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File_1981-0043 Project Name: Villadel Oro Condominiums – Rezone R1 to PR - Alrich									
Date	<u>.</u>	12/30/01							
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r	P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some								
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s n	- 1	specific to certain files, not found on the standard list. For this re							
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		full, as well as other entries such as Ordinances, Resolutions, Box	ar	d	of Appeals, and etc.				
	T	*Summary Sheet – Table of Contents			. '				
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		Appraisal of raw land							
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X	X	*Petitioner's response to comments		_					
	*Staff Reports								
	T	*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)								
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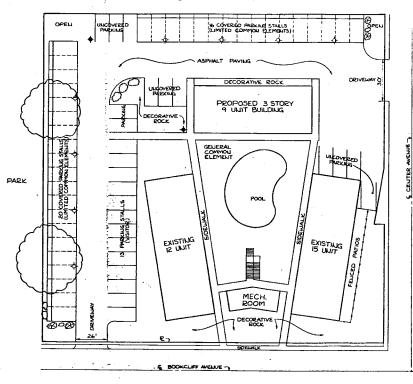
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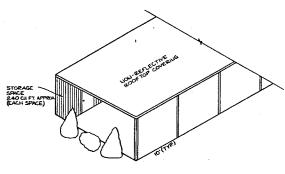
**#43-81** 

# VILLA DEL ORO CONDOMINIUMS

PLANNED DEVELOPMENT LOCATION: 580 BOOKCLIFF, GRAND JUNCTION, CO.

FAMILY PRACTICE CLINIC





TYPICAL COVERED PARKING STALL

TOTAL AREA L3 ACRES EXISTING UNITS 27
PLANUED UNITS 9
TOTAL UNITS 36
GROSS DELISITY 27 UNITS/ACRE

FULLY PAVED PARKING AREA
COVERED PARKING SPACES 36 (WILL BE IDENTIFIED AS

LIMITED COMMON ELEMENTS

OPEN PARKING SPACES 25
TOTAL PARKING SPACES 61
RATIO 1.7 PARKING SPACES TO RESIDENTIAL UNIT

LOW INTENSITY LIGHTING WILL BE INSTALLED IN THE

COVERED PARKING PERIMETER SIDEWALK

MITERIOR WALKWAYS

SITE PLAN

#### LEGEND

- OVERHEAD LIGHT
- PEDESTAL LIGHT
- B JULIPERUS CHILIEUSIS BLAAULIII'
- C JUNIPERUS CHINENSIS 'MINT JULEP'

**OFFICE COPY** 

# 43-81



ARMSTRONG ENGINEERS and ASSOCIATES, INC. 
ENGINEERING - SURVEYING - SOILS AND CONCRETE TESTING 
MI ECOD AVENUE - CRAND JUNCTION, COLORADO \$1981 - (1931-45-146) 3-24-21 PLANUED DEVELOPMENT

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DUONE #

To the Grand Junction Planning Commission:

Subject: Rezoning hearing for the west 75 feet of the Villa del Oro Condominiums from Rl-A single family residential to Planned Development (PUD).

The following condominium owners and tenants of the Villa del Oro complex are opposed to this change of zoning for the following reasons:

- l. This Planned Development will add considerably to the traffic on both 6th Street and Bookcliff Avenue. The intersection at 6th and Bookcliff is already dangerous. Many small children have to use Bookcliff going to and coming from the two elementary schools, Tope and Immaculate Heart of Mary.
- 2. The 33 additional off-street parking spaces to be located on the west side of the Villa del Oro will create considerable carbon monoxide air polution for the tenants on that side of the building. The great are to Bookship
- 3. Many residents of the Villa del Oro were unaware of the possibility of more units and more cars to be added. Traditionally this has been quiet neighborhood, and some of the finest single family dwellings in the city were built nearby because of the restrictive zoning requirements as to density, underground utilities and other property protection.
- 4. The St. Mary's Park adjacent to the above location was developed on land donated by the Perry Olsens. It is a delightful neighborhood park and a real asset to the residents of Villa del Oro, the hospital, and the entire neighborhood. The residents of Villa del Oro would be most pleased if this 75 foot piece of property was planted in grass and added to St. Mary's Park. It is our understanding the City of Grand Junction is willing to do this at no cost to the property owners and maintain the same. Also, there have been discussions to extend the present lease on St. Mary's Park when it expires on Jan. 1, 1989.

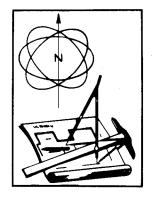
DATE	NAME	ADDRESS	PHONE #
4/23/81	Mayben Front 580	Back cliff # 4	242-4171 Re 242-2611 O.
4/23/81	Vaire E. Swann 580	Boskeliff me. #5	243-2084
4-23/81	W. E. Swann	(AU	
4/23/81	James B Keal 50	O BOOKELIF # 14	245.3584
4/24/81	albet C. Surg 580	Bokdily #1	242-7373
4/25/81	Larothy J. Cox 5301	Bookeleff av. #	243-6571
4/25/8/		holiffare 18	243-6571
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	, 0	delf Au #6	245.3236
		BOORCUH 6#	245-3236
4-26-81	Stilla Shanks 580	Bockcliff #12	243-8656
4-26-81	Cleanor Smith 580	• • •	242-5515
4-27-81	Jawrena D. PAPPS St		245-1434
4/27/81	"Mrs Jamene Cappo 58	o Bookaliff #9	245-1434

Offosition to ITEM 43-81 VILLA DEL DRO REZONE

HDDRESS Vegenia Raso 504 Bookelf Der-510 (Bookeligf Mr. 510 Bookeleff Dr. 580 BOOKe1:44 # 24 536 Booke 13 & Dr Margin plant Booksliff One-#5 Care Dwann William Swann 580 Bookeliff au #5 M. G. Cornelison STO GEDAR AVE. 500 Cedar ave. D. E. Flatt 536 Cedar ave Grace W. Smith 265 Cedar ave

#### REVIEW SHEET SUMMARY

FILE# 43-81		
	ng R-1-A to PR	DATE SENT TO REVIEW DEPT.
	ninary	DATE DUE <u>4/14/81</u>
PETITIONER I	Bookven, A. Partne	rship, c/o Fred Aldrich, P.O. Box 40, G.J., 81502
	Bookcliff Ave.	(Armstrong Engineering)
DATE REC.	AGENCY	COMMENTS
4/13/81	City Engineer	No comments. Apparently all public improvements exist.
4/14/81	City Utilities	Locations for trash tanks are not shown.
4/14/81	City Fire Dept.	We have no objections to the rezone, however, before we can okay the additional units we need you to come in and do additional fire flows for the units and have plans of the additional fire protection you plan to install before we can okay construction.
4/14/81	Police Dept.	Sounds like security is appropriate.
4/14/81	Mt. Bell	No comments or requests.
4/14/81	Transportation Engineer	No Comment.
4/15/81	City Parks	No comment.
4/15/81	Public Service Gas & Electric	
4/17/81	Staff Comments:	Need adjacent usage. Trash pick-up not shown. Very intense use for this area. Need more parking spaces.
		*Construction must begin within 1 year of approval.
4/28/81	THE CITY COUNCI VILLA DEL ORO C DIRECTLY ACROSS IS A HIGH AMOUN SURROUNDING NEI VILLA DEL ORO C ADDITIONAL NINE	PASSED UNANIMOUSLY A MOTION TO RECOMMEND DENIAL TO LOF #43-81, REZONE R1A TO PR, AND DENIAL OF THE CONDOMINIUMS FINAL PLAN BECAUSE IT IS LOCATED THE STREET FROM SINGLE FAMILY RESIDENCES; THERE OF OPPOSITION FROM THE RESIDENTS OF THE IGHBORHOOD, AS WELL AS SOME OF THE TENANTS OF THE CONDOMINIUMS AT THE PRESENT TIME, THAT AN E UNITS ON A SMALL TRACT OF LAND WITH THE ADDITIONAL FIC IS NOT IN THE INTEREST OF GOOD PLANNING.



#### ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue - Grand Junction, Colorado 81501 - (303) 245-3861



Grand Junction Planning Commission 559 White Avenue, Room 60 Grand Junction, CO 81501

Re: Response to review sheet comments file

Dear Commissioners:

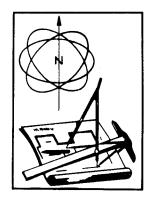
Generally the review agencies comments indicate adequate services available. Naturally, each service agency would be contacted prior to construction for individual service requirements.

The adjacent uses not identified on the plan are across either Center Avenue or Bookcliff Avenue. To the east, across Center Avenue there are established medical-dental and related service offices. To the south, across Bookcliff there are existing single family dwellings which do not front on Bookcliff, but, 6th Street or Cedar. A multi-family dwelling is located on the southeast corner of 6th and Bookcliff. The units on the east side of 6th Street south of the apartment are duplexes.

The trash pick up locations have been identified on the revised plan.

An additional parking space has been sited on the revised plan. The total of 62 spaces will provide a ratio of 1.72 spaces per residential unit. The plan, as shown, would more than double the off street parking spaces (27 to 62), thereby realizing the recommended parking ratio for residential units potentially reducing the need for residents to park on street. Further, the second access will improve circulation through the parking area. Aisle widths of 26 feet will be used to allow easy access to the full 10' x 20' parking spaces.

The site is appropriate for residential use as proposed. Attached dwelling units which could be owner occupied as in the case of condominiums can create an effective transition between the lower intensity land use of the existing single family dwellings to the south and west and the higher intensity land use of the existing medical-dental offices to the east. The existing R-3 zoning allows very high residential densities with only building permit review. This development plan graphically indicates the developer's intent for the overall tract.



### ARMSTRONG ENGINEERS and ASSOCIATES, INC.

861 Rood Avenue - Grand Junction, Colorado 81501 - (303) 245-3861

May 13, 1981

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
MAY 14 1981

City of Grand Junction c/o City-County Development Department 559 White Avenue, Room 60 Grand Junction, Colorado 81501

Attention: Bob Golden

Re: Villa Del Oro Rezoning Request

Job #803175

Dear Mr. Golden,

Please withdraw the rezoning request, R-1-A to Planned Residential, for Villa Del Oro by Bookven, a partnership, from the City Council agenda.

At this time Bookven, a partnership, has decided not to continue the rezoning.

Very truly yours,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

John L. Ballagh Project Manager

JLB:ah

cc: Fred Aldrich