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File 1980-0052
Date 8/3/01

Project Name: Sol Era Condominiums-Mabel Heberling-Rezone-PD-8 to PD-22.1

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
				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	Zoning and Location Map
X	X	Review Sheet Summary	X	Preliminary Development Plan
X	X	Resolution – no number	X	Typical Building Plan
X		Public hearing announcement for 10/15/80 – no date and one set for 9/17/80-9/5/80		Perspective View & Landscape Plan
X	X	Planning Commission Minutes - ** - 8/26/80		
X		Letter from Alex Candelaria to Mabel Heberling re: petition denied, public hearing notice set-9/4/80		
X		Rezone Application		
X		Preliminary Plan Application		
X		Subdivision Summary Form		
X		Copies of County Clerk records for : Agreement, Release of Inheritance Tax Lien and Release of Deed of Trust		
X	X	Signed Petition in favor of rezone		

Acres 4.8
Units _____
Density _____

CITY ACTION SHEET

File # 52-80

Zone RD-8

Activity REZONE PD-8 to PD-22.1 & PRELIMINARY PLAN
Phase PRELIMINARY
Date Submitted 7/31/80
Date Mailed Out 8/6/80
Date Posted 8/15/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission 8-19-80

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 8/26/80
Hearing Date--
City Council _____
10 Review Period-Return By 8/18/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION G.V.
- DRAINAGE B.J.
- SEWER _____
- WATER (UTE, CLIFTON) _____
- FLOODPLAIN _____
- CITY ENGINEER _____
- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES

Common Location S.E. COR OF 15TH ST. & WELLINGTON AVE. & NORTH OF THE GRAND VALLEY CANNEL

Board	Date	Comments
<u>GTRC</u>	<u>8/26/80</u>	<u>Denied on the basis of inadequate access & the time factor for the dev. of the access.</u>
<u>CIC</u>	<u>10/15/80</u>	<u>Denied</u>

Staff Comments

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 52-80

ITEM REZONE PD8 to PD 22.1 & PRELIMINARY PLAN DATE SENT TO REVIEW DEPT. 8-06-80

SOL ERA CONDOMINIUM DATE DUE 8-18-80

PETITIONER Mabel Heberling

LOCATION South of Wellington, East of 15th St. & North of the G.V. Canal

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-12-80	FLOODPLAIN	Does not appear to be in flood area
8-14-80	CITY UTL	The water lines north of the canal and south of the canal should be connected with an 8" line when the sewer line is installed across the canal. The elevations of the manhole south of the canal should be checked to make sure it matches the elevation needed in the line to cross the canal. If the internal sewer lines in the private drives are to be part of the public sewer system, then they must be constructed to city specifications.
8-14-80	G.J. DRAINAGE	Out of District
8-18-80	TRANS. ENG.	Without 15th St. improvements (Orchard Ave to Patterson Rd) and a bridge across the canal, access to the property is inadequate. Six guest parking spaces for 90 units plus a club house seems inadequate, and would encourage on-street parking on a 24' wide street.
8-18-80	G.J. FIRE	Fire protection as shown is inadequate; 4 additional fire hydrants required. approx. location #1. Southeast corner of North 15th and Grand Valley Canal. #2. Southeast corner of Lot-North 15 St. and Wellington Ave. #3. Southeast corner, north portion of development-rear private driveway. #4. Northeast corner-south portion of development; rear private driveway-the 2 fire hydrants in center must remain. 8 inch line in 15 St. must be extended across canal and connected to existing 6 inch line. Also should be connected to existing water on North 17th.

STAFF RECOMMENDATIONS

1. As services, especially access, is limited to this site at present, it is recommended that development of the project be phased to coincide with service delivery.
 2. Will parking be permitted on 24' wide private drives? If so, only one lane would be open for traffic. Where will recreational vehicles, boats, etc. be parked? Overall internal circulation looks good, but staff recommends that the above mentioned issues be addressed.
 3. Will fencing be provided between living units and Grand Valley Canal? If not, it is recommended that some type of fencing be provided (chain link or similar).
 4. Will city service vehicles (trash pickup, etc.) be responsible for damages to private drives? It is recommended that it be clearly stated in Home owners' agreement that the City will not be liable for such damage.
 5. Rezone from PD8 to density of 22.11 D.U.'s/acre. The proposed density is, in general, higher than the allowable surrounding densities. Overall design is good, however, with adequate common open space. Clarification is needed in the following to evaluate density.
 - a. Do building envelopes as drawn on the preliminary development plan incorporate all 90 units that are proposed?
- Preliminary Development Plan--recommend approval with resolution of comments.
Rezone--recommend approval if building envelopes on Preliminary Development Plan incorporate all proposed units.

- 8-18-80 CITY ENG. 15th Street including a canal crossing is scheduled in the 5 year CIP for 1982 construction. Rights-of-way and public street sections shown are appropriate. Additional streets right-of-way widths and powers of attorney should be granted prior to issuance of building permits. Sanitary sewers should be provided with manholes at east ends for maintenance access. Location of internal sewers is good layout. Detailed plans for sewer and water should be submitted for my approval prior to construction. The 8 inch water main should be connected across (under) the Grand Valley Canal at the same time it is "opened" to install the proposed sewer shown on their plan. Are the sanitary sewers south of the canal deep enough to drain the sewer shown under the canal?
- 8-26-80 MT. BELL 1. 24' easements as indicated are unacceptable.
2. We will cable this development in joint trench operation with PSCo.
3. Will request easements at the rear of each group of buildings to provide distribution to each unit and access from the easement to each unit thru the proposed fencing.
- 8-27-80 PARKS & REC. None
- 8/26/80-GJPC- FLAGER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND DENIAL OF THE PROPOSED REZONE PD-8 TO PD-22.1 TO THE CITY COUNCIL ON THE BASIS OF THE ACCESS IS INADEQUATE AS IT EXISTS, THE TIME FACTOR FOR THE DEVELOPMENT OF THE ACCESS, AND SUBJECT TO THE COMMENTS FROM THE STAFF AND THE REVIEWING AGENCIES.
- 9-15-80 PUBLIC SERVICE PSCo. ELECTRIC: Requests that common area be designated as utility easement. Buildings to have one point of electric service with clustered meters.
PSCo. GAS: Request that common areas be designated as utility easements. Developer to contact the Engineering office through the PSCo. Consumer Representative to determine gas meter locations.
- 9-15-80 G.V. IRRG. The Right-of-Way for the Grand Valley Irrigation Company is not properly laid out. This will have to be solved before final plat.

PRELIMINARY DEVELOPMENT PLAN
and
ZONE CHANGE REQUEST
for
SOL ERA CONDOS
A Planned Solar Unit Development

General

The attached maps and statements are provided as a requirement of the City of Grand Junction Planned Development & Zoning Regulations. This information is intended to provide the Planning Commission with sufficient background data to assess the Preliminary Development Plan and contiguous Zone Change for Sol Era Condos.

Character of Site

The site of the proposed development is approximately 4.7 acres located in the City of Grand Junction. It is presently zoned PD 8. The site is located immediately north of the Grand Valley Canal and east of 15th Street. The property is basically flat, but slopes slightly to the southwesterly corner.

Presently there are no buildings on the site. The land is currently being used to raise corn.

Areas adjoining the site vary from an undeveloped field to the north to residential, zoned PD 8, on the east. The south is bordered by the Grand Valley Canal. Multi-family housing is the primary use south of the Canal and to the east.

According to the City of Grand Junction Engineering Department, a new bridge across the Grand Valley Canal at 15th Street is included in the five year master plan. The new bridge will provide for efficient traffic movement into and out of the proposed development.

The general trend of the area is toward medium-high density to high-density multi-family developments for more than one-quarter section in any direction.

Development pressure in the City of Grand Junction indicates that additional housing is required. The availability of condominium homes is very limited at this time. Energy efficient condominiums with solar heating and cooling are virtually non-existent. The development in the surrounding area indicates that this is an acceptable if not ideal site for a use of this type. It is felt that "infilling" areas within the city is both desirable and efficient from a service and cost perspective.

The proven efficient solar envelope of the "ekosea" principal will provide little impact on our energy shortage. Additional development of the type proposed is consistent with the new Colorado Human Settlement Policies and the Colorado Energy Conservation Standards.

Sol Era Condos consists of 90 condominium homes on 4.7 acres. The resulting density is 22.1 units per acre.

Common and private open space consists of 1.96 acres, or approximately 50%. Of the 1.96 acres, .24 acres is devoted to private outdoor living space. All of the open space will be landscaped. A proposed planting list is included with this narrative. There are no existing trees or shrubbery on the site.

Low intensity lighting will be used to light the private drives, building entrances, walkways and open spaces throughout the project.

The proposed 90 units within Sol Era Condos consist of joined six unit buildings and one single six unit building. All buildings are designed and oriented on the site for solar heating and cooling. The individual homes will range from 1000 square feet for the one bedroom units to 1300 square feet and 1450 square feet for two bedroom units. All units are to have a single car garage and one covered parking space, both below the living area. Private patios and terraces will be provided for each unit.

The Clubhouse is also designed as a solar envelope building and will enclose an active solar heated swimming pool, recreation area and saunas. Surrounding the clubhouse will be an open landscape wood sun deck for the use of the residents.

There will be six additional guest parking stalls provided at the central clubhouse area.

The accompanying plan shows the relationship of the buildings to each other, parking areas, pedestrian walks and traffic circulation as well as a composite plan of each level of the buildings. Also shown is a sectional view of the building and exterior perspective.

Strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions will be adopted to insure protection to residents of Sol Era Condos and the surrounding areas. In order to promote the health, safety and welfare of the residents of Sol Era Condos, a Corporate Homeowners Association will be formed.

Sanitary sewer, water, electric and gas lines are presently installed in 15th Street and Bookcliff Drive across the Canal adjoining the site. It is anticipated that the City of Grand Junction will provide sewer and water services. An irrigation system is proposed to be provided to facilitate the watering of the open spaces and lawn areas. Irrigation water will be taken from an existing ditch presently in use on the site. Each unit will have its own water and electric meter and will be wired for telephone and cable television.

The access drives and all parking areas shown on the plan will be privately owned and maintained by all of the residents within Sol Era. The development plan calls for the private drives to be asphalt paved to a minimum width of 24 feet, including a 2 foot concrete valley gutter centered in the drive for drainage flow. A flow through traffic pattern is to be provided for emergency service vehicles and residents. The major access will be 15th Street from Patterson on the north and from Orchard Avenue on the south. Road improvements on 15th Street are

to include curb and gutter and detached sidewalk to meet City standards for a collection street. Road improvements along Wellington Avenue to the east property line will be provided to meet City standards for a local residential street.

The proposed development does not lie within any major drainage courses. The site is not adversely affected by off-site drainage. The proposed private drive will carry most of the surface drainage away from the development.

The proposed development is located within walking distance of all schools which will serve the development. Under present school district policy, students will attend Orchard Avenue Elementary, East Junior High or Grand Junction High School.

A hospital is located approximately 1½ miles west of the site. Several retail and commercial outlets are located within ½ mile of the proposed development on 12th Street at Orchard Avenue.

Land Ownership

The land within Sol Era is presently owned by Mabel Heberling.

Development Schedule

It is anticipated that the development of the property will occur over a five year period. The rate of development is dependent upon the community's growth and housing needs. All landscaping will be completed prior to occupancy of the living units.

Land Use Summary

Area in public right of way	.66 acres or 16%
Area in private drive & parking	.66 acres or 16%
Condominium building area	1.44 acres or 35%
Private outdoor living space	.34 acres or 8%
Common open space	1.72 acres or 42%
Total units proposed	90
Total area	4.06 acres (net)
Total density	22.11 units per acre

Maps

We have submitted with this narrative drawings which schematically illustrate the character and density of dwellings, road systems, parking, pedestrian movement, landscaping and site location.

Documents

Zone Change Request
Proof of Ownership Document
Adjoining Property Owners List
Subdivision Summary Form

Tipping & Beckner

Professional Corporation

Attorneys At Law

Valley Federal Plaza, Suite 601

Grand Junction, Colorado 81501

Clayton D. Tipping

Larry B. Beckner

Jerry J. Cooper

Phone 243-4232

Area Code 303

July 31, 1980

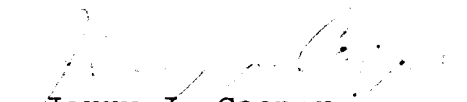
Mesa County Planning Commission
Mesa County Court House
Sixth Street and Rood Avenue
Grand Junction, Colorado 81501

NOTICE OF REPRESENTATION

Please accept this letter, along with the accompanying application for rezoning and attendant papers, as notice that I represent Mabel Heberling of Glenwood Springs, Colorado, in the matter of this application for rezoning.

Thank you for your attention to Mrs. Heberling's business.

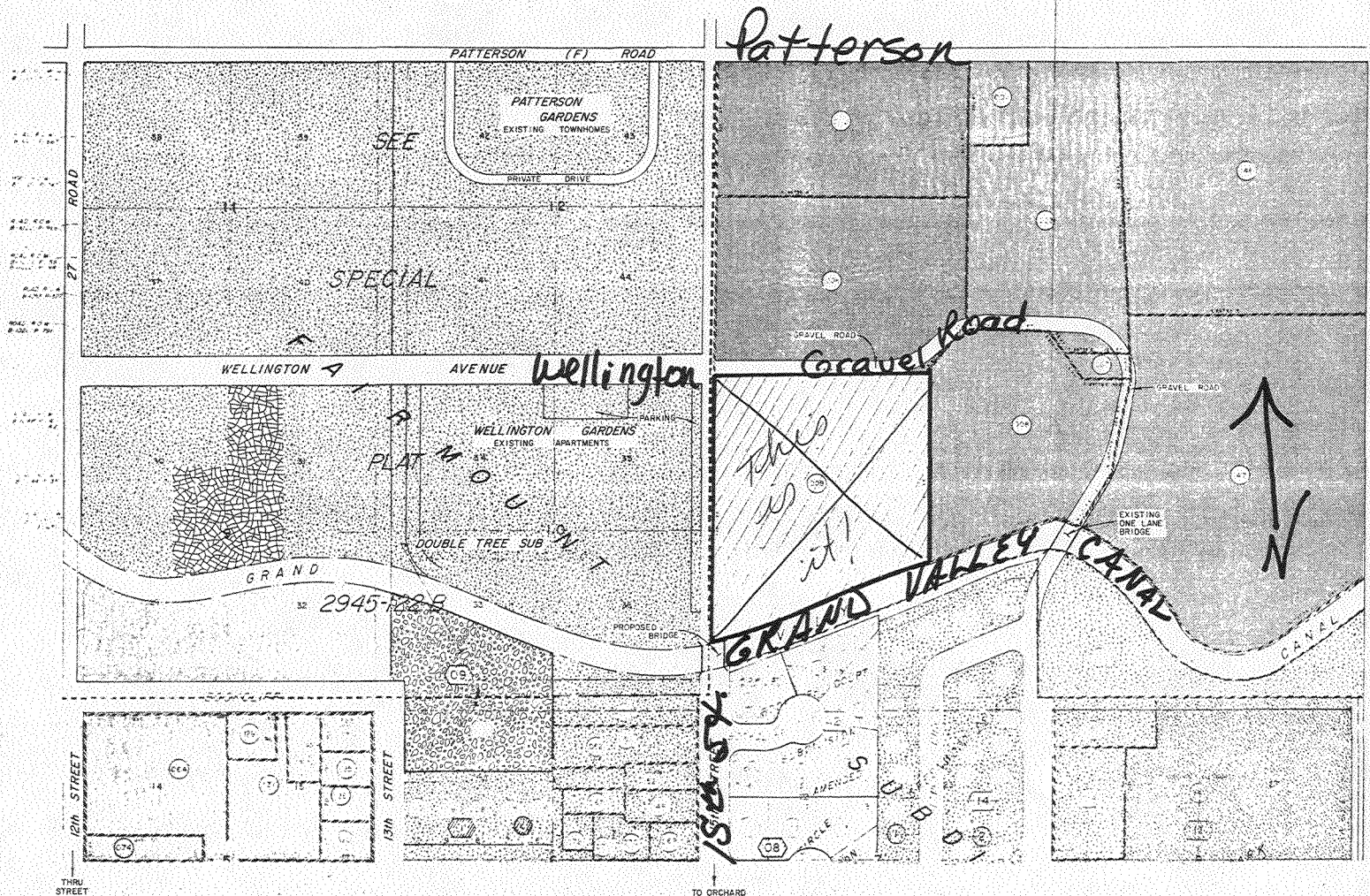
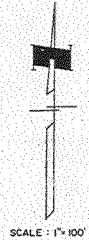
Respectfully yours,


Jerry J. Cooper
Attorney at Law

JJC/gk

Enclosures

ZONING AND LOCATION MAP FOR: SOL ERA CONDOMINIUMS



	ZONED PD 8		ZONED R 3
	ZONED PD 20		ZONED PD 12
	ZONED PR		ZONED R 2A
	ZONED R 12		ZONED R 14
	ZONED R 16		ZONED R 18
	ZONED R 20		ZONED R 22
	ZONED R 24		ZONED R 26
	ZONED R 28		ZONED R 30
	ZONED R 32		ZONED R 34
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	ZONED R 684		ZONED R 686
	ZONED R 688		ZONED R 690
	ZONED R 692		ZONED R 694

2945-122-10-023
James Peter Fregetto
1441 Patterson Road - #603
Grand Junction, CO 81501

2945-122-10-024
Donna L. Dinkins
1441 Patterson Road - #804
Grand Junction, CO 81501

2945-122-10-025
Geraldine & Cole McMartin
1441 Patterson Road - #701
Grand Junction, CO 81501

2945-122-10-026
Dorothy Hale
1441 Patterson Road - #702
Grand Junction, CO 81501

2945-122-10-027
Roy L. George
1441 Patterson Road - #703
Grand Junction, CO 81501

2945-122-10-028
Mesa Title Company
2820 North Avenue
Grand Junction, CO 81501

2945-122-12-009
Clinton & Lorraine Frazier
3159 D $\frac{1}{2}$ Road
Grand Junction, CO 81501

2945-122-12-010
Roger Malan
1529 Bookcliff Court
Grand Junction, CO 81501

2945-122-12-011
Lynn Hjelmstad
P. O. Box 483
Grand Junction, CO 81502

2945-122-12-012
Marion E. & Galan Williams
2029 South Broadway
Grand Junction, CO 81503

2945-122-12-013
Roger Malan
1529 Bookcliff Court
Grand Junction, CO 81501

2945-122-10-014
Lynn Hjelmstad
P. O. Box 483
Grand Junction, CO 81502

2945-122-13-010 thru 018
Green Tree, Inc.
2820 North Avenue
Grand Junction, CO 81501

2945-122-14-002 thru 005 &
007 thru 012
Green Tree, Inc.
2830 North Avenue
Grand Junction, CO 81501

2945-122-14-006
James P. & Bernadette Jeffryes
2242 North 17th Circle
Grand Junction, CO 81501

Heberling PD & Zone Change
(756-001)

52-80

2945-122-00-001
S. A. & Gerald Kelley
2737 Patterson Road
Grand Junction, CO 81501

2945-122-00-002 & 003
L. A. Brodak
2741 F Road
Grand Junction, CO 81501

2945-122-00-006
Trevinia C. Houston
P. O. Box 597
Grand Junction, CO 81501

2945-122-00-007
L. A. Brodak
2741 F Road
Grand Junction, CO 81501

2945-122-00-008
Charles L. & A. M. Forney
1631 Wellington Avenue
Grand Junction, CO 81501

2945-122-00-010
W. B. Swisher
1640 O Road
Loma, CO 81524

2945-122-00-026
Fay Carpenter, Et al
1340 Wellington Avenue
Grand Junction, CO 81501

2945-122-00-027
Velma Ashurst
1350 Wellington Avenue
Grand Junction, CO 81501

2945-122-00-028
Marjorie Anson
1404 Wellington Avenue
Grand Junction, CO 81501

2945-122-00-029
Edna Mae Williams
1418 Wellington
Grand Junction, CO 81501

2945-122-00-030-031
Joyce & Kenneth Kaufman
1913 West 24th Street
Loveland, CO 80537

2945-122-00-043
Walter K. Waymeyer
c/o Wakefield Management Co.
P. O. Box 2206
Grand Junction, CO 81502

2945-122-00-051
Leo & Joan Hyland
437 North 19th Street
Grand Junction, CO 81501

2945-122-00-054
Clayton P. & H. V. Watt
2204 North 17th Street
Grand Junction, CO 81501

2945-122-00-132
Robert & Shirley Rasmussen
310 Poplar Street
Paonia, CO 81428

2945-122-00-146-147
L. A. Brodak
2741 F Road
Grand Junction, CO 81501

2945-122-08-001 thru 004
Charles Harold Buttolph
357 Orchard Avenue
Grand Junction, CO 81501

2945-122-09-001
Dennis L. Granum, et al
823 26 Road
Grand Junction, CO 81501

2945-122-10-009
John A. & Lorraine Baghott
1441 Patterson Road - #301
Grand Junction, CO 81501

2945-122-10-010
William Russell
1441 Patterson Road - #302
Grand Junction, CO 81501

2945-122-10-011
Harlan Huskey
1441 Patterson Road - #303
Grand Junction, CO 81501

2945-122-10-012
Hale & Donna Larson
1441 Patterson Road - # 304
Grand Junction, CO 81501

2945-122-10-013
Peter Tooker
1441 Patterson Road - #401
Grand Junction, CO 81501

2945-122-10-014
Nicole & William Cannan
P. O. Box 3076
Grand Junction, CO 81502

2945-122-10-015
John & Arletta Clutter
1441 Patterson Road - #403
Grand Junction, CO 81501

2945-122-10-016
Dorothy Hitt
1441 Patterson Road - #404
Grand Junction, CO 81501

2945-122-10-017
Iv M. Guthrie
1441 Patterson Road - #501
Grand Junction, CO 81501

2945-122-10-018
Grace Hardcastle
1441 Patterson Road - #502
Grand Junction, CO 81501

2945-122-10-019
Margaret Mary Thompson
2859 Brittany Drive
Grand Junction, CO 81501

2945-122-10-020
Adeline Nash
1441 Patterson Road - 504
Grand Junction, CO 81501

2945-122-10-021
Jeanice Swank
1441 Patterson Road - #601
Grand Junction, CO 81501

2945-122-10-022
Mary & Charles Guire
1441 Patterson Road - #602
Grand Junction, CO 81501

Heberling PD & Zone Change
(756-001)

TO THE GRAND JUNCTION PLANNING COMMISSION

CONCERNING:

The request for a change from Planned Residential, with approximately 8 Units per Acre, to Planned Residential with maximum density of 22 Units per Acre. Location: Southeast corner of 45th Street and Wellington Ave.

We, the following residents of Wellington Ave., strongly oppose this change. Reason: Far too much density for an already crowded neighborhood, and street.. Our traffic problem is already very bad, and very dangerous.

~~Leon M. and~~ ^{Adolph} J. Kochmar - 1238 Wellington

Joseph S. + Wanda S. Shell 1212 Wellington Ave

William + Minnie Reeve 1225 Wellington Ave.

Florence Shirk - 1314 Wellington Ave.

David McKinley 1308 Wellington

May Belle Karand 1313 Wellington

Florence Collins 1321 Wellington

Miriam M. Kyle 1404 Wellington Avenue

John D. Kyle " " " "

Lay Carpenter - 1348 Wellington Ave

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Sig.

Development

RESOLUTION

OF FINDINGS AND DECISION ON APPLICATION FOR ZONING CHANGE FOR SOL ERA CONDOMINIUMS.

WHEREAS, Mabel Heberling sought to have the zoning changed from PD-8 (Planned Development - 8 units per acre) to PD-22.1 (Planned Development - 22.1 units per acre) on the following described land situated in Mesa County, Colorado, to wit:

Beginning 664.85 feet South of the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 12, Township 1 South, Range 1 West, Ute Meridian, thence East 429 feet, thence North 40°29' East 20 feet, thence South 411.4 feet, thence Southwesterly to a point 548 feet South of beginning, thence North to beginning;

and

WHEREAS, the hearing before the City Council of the City of Grand Junction was held October 15, 1980; and

WHEREAS, the Council considered the evidence presented at the hearing and the zoning maps and regulations of the City and FINDS:

1. That the hearing was duly held after proper notice.
2. That the Planning Commission recommended denial of the application as the access to the site is inadequate, the time factor for developing adequate access is indefinite and the application is therefore premature.
3. That the present conditions of access and traffic circulation make the application premature when considering the density proposed and it is therefore not in the best interests of the public peace, health and safety.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the application of Mabel Heberling for a change in zoning on the within described property from PD-8 to PD-22.1 (Planned Development - 22.1 units per acre) be denied.

PASSED and ADOPTED this 15th day of October, 1980.

Attest:

Mona B. Lockhart, CMC
City Clerk

Jane S. Quinn
President of the Council

STATE OF COLORADO)
COUNTY OF MESA) SS
CITY OF GRAND JUNCTION)

CERTIFICATION

The undersigned City Clerk of the City of Grand Junction, Colorado, certifies that the foregoing is a true and correct copy of a Resolution adopted at a legally convened meeting of the City Council of the City of Grand Junction held on October 15, 1980.

Neva B. Lockhart by Theresa J. Martney
Neva B. Lockhart, CMC
City Clerk

Dated: October 27, 1980