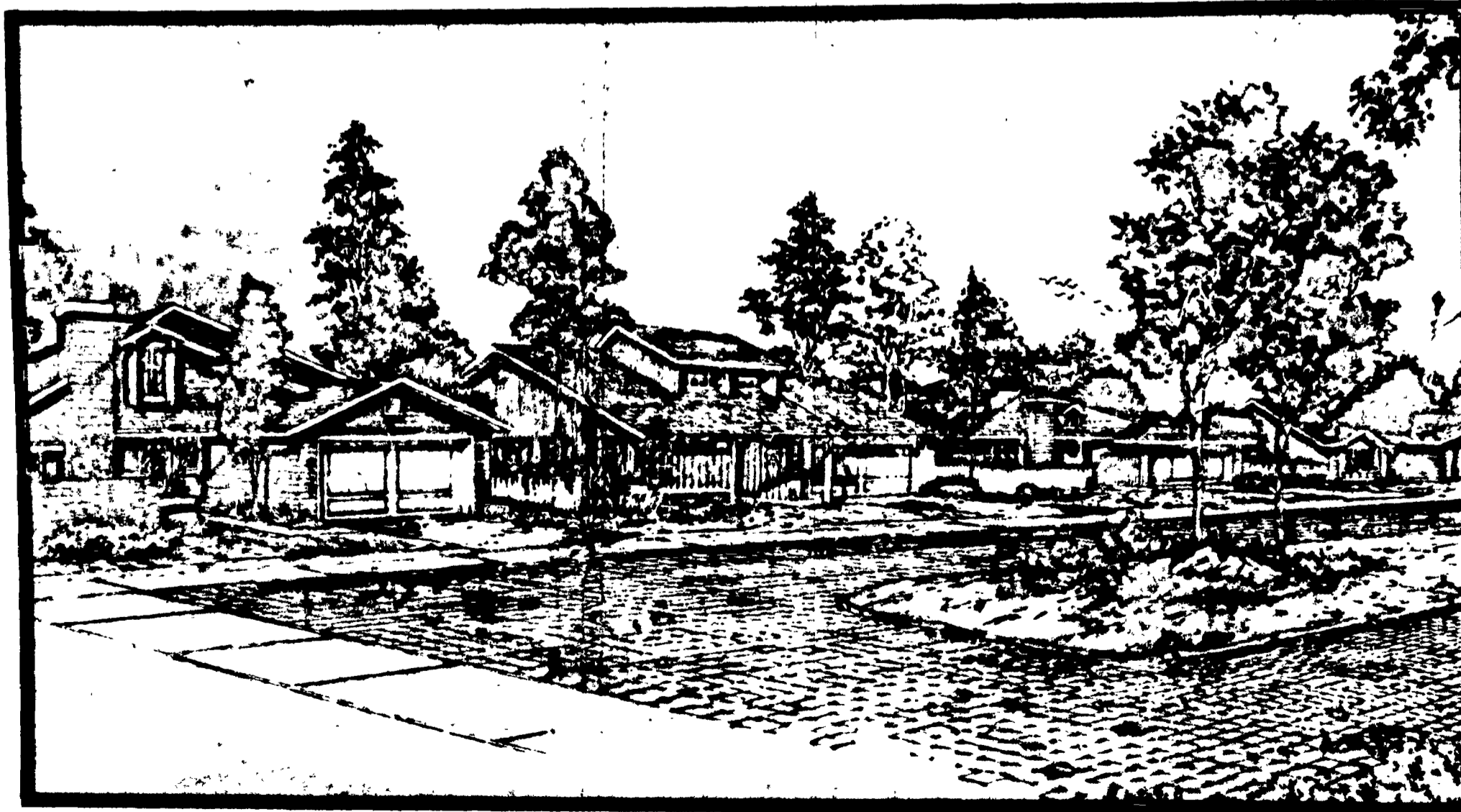
- NOTE:**
- 210 Units  
(60 Condo Flats)  
(150 Patio Homes)
  - 29.3 Acres
  - 7.2 DU/AC Gross Density
  - Setbacks For Patio Homes  
"0" side Yard With 15' Minimum  
Between Dwellings  
15' Front Yard  
15' Rear Yard
  - Parking: 2 Minimum/Unit For Patio Homes  
1.7 Minimum/Unit For Condo Flats
  - Existing Zoning: R1A
  - Proposed Zoning: Planned Residential
  - There Will Be An Enhancement And Some  
Condensing of the Wetland Feature Which  
Exists.



**LOCATION MAP**  
Scale: 1" = 2000'



Scale: 1" = 100'  
Contour Intervals = 2'



**PROPOSED PATIO HOMES STREETSCAPE CONCEPT**



**PROPOSED CONDOMINIUM FLATS CONCEPT**  
(WALK AND STRUCTURES -  
SUBSTITUTE WETLANDS FOR  
WATER)

47-80  
OFFICE COPY

OUTLINE DEVELOPMENT  
ONION HILL

