

# Table of Contents

File 1980-0069  
Date 9/11/80

Project Name: Northwood Apartments-Preliminary Development Plan and Zone Change

**P** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the IIn some  
**r** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**s** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**a** guide for the contents of each file.  
**n** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in  
**e** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  
**d**

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 to adjacent property owners
		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
X	X	*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 Sue Drissel re: public hearing on 11/19/80 – sent 11/3/80
X	X	Review Sheet Summary	X	Certification of plat
X		Review Sheets	X	Public Notice Posting – 2/17/81
X		Deed	X	Power of Attorney (not completed)
X	X	Planning Commission Minutes - ** - 2/24/81, 10/28/80	X	Development Application
X	X	Letter from Dave Thornton to Tom Logue re: parking and lighting easement- 11/1/80	X	Rezoning Application
X	X	Two letters from Dave Thornton to Karen Guldbach re: record of this specific development file– 9/24/91, 10/16/91	X	Subdivision Summary Form
X		Preliminary Water and Sewer Plan	X	Peak Demand – Data Sheet
X		Certificate of Occupancy	X	Commitment for Title Ins. From Chicago Title Ins. Co.
X		Letter from Mary Ann Carlson to David Behrhorst re: revised landscape plan and questions regarding the total parking available and mix of regular spaces versus compact car spaces-2/4/83	X	X Site and general landscape plan
X	X	Letter from David Behrhorst to Robert Golden re: minor changes for final development plan – 1/28/80	X	X Preliminary Plan
X		Agreement between Unity Church and Destination Properties, Inc. –5/1/81	X	Preliminary Building Elevation Concept
X	X	Permanent Easement to City of Grand Junction – 5/27/81 - **	X	Preliminary Grading & Draining Plan
X	X	Letter from Ron Rish to Katy McIntyre re: review of construction plans- 5/12/81	X	X Preliminary Development Plan and Zone Change Request for Northwood Apartments



PRELIMINARY DEVELOPMENT PLAN FOR:  
**NORTHWOOD APARTMENTS**



developed and managed by  
**Destination Properties Inc.**  
 825 Road Ave.  
 245-6077

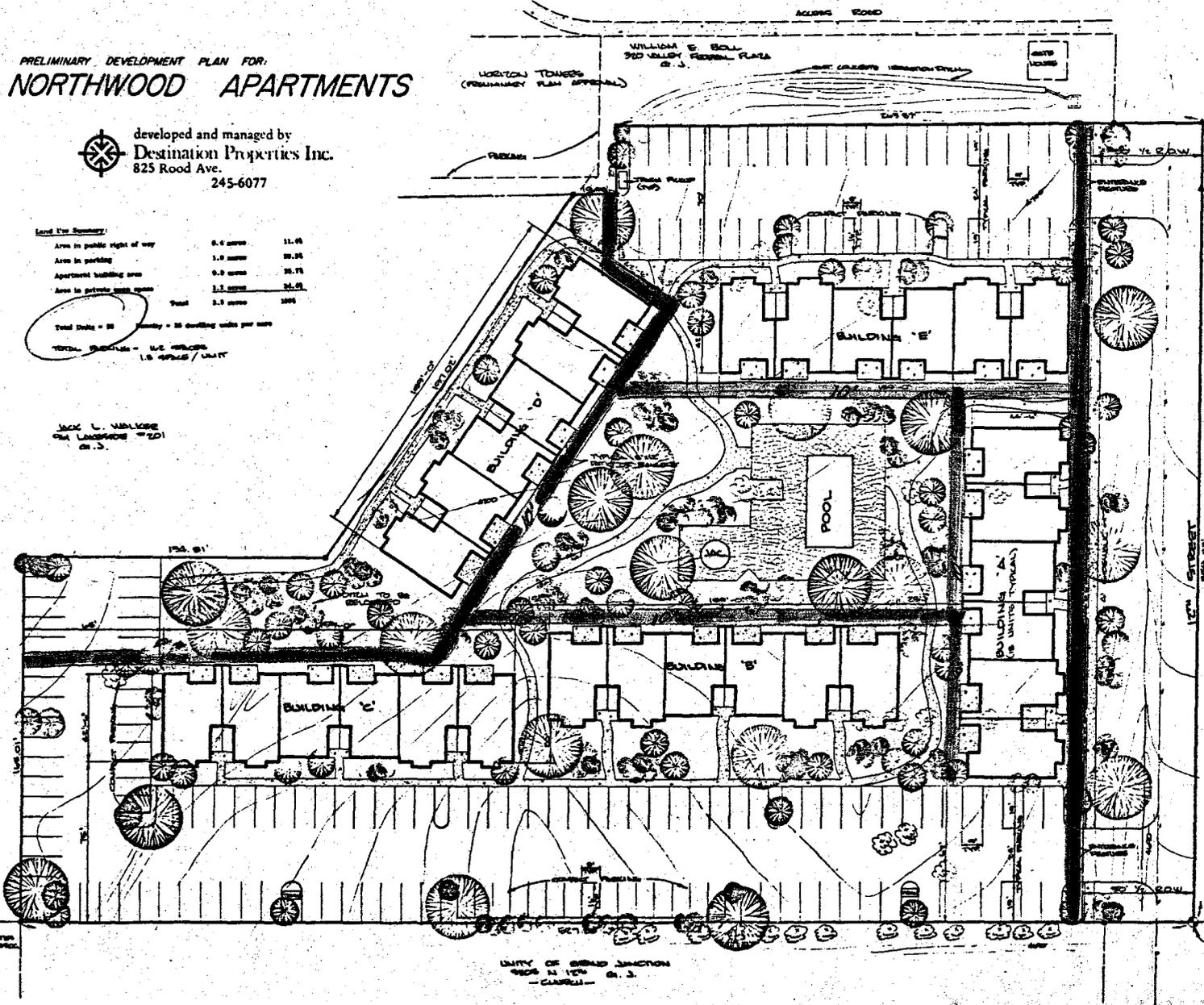
**Land Use Summary:**

Area in public sight of way	6.6 acres	11.0%
Area in parking	1.0 acres	19.2%
Apartment building area	6.9 acres	33.7%
Area in private open space	1.2 acres	24.0%
<b>Total</b>	<b>2.5 acres</b>	<b>100%</b>

Total Units = 88      Density = 35 dwelling units per acre

Overall Density = 1.6 OFFICES / UNIT  
 1.6 OFFICES / UNIT

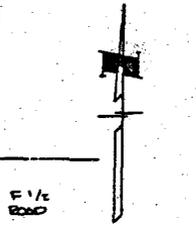
JACK L. WALKER  
 Civil Landscaper #1201  
 G.S.



MONEY  
 DENIAL

PRELIMINARY DEVELOPMENT PLAN  
 HORIZONTAL TOWER'S UNIT 27 000  
 G.S.

LEGEND  
 SHADING CONTAINS  
 SHADING TOWER  
 CONCRETE



SCALE 1/2"  
 1" = 20'  
 SITE AND GENERAL LANDSCAPE PLAN  
**NORTHWOOD APARTMENTS**  
 DESTINATION PROPERTIES INC.



NorthWood Apartments

Preliminary Building Elevation Concept

(Actual picture of TownNorth Apartments-12th & Walnut  
developed by Destination Properties, Inc.)

PRELIMINARY DEVELOPMENT PLAN

and

ZONE CHANGE REQUEST

for

NORTHWOOD APARTMENTS

October, 1980

Owned & Developed by:

Destination Properties, Inc.  
825 Rood Avenue  
Grand Junction, CO. 81501  
(303) 245-6077

Engineers:

Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Grand Junction, CO. 81501  
(303) 243-8966

Planners:

Vito Cetta & Associates  
2665 13th Street, Suite 215  
Santa Monica, California 90405  
(213) 450-5022



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
2784 Crossroads Blvd., Suite 104  
Grand Junction, Colorado 81501 (303) 243-8966

October 1, 1980

Grand Junction Planning Commission  
559 White Rm. 60  
Grand Junction, CO. 81501

Dear Commission Members:

Enclosed is a preliminary development plan and zone change request for Northwood Apartments, a Planned Unit Development.

The change in zoning is located south of Horizon Drive and West of 12th Street on 3.5 acres. The site is presently zoned R-1-A. The request is for a Planned Residential 26.

A member of our firm and the developer will be at the next regularly scheduled meeting of the Planning Commission to discuss the project and answer any questions which may arise.

Sincerely,

  
Thomas A. Logue

TAL/kk

PRELIMINARY DEVELOPMENT PLAN  
for  
NORTHWOOD APARTMENTS  
"A Planned Unit Development"

General:

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development Regulations. This information is intended to provide the Planning Commission with sufficient background data for review of the preliminary development plan for Northwood Apartments. The site of the proposed development contains 3.5 acres located in the City of Grand Junction. It is presently zoned R-1-A. The site is located west of 12th Street, about 1/8 mile south of Horizon Drive in the northeasterly portions of the City of Grand Junction (see Exhibit 1). Northwood Apartments lie within the 12th Street Corridor Policy Statement area. This request meets all policy statement guidelines.

Existing Land Use:

The site slopes from 12th Street upward toward the northwesterly portions of the subject site at about a 4% slope. Two single family units are currently on the site and will be removed prior to site development. An existing irrigation ditch crosses the site. The balance of the site is largely vacant, undeveloped land which has several large trees and shrubs located within its boundaries.

Areas adjoining the site are primarily residential in nature. The Unity Church adjoins the subject site to the south. The Pentecostal Holiness Church lies immediately to the east of the site and the St. Nicholas Orthodox Church lies a short distance north of the site. Lakeside Subdivision, a completely developed Planned Development adjoins the site at the extreme southwesterly corner. Horizon Towers, a recently approved preliminary plan, adjoins the site to the north and west and is zoned PR-35. The balance of the area surrounding the subject site is undeveloped or is single family residential area.

Development pressure in the City of Grand Junction indicates that additional housing is required. The availability of apartments is limited at this time. Past development activity in the surrounding area indicates that this would be an acceptable location for a sue of the proposed type. It is felt that "infilling" areas within the City of Grand Junction is both desirable and efficient from energy, utility services and cost perspectives.

Need for Development:

In November of 1979, the Colorado West Council of Governments updated population estimates. Those projections were based on the most recent information provided by various energy companies. These updated projections are indicated in the following chart.

Population Projections  
Source: Colorado West Council of Governments

Year		Mesa County	Grand Junction	Fruita
1981	high	88,615	33,954	3,707
	low	84,934	32,275	2,973
1983	high	98,067	37,824	4,329
	low	92,969	35,328	3,254
1985	high	108,350	42,089	5,051
	low	101,004	38,382	3,535
1990	high	128,558	49,655	5,760
	low	121,092	46,015	4,238
2000	high	169,683	65,195	7,225
	low	161,266	61,281	5,644

Lot projections are based on growth trends that occurred in the 60's and 70's without major energy impact. The high projections are estimated on full energy production as promoted by recent action of the President.

Character of Northwood Apartments:

Northwood Apartments consists of 90 apartment units on 3.5 acres, resulting in a density of 26 dwelling units per acre. Private open space consists of 1.2 acres or approximately 34.4% of the total area in the proposed development. All of the

open spaces within the development will be totally landscaped. A proposed planting list is included in the appendix of this narrative. Every attempt will be made to preserve existing trees and shrubbery presently located on the subject site.

Low intensity lighting will be used throughout the development to light streets, walkways and open areas within the project.

The proposed 90 units within Northwood consist of 5 buildings containing 18 units each in a "flat-type" arrangement. The units will be apartments. The units will range in size from 863 square feet to 940 square feet and all units will be 2 bedroom. Private balcony or patio areas are provided for each unit. 162 parking spaces are available to residents and their guests, providing 1.8 parking spaces per dwelling unit. The accompanying plan indicated in Exhibit 2 shows the relationship of the buildings, parking areas, pedestrian and traffic circulation as well as landscape and open areas. Exhibits #3 & #4 indicate a preliminary building elevation concept depicting the overall character and architectural style of the proposed Northwood Apartments and typical site cross section.

All parking areas shown on the plan will be privately owned and maintained by the owner of Northwood Apartments. The development plan calls for all private parking areas to be asphalt paved. 12th Street, <sup>what have been ask for in.</sup> classified as a ~~major arterial~~ <sup>past dev. As 50' 105 ft imp.</sup> will be the primary access to the site. Additionally, a power of attorney will be provided with the final development plan for participation in half-street improvements for 12th Street adjoining Northwood Apartments. Horizon Drive, also a major arterial, is located about 600 feet north of the subject site.

Electric, gas, phone and domestic water are installed adjacent to Northwood

in 12th Street. It is anticipated that the Ute Water Conservancy District will provide domestic water service. The development plan calls for the extension of approximately 650 feet of 8" sanitary sewer north along 12th Street to the existing Horizon Drive Interceptor Sewer owned and maintained by the City of Grand Junction. Exhibit #5 shows a preliminary layout of water mains, fire hydrants and sanitary sewer mains.

The proposed development does not lie within any major drainage courses. The site is not adversely affected by off-site drainage. The proposed parking areas carry most of the surface drainage away from the proposed development to 12th Street (see Exhibit #6 for grading and drainage plan).

The property is located within School District 51 which will serve the development. Schools located in the vicinity include Tope Elementary School, Orchard Avenue Elementary School, West Jr. High School and Grand Junction High School.

St. Mary's Hospital is located within a 1 mile radius of the property. Several retail and commercial outlets are also located within 1 mile of the subject site. These include Centennial Plaza, Village Fair (which is presently in development stages) and Albertson/Skaggs complex at 12th Street and Orchard Avenue. Additional commercial, office and retail outlets are located along Horizon Drive northeast of the subject site.

Land Ownership:

The land within Northwood Apartments is presently owned by Destination Properties, Inc., located in Grand Junction, Colorado.

Development Schedule:

It is anticipated that the total site development of the property will occur over a two year period. The rate of development is dependant on the community's

growth and housing needs. Development of Northwood Apartments is planned to begin immediately upon the approval of the final development plan.

Land Use Summary:

Area in public right of way	0.4 acres	11.4%
Area in parking	1.0 acres	28.5%
Apartment building area	0.9 acres	25.7%
Area in private open space	<u>1.2 acres</u>	<u>34.4%</u>
Total	3.5 acres	100%

Total Units = 90      Density = 26 dwelling units per acre

Maps:

In this narrative, we have enclosed drawings which schematically illustrate the character and density of the dwellings, parking areas, open spaces and site location.

Exhibit 1	Location & Zoning Map
Exhibit 2	Preliminary Development Site Plan
Exhibit 3	Preliminary Building Elevation Concept
Exhibit 4	Typical Site Cross Section
Exhibit 5	Preliminary Water & Sewer Plan
Exhibit 6	Preliminary Grading & Drainage Plan

Appendix:

The following can be found in the appendix of this text:

- Planting List
- Zone Change Request
- Legal Description
- Adjoining Property Owners List

PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS :

SHADE TREES: (2" CALIPER OR LARGER)

- GLEDITSIA SPECIES (THORNLESS HONEY LOCUST)
- FRAXINUS SPECIES (ASHES)      - TILIA SPECIES (LINDENS)
- ELAEAGNUS SPECIES (RUSSIAN OLIVE)
- PLATANUS SPECIES (SYCAMORE)

SPECIMEN TREES: (2" CALIPER OR LARGER)

- CERCIS SPECIES (REDBUD)      - PINUS SPECIES (PINON PINES)
- CRATAEGUS SPECIES (HAWTHORNE)
- PRUNUS SPECIES (STERILE VARIETIES ONLY)
- JUNIPERUS SPECIES (UPRIGHT JUNIPER)
- KOELREUTERIA (GOLDEN RAIN TREE)
- SORBUS SPECIES (MOUNTAIN ASH)

FLOWERING SHRUBS

- SYRINGA SPECIES (LILACS)      - FORSYTHIA SPECIES
- BERBERIS SPECIES (BARBERRY) - POTENTILLA SPECIES  
(CINQUEFOILS)

NON-FLOWERING SHRUBS

- JUNIPERUS SPECIES (PROSTRATE & MEDIUM JUNIPERS)
- PINUS SPECIES (MUGHO PINES)

2945-012-01-001  
Horizon Ventures Corp.  
Box 2931  
City 69-80

2945-021-00-047  
Jack L. Walker  
961 Lakeside #201  
City 69-80

Unity of Grand Junction  
3205 N. 12th  
City 69-80

2945-013-007  
Anne B. Gould  
2420 N. 1st Street  
City 69-80  
2945-021-00-023  
William E. Boll  
320 Valley Federal Plaza  
City 69-80

*Destination Properties*  
825 Road Ave.  
Grand Junction, Co. 81501  
#69-80

2945-024-14-26  
Lake View Estates Venture  
Homeowners Association  
3150 Lakeside #101  
City 69-80

12th Street Apts.

REVIEW SHEET SUMMARY

FILE# 69-80

ITEM REZONE R1A to PR 26 & ODP PRELIMINARY

DATE SENT TO REVIEW DEPT. 10-03-80

DATE DUE 10-14-80

PETITIONER Destination Prop. 825 Road (Paragon)

LOCATION N.W. of F $\frac{1}{2}$  Rd. line & 12th St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-14-80	CITY ENG.	They propose a "private" sewer system to serve this development of 90 units. I recommend against a "private" system of that size. (615 L.F. located where it cannot be reached by vehicle for maintenance). Who will maintain this sewer system properly? I recommend the sewers be "public" and located in the parking areas (similar to the water mains) in easements. All sewers (public or private) must be constructed to City standards and design criteria. Vehicular access is reasonable and I see no reason for public streets in this development. Power of attorney should be granted for full street improvements on 12th Street. As indicated on the drainage plan, care should be taken to insure increased storm runoff due to large paved and roofed areas is carried to 12th Street and not put onto the adjacent properties.
10-14-80	MT. BELL	We request 10' easements as indicated on the attached plat.
10-14-80	PARKS & REC.	No comment.
10-14-80	CITY FIRE	The fire hydrant spacing is inadequate for fire protection. Hydrants must be spaced no more than 300' apart on a looped grid system. Five fire hydrants are required for adequate fire protection located as follows: <ol style="list-style-type: none"> <li>1. South entrance as shown on water plan</li> <li>2. 300' West in front of Bldg "C" East End apartment.</li> <li>3. S/W of Bldg "D" &amp; N. of Bldg "C".</li> <li>4. N. of Bldg "D" on West End of North Entrance and parking lot.</li> <li>5. North Entrance just N/E of Bldg. "E".</li> </ol> Also, fire apparatus access is inadequate. We have no way of getting our equipment to the rear of Bldg. "D". A 20' all weather driving surface must be provided capable of supporting imposed loads of fire apparatus and having a minimum of 13 feet 6 inches of vertical clearance. Please review your plans and re-submit with the necessary changes made.
10-15-80	GRAND VALLEY WATER USERS' ASSOC.	The preliminary development plan for Northwood Apartments shows it encroaching on an established irrigation lateral ditch under control of the Grand Valley Water Users' Assoc. Such ditch has been so located & operating for more than 50 years & any proposed modifications or changes thereto will not be allowed without advance approval by the G.V. Water Users' Assoc.

- 10-16-80 COMP. TEAM Horizon Towers and Lakeside abutt the proposed high density residential development on the north and south, respectively. These similar adjacent uses, and Item 2 of the Twelfth Street Corridor Policy Statements, support the request to have this property rezoned to a Planned Residential Development of 26 d.u./acre. Additional development along this portion of 12th St. is required to participate in upgarding and signalization of this corridor (Item 1). Proper buffering from the existing R-1-A properties to the west should be required and indicated on the plan.
- 10-20-80 STAFF PLANNER
1. Recommend that if project is not initiated within one year of final approval, a rehearing be scheduled before the planning commission.
  2. How will compact parking be enforced? Breaking up the large parking area as has been done for the compact parking is a good idea, however, the 16' X 8' dimensions do not meet code requirements. Justification and adequacy of variations from code must be demonstrated by applicant. It should be noted that the proposed aisle width is 24'. The narrowest stall width calls for an aisle width of 28'. The standard 9' stall width call for an aisle width of 25'. Why is the applicant proposing to vary these requirements and what is the justification?
  3. On site amenities appear good. Landscaping and other development in open spaces needs more details, however, for evaluation.
  4. Are "entrance features" signs? Presumably this will be some type of signage with identification and logo.

## SUMMARY of COMMENTS

1. That the proposed site be served by a public sewer system rather than a private sewer system and should be located in the easements. Need to provide P.O.A. for full improvements on 12th St. Need to provide adequate drainage so it will not drain to adjacent properties.
2. The proposed site shows only 3 fire hydrants & the fire department request that 5 hydrants be located throughout the site. Also a 20' all weather driving surface be provided on the rear of Bldg. D for fire apparatus.
3. Petitioner needs to get together with Grand Valley Water Users' Assoc. to establish an encroachment of a irrigation lateral ditch on the proposed site.
4. The 125h Street Corridor Policy Statement would support the proposed development, but would like to see buffering to the adjacent R-1-A properties.
5. Compact parking should be addressed by the petitioner as they don't conform to the parking code.
6. Landscaping should be in more detail.
7. Signing to the entrance should be addressed.

Recommend that dimensions be provided.

- 10-20-80 PUB. SERV. Electric: No objections to rezone. Will require exhibit utility easement at time of construction. Need developer to contact PSCo. regarding possible conflicts with water and sewer lines.  
Gas: A portion of the proposed gas facilities will be joint with electric. Request that developer contact the Public Service Customer Representative concerning gas metering points for development.
- 11-06-80 G.J. DRAIN. Out of District

Cont p.3

Acres 3.5  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 69-80  
Zone R-1-A

Activity Rezone R-1-A to RR-26 Date Neighbors Notified--  
Phase Preliminary City Council \_\_\_\_\_  
Date Submitted 10/1/80 Date CIC Legal Ad \_\_\_\_\_  
Date Mailed Out 10/23/80 Hearing Date--  
Date Posted 10/17/80 Planning Commission 10/28/80  
Legal Ad Date \_\_\_\_\_ Hearing Date--  
Date Neighbors Notified-- City Council 11/19/80  
Planning Commission 2-20-81 10 Review Period-Return By 10/14/80

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 checked="" type="checkbox"/> PARKS AND RECREATION
<input checked="" type="checkbox"/> IRRIGATION <u>G.T.</u>	<input checked="" type="checkbox"/> ENERGY OFFICE
<input checked="" type="checkbox"/> DRAINAGE <u>G.T.</u>	<input checked="" type="checkbox"/> TECH REVIEW
<input type="checkbox"/> SEWER	<input type="checkbox"/> WATER AND POWER RESOURCES
<input type="checkbox"/> WATER (UTE, CLIFTON)	<input checked="" type="checkbox"/> <u>Camp Planning</u>
<input type="checkbox"/> FLOODPLAIN	_____
<input checked="" type="checkbox"/> CITY ENGINEER	_____

Common Location \_\_\_\_\_

Board	Date	Comments
GIPC	10/28/80	Approved - zoning by 5-0 vote
		Approved - Prelim Plan - subject to Harlan Tower & Northwood get together & work out (one) common access & subject to staff & review comments.
CIC	11/19/80	Will <del>not</del> hear this item on 12/17/80 for action.
CIC	12/17/80	App - Prelim Plan & app RR-26 zone. Subj. to staff & review comments.

Staff Comments

Need to check with Largon legal OK  
find out if the 2 women adj. prop OK  
who own this property are  
"consenting" & where zone -  
Should have a letter from them. SGP

\_\_\_\_ Improvement Agreement      \_\_\_\_\_ Covenants  
\_\_\_\_ Improvement Guarantee      \_\_\_\_\_ Development Schedule

REVIEW SHEET SUMMARY

FILE# 69-80

ITEM Northwood Condominiums

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 2/13/81

PETITIONER Destination Prop., Inc. - 825 Rood Ave., G.J. 81501 (Paragon)

LOCATION NW F 1/2 Rd. & N. 12th St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/6/81	Mt. Bell	We request 15' easement along the South side of Bldg. E from 12th St. to the 20' Water Easement, change the 20' water easement to Utility Easement, 15' easement along the west side of Building A from Bldg. E South to the Property Line and a 15' easement from the 20' water easement west to the west property line as shown on the utility composite and final plat.
2/6/81	City Fire Dept.	This is okay as long as they come in and do a hydrant guarantee and fire flow for buildings.
2/9/81	City Parks & Rec. Dept.	Planting plan does not relate over all concept nor does it reinforce circulation pattern. Very weak borders between grass and shrub beds. (see red circled areas). Small, narrow areas of grass are difficult to maintain. Landscape edging should intersect walks at 90° to eliminate triangular shaped "pies". Large planting cluster in the center, by Jacuzzi, seems to be totally unrelated to any other design element in the development. It also destroys the only large open space in the development. Aspen generally do not do well here. Oyster shell scale is a real problem. Tammy Junipers along south boundary could be better utilized elsewhere in the development. They do not help screen anything where they are so there use is questionable.
2/13/81	City Utility Dept. (Patterson)	For individually owned units separate sanitary sewer service lines will eliminate problems concerning responsibility for maintenance and liability for damage. Easements must be provided for public sewer mains. Location of sewer main in 12th St. should be coordinated with the City Engineer so that it will not be located under future curb, gutter, or sidewalk. Sewer service lines should be connected to sewer mains and not into manholes.
2/13/81	Ute Water	The Ute Water District will serve this development from the existing 8" main located in North 12th St. (27 Rd.). 1) Fire protection will be via two connection points, with detector checks and detector check valves, creating a looped system and no domestic services from it. 2) Domestic service will be via a single meter with its own separate (suggested 3" minimum) domestic loop. 3) An approved back flow prevention device will be installed on the property side of the water meter at the developers expense.
2/17/81	City Engineer (Ron Rish)	Power of attorney for full street improvements to 12th St. will be required prior to recording final plan. Public sidewalk in 12th St. must be continuous across the driveways. Detailed alignment for the sidewalk in 12th Street must be submitted for my approval prior to construction.

It appears that the two 8 inch public sewer mains through the site may need to be extended to serve Buildings "C" and "D". A 20 Ft. wide easement centered on the sewers will be required. Detailed plans for the sanitary sewers must be submitted for my approval prior to construction. The storm drainage plan shows the site drainage will all outlet to 12th Street and this is acceptable. I assume this petitioner will extend the sanitary sewer to the Horizon Drive interceptor at no cost to the City. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

Trans. Engineer

Trash trucks will be required to back out onto 12th St., since there is no room for them to turn around on the property. Access to the fire lane by large fire trucks will be difficult because of the two narrow 90 degree turns.

2/24/81

SIMONETTI/PRICE PASSED 4-3 (RIDER, PICKENS AND RINKER AGAINST) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #69-80, NORTHWOOD CONDOMINIUMS, FINAL PLAN AND PLAT, SUBJECT TO STAFF COMMENTS AND PRELIMINARY PLAN COMMENTS: THAT THE TRASH PICKUP PROBLEM BE RESOLVED; PROPERTY LINE, BETWEEN THIS PARCEL AND THE UNITY CHURCH.



#69-80

May 12, 1981

Katy F. McIntyre  
Paragon Engineering, Inc.  
2784 Crossroads Blvd., Suite 104  
Grand Junction, CO 81501

Dear Katy:

RE: Northwood Condominiums - Sidewalk Plans

As requested, I have reviewed the detailed construction plans for the sidewalks proposed along 12th Street adjacent to the above project as submitted April 16, 1981, and I have the following comments:

1. A culvert probably should be provided under the most northerly driveway entrance to carry roadside drainage. It appears the proposed driveway may block the drainage flow.
2. Please remove the "24 ft." label from the future pavement. I am not able at this time to commit to a specific dimension.
3. Add the following note No. 4. "A permit for the concrete work in the 12th St. right-of-way must be obtained by the concrete sidewalk contractor from the City Engineer.
4. The Standard Drain Trough shown on City Standard Drawing ST-2 should be used for the sidewalk crossings instead of the detail shown. Drawing ST-2 is enclosed for your use and office files.
5. We need a copy of the recorded power-of-attorney for curb and gutter and pavement widening on 12th Street. These plans shall not be considered approved until we receive the copy.

When the above comments have been addressed, please submit revised plans and the copy of recorded power of attorney and at that time consider them approved by this office for construction.

Very truly yours,

  
Ronald P. Rish, P.E.  
City Engineer

Enclosure

cc: David Behrhorst  
John Kenney  
Karl Metzner ✓  
Jim Patterson

# Destination Properties Inc.

January 28, 1983

Mr. Robert Golden, Senior City Planner  
559 White Ave.  
Grand Junction, CO 81501

825 Rood Avenue  
Grand Junction, Colorado 81501  
Telephone (303) 245-6077

Re: Northwoods Apartments  
3505 No. 12th St.

Dear Bob:

Per our recent meeting, January 24th, with Gene Benson, Mary Ann Carlson and you, this letter will outline the minor changes to the Final Development P.R. Plan which have occurred during the actual completion of the site plan work at Northwoods.

As we discussed, the final architectural plans, including the detailed site plan, were submitted to your office to comply with the regulations requiring the Planning Department to review the architectural plans to okay for compliance with the approved Final Development P.R. Plan in order for the Building Department to proceed with issuance of building permits. These applications 00068, 00069, 00070 & 00072 were signed by "Gene" on September 18, 1981 "as per approved plan" and sent on to the Building Department. What was interpreted as to what was "approved" has developed some confusion and gray area between our people, your office and the reliance upon such approval by the Building Department.

As you know, as a nature of this type of development, unforeseen on-site modifications and public utility changes do affect the final as-built plan with minor modifications. As we discussed, we propose the following solutions and agreement to these minor changes.

1. We have moved the landscape border from behind the entry walls to the front of the wall to improve the aesthetics of the project from 12th Street. Instead of having the three parking spaces directly behind the entry walls, we plan to provide three bicycle/motorcycle storage areas. This will eliminate any potential backing out conflict between cars parked directly behind the entry walls and cars entering either parking lot from 12th Street.
2. We lost one parking space on the southeast corner of the south parking lot, behind the entry wall, for a public service requirement of main transformer location.



3. We slightly altered the angle (because of the location of the permanent irrigation lateral) of the parking on the northwest corner of the north parking lot into a wedge shape condition providing one parking space instead of two spaces, as originally planned. We will eliminate this one odd space to avoid any awkward parking and backing out, in this location.
4. We moved one trash location on the east portion of the south parking lot from the hill to a flat level, at the requirement of the City Engineer and City Trash Department. In addition, we were requested by the City Trash Department not to enclose the trash container area, as we had planned. This was done after extensive planning review with the Trash Department.
5. We lost two parking spaces to save a large cottonwood tree on the southwest parking lot. - 2
6. We lost two parking spaces to save a tree on the north parking lot. - 2
7. With regard to landscaping on the south side of the south parking lot, instead of thirteen Tam Junipers (shown on the Final Development P.R. Plan), we have planted approximately seven Cottonwood Trees of 3 inch caliber. We have a recorded commitment to the Unity of Light Church to plant twenty-two Sea Green or Broadmoor Junipers and twenty-five Bridal Wreath Spirea or other plant types of equal value, which would include the nine Cottonwood Trees already planted. The balance of the planting will be completed in the spring. We ran out of good weather. All the other landscaping on the project is currently completed.
8. We relocated one planter on south parking to accommodate Mountain Bell telephone pedestal.
9. We have relocated part of the compact parking on the south parking lot to accommodate the change in the trash containers and have added some additional compact parking on the west portion of the south parking lot. In total, the Final Development P.R. Plan showed 161 spaces, which included 33 compact spaces and 128 regular spaces. The Architecture Site Plan showed a total of 157 spaces including 34 compact and 133 regular. We currently have "as-built" a total of 155 spaces of which 40 are compact spaces and 115 are regular spaces. The additional compact spaces were installed due to final building placement and engineering. We believe that based on the direction of the new developments in most national cities, (using a 50/50 ratio of compact and regular size), that adding an additional six compact car spaces, for a total of 38 or (25% of the total - see below), does not affect the needs

33  
128  
161  
as built  
114  
37  
151



of the project, as it relates to the parking availability and car size. Based on the above onsite modifications recommended by you for bicycle/motocycle storage (two compact spaces and one regular space lost) and eliminate one regular space at the north-west portion of the north parking lot, our total parking spaces would be 151 including 38 compacts and 113 regular spaces. This is a parking ratio of 1.7 instead of 1.8 spaces per unit as originally shown, which we feel is more than adequate for our project needs.

We would agree to make these minor modifications of blocking off certain parking areas by April 1st, and complete the balance of the landscaping between our project and the church to the south, by June 1st.

I am enclosing a copy of your landscape plans and the architectural site plan, marked up, showing the areas which I have discussed in my letter, by number reference.

I believe you will agree with me that Northwoods is the finest project of its type in Grand Junction. The quality of construction, building design, extensive landscaping and amenities presents a positive contribution to the city and the public. We have developed Northwoods as we originally intended and committed to you and the Planning Commission with minor on-site changes. With the national and local economy in its present disastrous state, developers, such as ourselves, are holding on with our "fingernails" to survive. The balance of our funding is contingent on your approval of these changes. Therefore, we would appreciate your acceptance and approval of these changes, as outlined in this letter, at your earliest possible opportunity.

Very truly yours,

David G. Behrhorst  
President

DGB/js  
Enclosure

# EICHLER CORPORATION

September 3, 1991

City of Grand Junction  
Planning Department  
250 North 5th Street  
Grand Junction, Colorado 81501

#69-80

Attention: Dave

RE: Northwoods Apartments  
3505 N. 12th Street  
Grand Junction, Colorado  
90 units  
5 buildings (2 1/2 stories)  
Parcel No. 2945-021-09-002 & 2945-021-09-001

Dear Dave:

We are processing a Fannie Mae loan application for the subject property. Fannie Mae requires as an exhibit a letter or certificate regarding the zoning of the above mentioned property and, if applicable, the damage restoration threshold (for non conforming uses). I have attached a legal description. The letter must state whether the property is a legal conforming use or a legal non-conforming use according to density, parking, and today's codes. Copies of the applicable zoning code, and parking requirements are necessary.

Should there be a fee for this service please call our office and we will forward the fee to you. Your prompt response to this request would be greatly appreciated. Thank you for all your time and effort. Should you have any questions, please call (415) 928-8744.

Yours truly,



Karen Guldbach

(Dave, could you forward this letter of requests to your Mesa County Building Department if there is anything that you cannot complete regarding my requests. I'd really appreciate it. Thank you)

1375 Sutter Street, Suite 218, San Francisco, CA 94109 Telephone (415) 928-1112

Facsimile (415) 928-7402

Direct Dial (415) 928-



September 24, 1991

Karen Guldbach  
Eichler Corporation  
1375 Sutter Street  
Suite 218  
San Francisco, California 94109

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

RE: 3505 N. 12th Street Zoning

Dear Karen:

The Northwood Apartments at 3505 N. 12th Street, Grand Junction, Colorado are zoned Planned Residential, maximum of 26 units per acre (PR-26). The development file is # 69-80 and can be found in the Community Development Department, Grand Junction City Hall, 250 North 5th Street, Grand Junction, Colorado, 81501.

The Northwood Apartments final plat and plan were approved by Grand Junction City Council on March 18, 1981 and therefore are a legal conforming use under the approved plan. Conditions of approval consists of the plan that was submitted and conditions of Planning Commission's approval. Enclosed is a copy of Planning Commission's conditions which includes the Review Agency comments. Parking requirements, setbacks, landscaping requirements, etc. would have all been approved as part of the plan.

In addition, a minor change was requested for changes in parking and landscaping. Information is also enclosed for this, although I could not find any information pertaining to the approval of the change in parking. With no proof of approval for the reduction in the number and size of parking spaces, the parking is nonconforming to the approved final development plan and is not legal.

I checked with the Building Department and all buildings were inspected and approved but no Certificate of Occupancy (C.O.) was issued. All Certificates of Occupancy require Planning Department sign-off and Building Department sign-off. It is believed that the Building Department possibly signed off on the C. O., then forwarded it on to Planning for their signature. Since our records do not show a solution to the parking lot change request, I can only assume that this is why the Certificate of Occupancy is not on file with the Building Department.

I contacted our Public Works Department and found out that there is a Power of Attorney for participation in future street improvements on 12th Street for Northwood Apartments. The Power of Attorney is recorded in Book 1321, page 483 at the Mesa County Records Office. If you have any further questions please contact me at your earliest convenience.

Respectfully,

Dave Thornton  
Planner



October 16, 1991

Karen Guldbech  
Eichler Corporation  
1375 Sutter Street  
Suite 218  
San Francisco, California 94109

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

RE: 3505 N. 12th Street Zoning

Dear Karen:

This letter is an addendum to the letter I wrote you dated September 24, 1991. Since I wrote that letter I went to the Northwood site along with Mary Jane Broome of B & B Appraisers and counted all existing parking spaces. We counted 154 useable parking spaces and additional 5 spaces each one being used for either a fire hydrant, dumpster, or a bike rack. The original approved plan included 162 spaces. Due to minor changes during construction some spaces were eliminated. Our development file for this project lacks sufficient information as to how this issue was settled in 1983, therefore we will use 1991 multifamily requirements for parking to clear up the matter.

The present Grand Junction Zoning and Development code requires 1.5 parking spaces per unit with an additional 1 parking space for every 5 units. Northwood Apartments at 90 units would require 135 spaces plus 18 additional spaces for a total of 153 spaces under the present code. Therefore, the total number of parking spaces is conforming and acceptable.

If you have any additional questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton  
Planner

cc: file # 69-80



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

November 1, 1991

Tom Logue  
Armstrong Consultants Inc.  
861 Rood  
Grand Junction, Colorado 81501

RE: Parking and Lighting Easement for Northwood Apts.

Dear Mr Logue:

We have reviewed the proposed Northwood Apartments request for an easement from Horizon Towers allowing parking and lighting on a portion of the Horizon Towers' property and find no exception to it for either property. Our understanding is that the easements are on private property and between the owners of Horizon Towers and Northwood Apartments. We would appreciate a copy of the recorded easements once they have been recorded including book and page number for our files. Thank you very much.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", is written over a large, stylized flourish.

Dave Thornton  
Planner

cc: File # 69-80 Northwood Apts  
File # 23-80 Horizon Towers