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File 1980-0036
Date 5/21/01

Project Name: Mesa College – Rezone R1B to R2 – 1040 Bunting Ave.

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				Application form
				Receipts for fees paid for anything
				*Submittal checklist
				*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
X				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	Letter from Conni McDonough to Robert Bright re: scheduling of hearing-7/7/80
X	X	Review Sheet Summary	X	Letter from Jo Dorris to Karl Metzner re: college owned houses lacking upkeep – 6/6/80
X		Review Sheets		
X	X	Letter from Mr. & Mrs. Thatcher Shaw and Mary Jones and Kester-4/15/80		
X	X	Impact Study		
X	X	Letter from Jo Dorris to Neighbors – 6/06/80		
X	X	Letter form Wes Painter to Bill conklin re: fire inspection		
X		Development Plan		
X	X	Opposition Petition		
X	X	City Council Minutes - ** - 8/6/80		
X	X	Planning Commission Minutes - ** - 5/27/80		
X		Letter from Jo Dorris to Karl Metzner re: request for rezone – 5/14/80		

Acres .2/ acres
3 lots
 Units _____
 Density _____

ACTION SHEET

File # 36-80
 Zone _____
 Tax Area Code _____

Activity REZONE RIB to R~~2~~3

Phase _____ Date Neighbors Notified _____
 Date Submitted 4.30.80 Date CIC/MCC Legal Ad _____
 Date Mailed Out 5.16.80 PC Hearing Date 5.27.80
 Review Agencies today Review Period - Return By 5.16.80

- | | |
|--|--|
| Send | Send |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION _____ |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>B.J.</u> |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) _____ |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>PATTERSON</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"/> TRANSPORTATION ENG. - <u>Bragdon</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> Tech. Review |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> P.D. - <u>Ed Vandentook</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

Board	Date	Comments
GJPC	5/27/80	MOTION to go to FACT-FINDING - REPORT next hearing (June 24th) ^{TUESDAY}
GJPC	6/24/80	Rec. denial -
CIC	7/16/80	Discussion was heard / discussion will be forthcoming 8/6/80
Cic	8/6/80	sent back to GJPC indefinitely

Common Location 1040 Bunting

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

2EA.
 Rentals - 2 ROOMS + 3 people

REQUEST FOR REZONING OF 1040 BUNTING
SUBMITTED BY MESA COLLEGE

IMPACT STUDY

1. Need - Housing for Mesa College students has become increasingly difficult to find. In 1978, the College opened the remainder of four apartment complexes on campus, hoping that this addition would alleviate the housing shortage of students. While it provided space for 156 additional students, the energy problem and inflation factors, added to an increased enrollment, have made the pressure even greater. This situation was particularly evident in the fall of 1979, when the College had to lease a motel and rely on the generosity of local citizens to temporarily house approximately 100 students.

In order to ease the situation for 1980-81, several steps are being taken. Of most interest to the City are the negotiations for the lease of the old Intermountain Bible College dormitory and the proposed use of the property located at 1040 Bunting. This request speaks to 1040 Bunting.

Recently Sigma Phi Epsilon, a national fraternity, was colonized on the Mesa campus. It is the desire of the College to use the 1040 Bunting property as a residence for ten of the men. The fraternity is advised by a local alumni advisory board consisting of eleven Grand Junction citizens and one faculty advisor, as well as the Vice President for Student Affairs at the College. Additionally, a sponsor would reside on the premises.

2. Impact - Mesa College currently owns two pieces of property on College Place. There is a single residence dwelling between the college owned property. Across the street to the south and directly behind the property west, there are also single residence dwellings. The Mesa College Master Plan includes the eventual acquisition of the land directly west of the College for expansion purposes. While it was initially planned that such acquisition would have already begun, funds have not been available. Therefore, the long range impact is one which could have been anticipated through College use of the property.

Current property owners directly adjacent to 1040 Bunting have been contacted and have signed the attached statement indicating no objection to the proposed plan.

3. Access - The property is across from the College and there is direct access from both College Place and Bunting Street. The number of automobiles assigned to park at the location would be limited and other automobiles would be assigned parking space in existing College parking.

4. Accessibility of Utilities - Utilities are in place and adequate for the number of individuals proposed.

5. Impact on Facilities - There is no indication that the use of this property will cause any problem for existing facilities. Regular inspections will insure proper sanitation. All students attend Mesa so there will be no additional impact on parks or schools.

6. Distance to Needed Services - The location is ideal for the proposed purpose. It is directly across from the College and within walking distance of local businesses and several churches.

Acres .2/ acres
3 lots
 Units _____
 Density _____

ACTION SHEET

File # 36-80
 Zone _____
 Tax Area Code _____

Activity REZONE R1B to R~~2~~3

Phase _____ Date Neighbors Notified _____

Date Submitted 4.30.80 Date CIC/MCC Legal Ad _____

Date Mailed Out 5.16.80 PC Hearing Date 5.27.80

Review Agencies 10 day Review Period - Return By 5.16.80

- | | |
|--|---|
| <p><u>Send</u></p> <p>____ COUNTY ROAD DEPARTMENT</p> <p>____ COUNTY HEALTH DEPARTMENT</p> <p>____ COUNTY SURVEYOR</p> <p>____ COMTRONICS</p> <p>____ GRAND VALLEY RURAL POWER</p> <p><u>X</u> MOUNTAIN BELL</p> <p><u>X</u> PUBLIC SERVICE</p> <p>____ SOIL CONSERVATION SERVICE</p> <p>____ SCHOOL DISTRICT 51</p> <p>____ STATE HIGHWAY</p> <p>____ STATE GEOLOGICAL</p> <p>____ STATE HEALTH - RADIOLOGICAL</p> <p>____ TRANSAMERICA TITLE</p> | <p><u>Send</u></p> <p><u>X</u> FIRE <u>City</u></p> <p>____ IRRIGATION _____</p> <p><u>X</u> DRAINAGE <u>B.J.</u></p> <p>____ WATER (UTE, CLIFTON) _____</p> <p>____ SEWER _____</p> <p><u>X</u> CITY ENGINEER/UTILITIES <u>PATTERSON X</u>
 <u>RISH</u></p> <p>____ MACK, LOMA, MESA, COLLBRAN</p> <p>____ FRUITA, PALISADE</p> <p><u>X</u> TRANSPORTATION ENG - <u>Bragdon</u></p> <p><u>X</u> Tech. Review</p> <p><u>X</u> P.D. - <u>Ed Vandentook</u></p> |
|--|---|

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>5/27/80</u>	<u>MOTION to go to FACT-FINDING - REPORT next hearing (June 24th)</u>
<u>GJPC</u>	<u>6/24/80</u>	<u>Rec. denial</u>
<u>CIC</u>	<u>7/16/80</u>	<u>Discussion was heard / discussion will be upcoming 8/6/80</u>
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Common Location 1040 Bunting

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 _____

Rentals - 2 EA. 2 ROOMS + 3 people

The City has already addressed the probability of student housing in its North Avenue Corridor Policy Statements. While Bunting is one block north of Glenwood Avenue (the north side of the "Corridor"), the college need is recognized and addressed. Particular attention is called to statement No. 11 - "Student housing would be appropriate along Glenwood from Twelfth to Eighteenth Street." At this point in time it seems unlikely that the College will be able to purchase land east of Twelfth within the next ten years, if ever. Consequently, land acquisition remains most likely to the west.

Mary E. Jones
1002 Bunting
Grand Jct. CO 81501
#36-80

Thatcher L. Shaw
1035 Bunting Avenue
Grand Jct. CO 81501
#36-80

Mesa College
1040 Bunting Avenue
Grand Jct. CO 81501
#36-80

John C. & M. L. Kester
1315 College Place
Grand Jct. CO 81501
#36-80

Robert Swire
1335 College Place
city 81501

Mesa College
1175 Texas Ave
city - 81501
#36-80

2945-114-21-010
-008
-012
-013
-014
-007
-016
-015

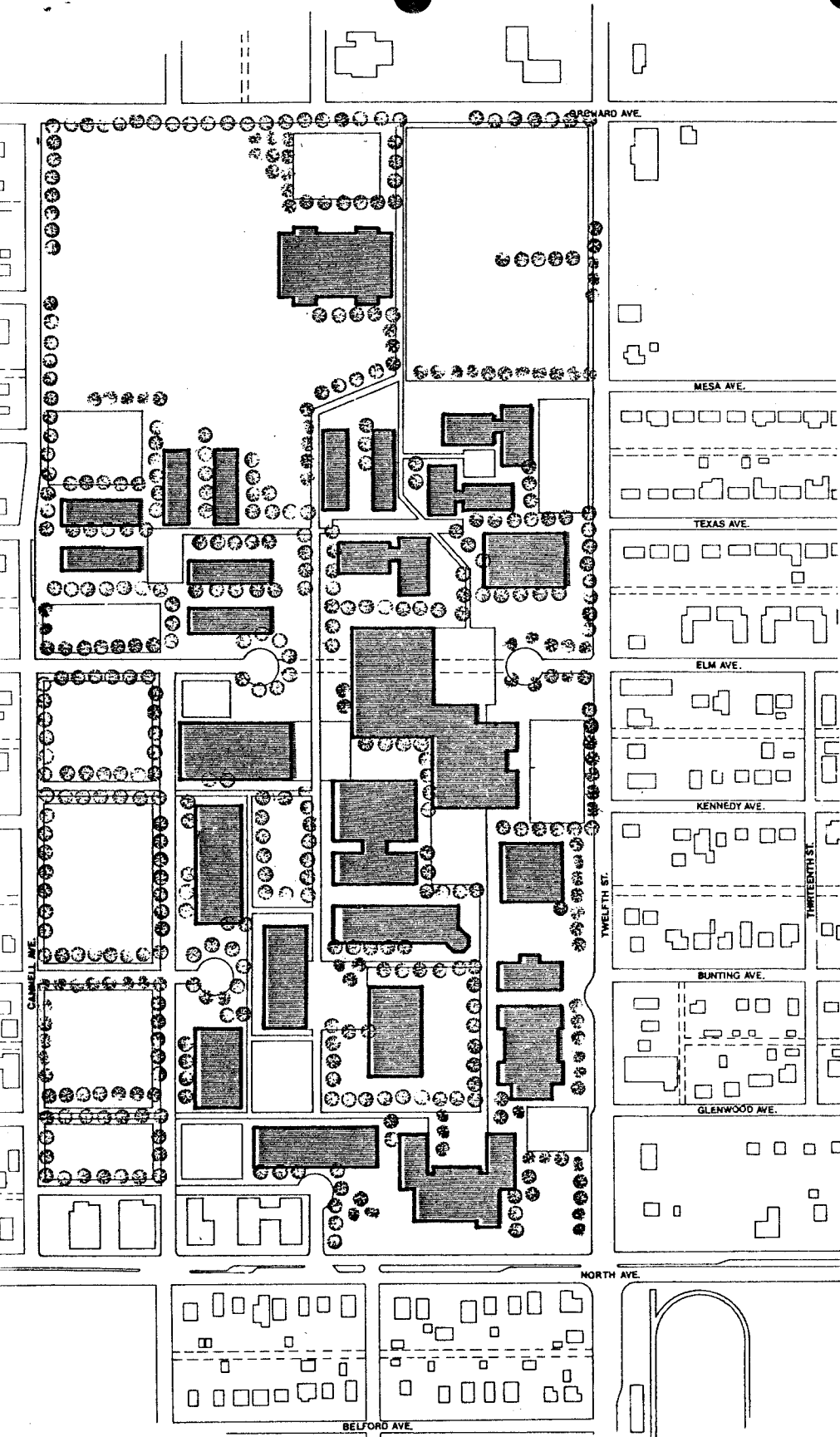
Sid Pace
1310 Houston Ave
city 81507

Bill Wimpfred
1320 Houston
city 81501 ~~1040 Bunting~~

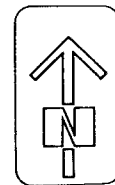
Gilbert Roberts
1340 Houston
city - 01

Michael Dooling
1345 College Place
city - 01

OFFICE COPY



development plan



Scale 50' 200'
100'



CHAMBLISS DILLON & ASSOCIATES/A
930 Main St., Grand Junction, Colorado
JAMES M. BOWERS & ASSOCIATES/PL
1801 York St., Denver, Colorado

- Acquire properties west of the campus in accordance with the Mesa College master plan. Properties are to be acquired as they are put on the market with priority given to properties located along the west side of College Place between Elm and a lot north of North Avenue (five years to acquire two blocks west of campus) \$200,000
- Remodeling in order to make campus facilities accessible to the handicapped. \$ 67,365
- Retire Physical Education Center revenue bonds. \$ 38,095
- Program planning of an addition to the Student Center (funded by user fees and revenues).
- Program planning of additional student housing (funded by user fees and revenues).

1977-78

- Design and construct a 30,000 gross square foot addition to the Vocational-Technical Building. \$1,450,000
- Retire Physical Education Center revenue bonds. \$ 505,180
- Design and construct a 65,000 gross square foot learning resources center. \$2,750,000
- Improve campus landscaping, lighting and signage. \$ 100,000
- Undertake small scale existing building improvements. \$ 50,000
- Program planning for the conversion of the Library' Administration Building \$ 3,000

- Acquire properties west of the campus in accordance with the Mesa College master plan (year 2 of acquisition) \$ 200,000

REVIEW SHEET SUMMARY

FILE# 36-80

ITEM REZONE R1B TO R3

DATE SENT TO REVIEW DEPT. 5-06-80

DATE DUE 5-16-80

PETITIONER _____

LOCATION 1040 Bunting

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-16-80	TECH REVIEW	No available information indicates flooding potential at this site during a 100 year flood event.
5-06-80	CITY ENGINEERING	No comments.
5-14-80	TRANSPORTATION	No comment; assuming item No. 3 of the <u>Impact Study</u> will be adhered to.
5-14-80	PUBLIC SERVICE	Gas & Electric: No Objections

STAFF RECOMMENDATION

No objection to re-zone. Although the proposed use will alleviate, in a small way, part of the housing problem for Mesa College, there is staff concern regarding the following:

1. There is limited parking available on site--to meet City requirements for fraternity houses there must be 1 space per 2 beds.
2. The submittal addresses the impacting of the existing single-family units and recognizes that the students "conduct themselves in such a manner as to be an asset to the neighborhood and the college." Staff is aware that, as a fraternity house, there may be meetings, parties, etc., held--much more than just a housing unit. The university, as the property owner, would be responsible for such activities and should administer controls to limit the impacts of such, i.e. noise, parking, etc.
3. Request concurs with the master plan for Mesa College, which has been adopted by the City Planning Commission and City Council.

5-21-80	CITY FIRE	Rezone OK-Fire hydrants and lines size to meet City requirements.
5-27-80	GJPC -	SIMONETTI/RIDER PASSED 5-0 A MOTION TO MOVE # 36-80 REZONE R1B TO R3 TO FACT FINDING AND REPORT AT THE NEXT REGULARLY-SCHEDULED MEETING ON JUNE 24, 1980.
6-24-80	GJPC -	SIMONETTI/FRANK PASSED 4-1 (GRAHAM AGAINST, RIDER AND FLAGER ABSTAINING) TO RECOMMEND DENIAL TO THE CITY COUNCIL OF THE REZONE REQUEST, BASED ON THE OPPOSITION IN THE AREA AND IT DOES NOT FIT THE COLLEGE MASTER PLAN.

I have talked with Dr. Jo F. Dorris, Vice President of Student Affairs, Mr. Jim Pool, President of the Sigma Phi Epsilon Advisory Board and one of the officer of the local colony regarding their use of the property located at 1040 Bunting. I understand that they wish to use the property for a fraternity house beginning in the fall of 1980 and have no objection provided they:

1. Recognize that they are located in the midst of single family residential areas and respect the rights of the neighborhood.
2. They conduct themselves in such a manner as to be an asset to the neighborhood and the college.

Mr. & Mrs. Thatcher L. Shred

April 15, 1980

/s/ Mary E. Jones *

Mary E. Jones

*Mrs. Jones was contacted by phone. Because she was ill she requested that we not visit her. She did, however, indicate that she would go on record as supporting this undertaking.



City of Grand Junction, Colorado 81501
May 1, 1980

Bill Conklin
Director of Maintenance
MESA COLLEGE
12th & North Ave.
Grand Junction, CO 81501

Re: Inspection, 1040 Bunting, to be used for Student Housing.

Mr. Conklin:

Because of the change of occupancy and the square footage, will be classed as an R-1 occupancy, which will require that the following corrections be made:

1. Uniform Building Code-Sec. 1310(a) requires Smoke detectors in each sleeping room and Smoke detectors in each egress corridors.
2. Sec. 1304 - U.B.C. - Each sleeping room below the fourth floor shall have at least one openable window or exterior door approved for Emergency egress or rescue. Window openable area of 20"x24".
3. Sec. 1312 - U.B.C. - One hour separation required between Mechanical room and dormitory to include C label door with self closure. 1976 Uniform Mechanical Code requires combustion air to be supplied to mechanical room to be divided between the top and bottom of the room to equal one square inch per 1000 BTU/hr.
4. Sec. 3305(j) - Handrail required on one side of stairway.
5. One 10 lb. ABC fire extinguisher located near kitchen area.

To allow the basement to be occupied for sleeping purposes, the window and emergency exit would be required. Thank you.

Sincerely,

Btn. Chief Wes Painter, Fire Prevention Officer

cc. James Wysocki, City Manager
Roy Anderson, Building Inspector

WP/hc

Grand Junction, Colorado
May 22, 1980

Grand Junction Planning Commission

Concerning the proposal to change the single family dwelling located on the corner of College Place and Bunting - namely 1040 Bunting - into a "multi-family residence," the following home owners living in this area do strongly oppose such a change.

Such a change is certain to complicate an already restricted parking situation. This, plus the noise and confusion, which are certain to exist where a large number of persons are living under one roof, would make living conditions in this neighborhood unbearable.

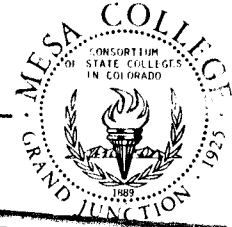
We, therefore, do urge that the Grand Junction Planning Commission refuse to grant this very unfavorable request.

Signed:

Winifred C. Bull 1320 Houston
Maude Dooling 1345 College Place
Freda M. Coates 1450 Houston
Bob Swire 1335 College Pl.
Barbara Swire 1335 College Pl -
May C. Jones 1002 Bunting
Died Pace 1310 Houston
Lucile Pace 01
Gilberts. Roberts 1340 AND 1406 HOUSTON
David D. Baldwin 1415 College Place..
Mr & Mrs. Daniel J. Baldwin 1415 College Pl.
(OVER)

Mesa College

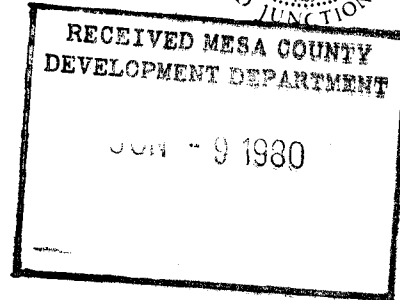
GRAND JUNCTION, COLORADO 81501



OFFICE OF STUDENT AFFAIRS

Telephone (303) 248-1676

June 6, 1980



Dear Neighbors:

Dr. Tomlinson and I firmly believe that it is important for a college to maintain a good relationship with its neighbors. We do understand that a certain amount of inconvenience will arise from time to time but that it is easier to deal with when we can talk together.

At the Planning Commission hearing on May 27, opposition was voiced about the college in general as well as the proposed use of the 1040 Bunting property as a fraternity house. The major concerns related to lack of upkeep of the two houses currently held by the college and the overflow of college parking onto residential streets.

We recognize the pride that you have in your homes and we understand your desire that all property be kept neat and clean. We have already notified our tenants that unless their lawns are kept neatly mowed they will be requested to move. Mr. Riccillo, our Vice President of Business Affairs, has agreed to repaint both of the houses within the next year.

We feel that our proposed use of the house by the Sigma Phi Epsilon men would be an asset to the neighborhood. If approved, there would be no more than nine men and a house mother living in the house. The young men are anxious to improve the outward appearance of the house and to become good neighbors to you. I think when you meet some of them you will be as impressed as I am with their sincerity. Additionally, we want you to recognize that these young men will be governed by an advisory board composed of ten businessmen in the community and supervised by me. This is considerably more than could be guaranteed under the current tenant/landlord relationship.

After reading this letter and discussing the proposal with some of the fraternity people, it is my hope that with this new information you would be willing to withdraw your name from the opposition petition.

Sincerely,

Jo F. Dorris, Vice President
for Student Services