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File 1980-0062
Date 9/10/01

Project Name: 845 Glenwood, 865 Glenwood and 875 Glenwood - Rezone

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>			
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			
X		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list			
		Public notice cards			
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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			
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		Individual review comments from agencies			
		*Consolidated review comments list			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
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		*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 (DENIED)	X	X	Planning Commission Minutes - ** - 9/30/80
X	X	Review Sheet Summary	X		Letter from James Burke & Associates, Inc. – does not wish to pursue re-zoning any further – 10/3/80
X		Review Sheets	X		Parking Lot Sketch
X		Rezone Application	X		Site Plan
X	X	Impact Study			
X		Letter from Ray Biggs, Director of Housing to James Burke re: student difficulty of finding housing-Mesa College wants to be of further assistance – 8/29/80			
X		Public hearing notice 10/15/80 and 12/17/80			
X		Letter from James Burke to City and Bob Bright re: revised plan-10/7/80			
X	X	Letter from James Burke & Assoc. to City attn Bob Bright re: letter 10/7/80 – 10/28/80			
X		North Ave Corridor - highlighted areas regarding this specific area			

Acres 578
Units 20
Density 34.3

CITY ACTION SHEET

File # 6280

Zone R-1-C

Activity PR RIC to 34.3/acre
Phase Preliminary Plan
Date Submitted 8/29/80
Date Mailed Out 9/3/80
Date Posted 9/19/80
Legal Ad Date 9-22-80
Date Neighbors Notified--
Planning Commission 9-19-80

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 9/30/80
Hearing Date--
City Council _____
10 Review Period-Return By 9/25/80

Review Agencies

Send

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

Common Location 845-865-875 Glenwood Ave.

Board	Date	Comments
<u>GTR</u>	<u>9/30/80</u>	<u>Denied -</u> <u>As per ph. conversation with</u> <u>representative of petitioner, they</u> <u>on 10/2/80, they request not</u> <u>to proceed to CIC.</u>

Staff Comments

Legal OK
adj. prop OK-SKD

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 62-80

ITEM REZONE RIC to PR 34.3

DATE SENT TO REVIEW DEPT. 9-03-80

DATE DUE 9-15-80

PETITIONER Wm. Pantuso

LOCATION 845-865-875 Glenwood Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9-08-80	CITY FIRE	No objections Adequate fire protection, water supply and hydrant must be provided.
9-10-80	CITY UTILITIES	The developer might consider giving thought to providing high security bicycle parking and storage area along with the automobile parking spaces.
9-10-80	CITY ENG.	Layout generally looks OK except I wish they didn't have to have 10 parking spaces backing into the alley. That alley presently carries more traffic than intended for alley service. It almost functions like a street but with narrowness and buildings, it is not a good sight-distance situation for as much traffic as exists.
9-16-80	TRANS. ENG.	Are 30 parking spaces adequate for 76 students? There are no provisions shown for bicycle or motorcycle parking. There are serious parking problems in the neighborhood surrounding Mesa College. New development in the area should address this problem and not add to it.
9-16-80	COMP. PLANNING	Proposal is inconsistent with North Avenue Corridor Policy Statements: #1. "Belford and Glenwood Avenues should serve as accessory streets, and should not function as through traffic routes". #13. "Uses of the southside of Glenwood between Seventh and Cannell should respect the single family residential uses and character on the northside of Glenwood". A 20-unit apartment complex, with 30 parking spaces would certainly generate traffic to encourage use of Glenwood as a through route (especially for students travelling to Mesa College) and heavily impact the existing single family to the north and west. Policy Statement #11 states that "Student housing would be appropriate along Glenwood from Twelfth to Eighteenth Street". This is east of the college and not recommended for the proposed site, between 8th and Cannell or Glenwood. The proposal is inconsistent with the adopted Policy Statement and would be inappropriate at this time.
9-17-80	PUB. SER.	Electric: No objection Gas: No objection
9-17-80	MT. BELL	No objection
9-22-80	STAFF PLANNER	1. This proposal is for approximately 6 times the surrounding residential densities. This would be out of character with the surrounding residential use and, therefore, inappropriate. 2. As is for student housing, the dormitory parking standard would be more appropriate to use rather than the proposed apartment standard.

This area is already impacted by on street parking from the college and increasing this would not be appropriate.

COMMENTS ON SUMMARY

1. Bicycle parking should be incorporated into design.
2. Parking off of alley undesirable.
3. Conflicts with North Avenue policy statements.
4. Traffic generation inappropriate for Glenwood Ave.
5. Density is too high; out of character with surrounding neighborhood.
6. Proposed parking inadequate for student housing. Increasing on street parking in the vicinity of the college is inappropriate. Any proposed student housing should incorporate dormitory parking standard.

As above comments summary indicates, proposal is inappropriate both as designed and in this area; recommend denial.

GJPC 9/30/80 SCHOENBECK/FLAGER PASSED 5-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #62-80 REZONE, BECAUSE OF THE STAFF COMMENTS AND THE STATEMENTS OF THE PROPERTY OWNERS IN THE AREA.

Acres .58
Units 18
Density 31

CITY ACTION SHEET

File # 62-80

Zone RIC

31 parcels

Activity Rezone RIC to PR.
Phase Prelim.
Date Submitted 10/30/80
Date Mailed Out 11/5/80
Date Posted 11/14/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council 12-8-80
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 11/25/80
Hearing Date--
City Council _____
10 Review Period-Return By 11/14/80

Review Agencies

- Send
- | | |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> CITY UTILITIES |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY POLICE |
| <input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE | <input type="checkbox"/> PARKS AND RECREATION |
| <input type="checkbox"/> IRRIGATION _____ | <input checked="" type="checkbox"/> ENERGY OFFICE |
| <input type="checkbox"/> DRAINAGE _____ | <input checked="" type="checkbox"/> TECH REVIEW |
| <input checked="" type="checkbox"/> SEWER _____ | <input type="checkbox"/> WATER AND POWER RESOURCES |
| <input type="checkbox"/> WATER (UTE, CLIFTON) | <input checked="" type="checkbox"/> <u>Comp</u> |
| <input type="checkbox"/> FLOODPLAIN | _____ |
| <input checked="" type="checkbox"/> CITY ENGINEER | _____ |

Common Location 845-865-875 Glenwood Ave.

Board	Date	Comments
GIPC	11/25/80	DENIED

Staff Comments
Revised
adj. OK

- Original Documents
- | | |
|--|---|
| <input type="checkbox"/> Improvement Agreement | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvement Guarantee | <input type="checkbox"/> Development Schedule |

REVIEW SHEET SUMMARY

FILE# 62-80

ITEM REZONE RIC to PR 31-REVISED

DATE SENT TO REVIEW DEPT. 11-05-80

PRELIMINARY PLAN

DATE DUE 11-14-80

PETITIONER William Pantuso

LOCATION 845-865-875 Glenwood

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-10-80	CITY UTIL.	None
11-13-80	CITY FIRE	If hydrant on Cannell is within 150' of development, it should be sufficient if 6" line in Glenwood is upgraded to an 8" from Cannell west to existing hydrant. Or a hydrant may be placed on N.W. corner at Cannell and Glenwood off of 12" in Cannell. Additional hydrants may be required as determined by a Fire Flow Survey for this construction. This office has no objections to this rezone as long as adequate fire protection water is provided. Upgrading of the 6" line in Glenwood should be considered if any further developments of this type are in the future for this area. We need access through parking spaces, separated, also we need an access gate at rear through fence in center.
11-14-80	CITY ENG.	New drive entrances should conform to City Standards and will require a permit from my office. The developer should close all unused existing drive entrances with new curb, gutter and sidewalk. Parking space no. 1 doesn't look very functional. I assume the site will be graded to slope toward Glenwood Avenue so the parking lot will drain into the street.
11/17/80	Comprehensive, Planning	Proposed site plan and density differs only by a reduction of two units from previous submittal. This is a transition area from the commercial strip of North Avenue to the well-maintained single family residential (RIC adjacent to the north. A development of this density would be a negative impact on these existing homes - especially regarding traffic. Glenwood would certainly become a through traffic routes (and this is inconsistent with policy statements 1 and #13 regarding development along North Avenue.) Although the petitioner has made an attempt to improve the parking area and site plan, the density appears prohibitive for this area.
11/14/80	Trans./Eng.	If parking spaces 1-19 were all in use, there would be no pedestrian bicycle, or emergency access to the building from the parking lot. Space No. 1 will be very difficult (if not impossible) to get into and out of. This is even worse since it will be reserved for handicapped.
11/14/80	City Eng.	New drive entrances should conform to City standards and will require a permit from my office. The developer should close all unused existing drive entrances with new curb, gutter and sidewalk. Parking space no. 1 doesn't look very functional. I assume the site will be graded to slope toward Glenwood Avenue so the parking lot will drain into the street.

11/18/80 Staff Comments The site plan is much improved over that previously submitted. The parking off the alley has been eliminated and the structures now back on the alley. The parking now meets the dormitory standard (even though parking space #1 will not function properly).

The structure should be moved to the alley, eliminating the 6' space in the rear. The 6' thus saved should be used parking lot as additional buffering.

Landscaping should be detailed with grass incorporated into design. Recommend landscaped buffering on east and west of parking lot.

The main problem remains the density. The original proposal contained 20 units and is now reduced to 18. This is really not much of a reduction in density. The previous comments pertaining to density still apply.

Summary of Comments: A fire flow survey needs to be done and then water system and hydrant locations worked out with Fire Dept. Emergency access needs to be provided.

Driveway entrances and curb closures should be accomplished as per City Engineer's review.

Drainage should be specified.

Access to building will be difficult through parked cars in front (trans. engineer).

Applicant should consider moving structure rearward, thereby freeing space in front for landscaping, parking, etc.

Detail landscaping incorporating grass into design.

Comments on density from previous submittal still apply.

Recommend that project be initiated within one year of final approval or a rehearing be scheduled.

Recommendation: Although the site plan functions better than that previously submitted the density is only slightly less and still very much higher than the surrounding residential area. I doubt this site will function well with more than 10 or 12 units. If the petitioner would contact staff we would be happy to work with him in trying to resolve this.

11-26-80 PUB. SER. Electric: No objections
Gas: Meter locations to be determined.

12/08/80 MT. BELL No comments or requests

11/25/80 GRAHAM/FRANK PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #62-80, REZONE RIC TO PR 31.2 AND GLENWOOD APARTMENTS, REVISED PRELIMINARY PLAN, BECAUSE THE RESIDENTS OF THE NEIGHBORHOOD DO NOT WANT SUCH AN ENORMOUSLY INCREASED DENSITY AT THIS TIME.



JAMES BURKE & ASSOCIATES, INC.

Consulting Engineers

145 GRAND AVE., SUITE A
GRAND JUNCTION, COLORADO 81501

243-9090

REZONE APPLICATION for 845 - 865 - 875 Glenwood Avenue IMPACT STUDY

1. The need for student housing for Mesa College students is quite critical. The proposed 20 unit apartment complex will accommodate 76 students plus a manager. See attached letter from Mesa College.
2. The apartment project is still a residential occupancy in a residential area bounded by commercial and business properties. This should provide no undesirable impact on the area.
3. Access to the apartment complex is mainly from Glenwood Avenue for the 20 parking places and an additional ten parking places in the rear are accessible from the alley. Seventh Street and Cannell Street are the north-south streets serving Glenwood Avenue from North Avenue one block to the south of Glenwood Avenue.
4. The alley directly behind the property contains a 2" gas main, a 6" sewer main and single phase electric power lines. There is a 6" water main in Glenwood Avenue.
5. All utilities are adequate to handle the modest load increase caused by the apartment complex. Fire and police routes are readily accessible from North Avenue. The project is planned primarily for Mesa College student housing. Mesa College is only two blocks east of the property. There should be no impact on schools and any other impact would blend in with existing Mesa College activities.
6. There is a church on Glenwood Avenue directly across the street from the subject property. There is a Safeway Market on 7th Street and North Avenue about a city block west and many types of business and commercial facilities on North Avenue just a city block to the south. Mesa College is two blocks to the east.
7. Not applicable.

Russell K. & Gloria Parry
835 Glenwood
Grand Junction, CO 81501
62-80

Minnie Zeorian
911 Glenwood
Grand Junction, CO 81501
62-80

Esther T. Tulley
856 Glenwood
Grand Junction, CO 81501
62-80

Newton L. Koser
874 North Avenue
Grand Junction, CO 81501
62-80

Don A. & Clara I. Adams
900 North Avenue
Grand Junction, CO 81501
62-80

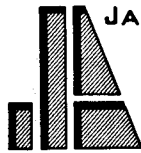
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Margaret & Arthur Guccini
846 Glenwood
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62-80

Calvary Bible Church
888 Glenwood
Grand Junction, CO 81501
62-80

W. Pantuso
407 N. 7th
City 81501
62-80

J. Burke Jr.
636 20 Rd.
City 81501
62-80



JAMES BURKE & ASSOCIATES, INC.

Consulting Engineers

145 GRAND AVE., SUITE A
GRAND JUNCTION, COLORADO 81501

243-9090

October 28, 1980

City/County Development Department
559 White Avenue
Grand Junction, Colorado 81501

Attn: Bob Bright

Re: File #62-80

Dear Sir,

Regarding my letter of October 7, 1980, please find enclosed 19 copies of a revised plan for the development of the property at 845-865-875 Glenwood Avenue.

Please note the following changes:

1. Reduction in density from 20 to 18 units on .58 acres.
2. Increase off-street parking spaces to 35 with extra parking for manager and additional parking for recreational vehicles in addition to bike racks. This should exceed the requirements of the dormitory parking standards.
3. There is no parking from the alley except for the manager and the recreational vehicles which are behind locked gates.
4. A solid six foot high wood fence along the alley will provide a privacy and visual barrier and will eliminate use of the alley as a thoroughfare with respect to this property.

It is my understanding that these modifications will satisfy most of the objections to re-zoning this property, and I request that the re-zoning application submitted for the October meeting be placed on the November agenda for re-consideration.

Sincerely,

JAMES BURKE & ASSOCIATES, INC.
James C. Burke, Jr., P.E.

JCB:jle

