

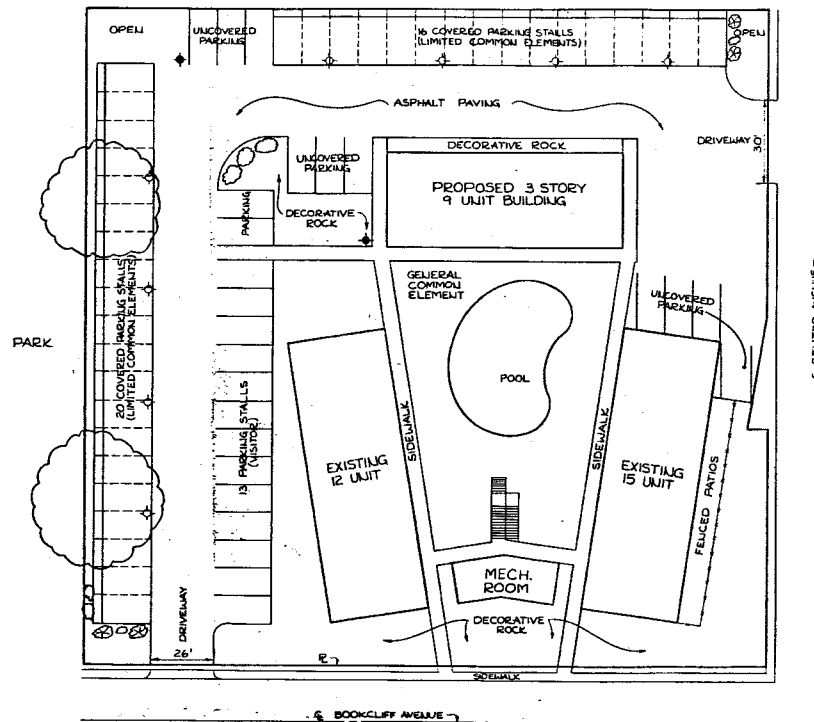
2945-112-00-050 #43-81 Sisters of Charity P. O. Box 1628 Grand Jct., CO 81502	2945-112-02-005 Don R. & J. Hill 550 Cedar Grand Jct., CO 81501 #43-81	2945-111-04-008 Noel Welch, et al 660 Rood Grand Jct., CO 81501 #43-81
2945-112-10-006 #43-81 Arthur W. & E. A. Arney 402 Bookcliff Grand Jct., CO 81501	2945-112-02-007 Gordon & Inga Irvine 540 Cedar Grand Jct., CO 81501 #43-81	2945-111-04-003 Edward N. Behen & Patrick Morgan 2217 N. 7th Grand Jct., CO 81501 #43-81
2945-112-10-008 #43-81 Kay Hayashi 1280 Cannell Ave. Grand Jct., CO 81501	2945-112-02-008 David & L. P. Flatt 536 Cedar Grand Jct., CO 81501 #43-81	2945-111-00-043 Thomas Watson, et al c/o Mesa Ortho. Appliance 2305 N. 7th St. Grand Jct., CO 81501 #43-81
2945-112-10-009 Virginia Raso 507 Bookcliff Grand Jct., CO 81501 #43-81	2945-112-02-009 Roy H. Anderson 526 Cedar Grand Jct., CO 81501 #43-81	2945-111-00-107 Frederick Schumann and Carl A. Lepisto 2322 N. 7th St. Grand Jct., CO 81501 #43-81
2945-112-10-017 Leland Schmidt 536 Bookcliff Grand Jct., CO 81501 #43-81	2945-112-02-007 A. J. Letey 510 Cedar Grand Jct., CO 81501 #43-81	2945-111-01-002 Center Management Inc. c/o Dr. Ward B. Studt 2339 N. 7th St. Grand Jct., CO 81501 #43-81
2945-112-10-023 Perry J. Olson 510 Bookcliff Grand Jct., CO 81501 #43-81	2945-112-02-011 M. A. & A. Cornelison 500 Cedar Grand Jct., CO 81501 #43-81	2945-111-01-003 #43-81 James R. Dunn and P. D. Wubber 601 Center Ave. Grand Jct., CO 81501
2945-112-10-016 Guy & Martha Cherp 448 Bookcliff Grand Jct., CO 81501 #43-81	2945-112-04-007 Thomas C. Pinger 624 Broken Spoke Grand Jct., CO 81501 #43-81	2945-111-01-005 L. Edward Ellinwood 694 Sperber Ct. Grand Jct., CO 81501 #43-81
2945-112-02-001 Dale & U. E. Schwartz 2211 N. 6th Grand Jct., CO 81501 #43-81	2945-112-04-008 BSA Investments 314 Valley Federal Plaza Grand Jct., CO 81501 #43-81	2945-112-00-049 James W. Todd 602 Bookcliff Grand Jct., CO 81501 #43-81
2945-112-02-002 John & Mary Moore 570 Cedar Grand Jct., CO 81501 #43-81	2945-112-04-009 Kathleen P. Lucas 2220 Broadway Grand Jct., CO 81501 #43-81	Armstrong Engineers + Assoc. 861 Rood Avenue Grand Junction, CO 81501 #43-81
2945-112-09-004 #43-81 Dale & Lynn W. Hamilton 560 Cedar Grand Jct., CO 81501	2945-111-04-007 #43-81 Jack & Lorraine Walker 2828 Orcnard A.R. Grand Jct., CO 81501 4/28/81	Bookven, A Partnership c/o Fred Aldrich P.O. Box 40 Grand Jct CO 81502 #43-81

VILLA DEL ORO CONDOMINIUMS

PLANNED DEVELOPMENT

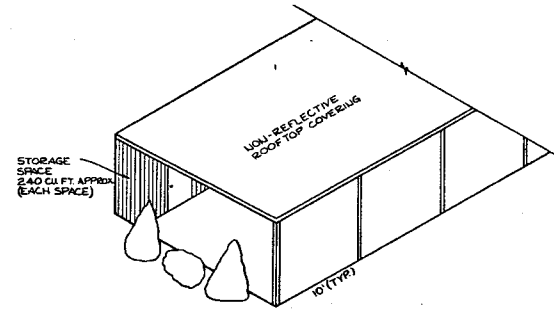
LOCATION: 580 BOOKCLIFF, GRAND JUNCTION, CO.

FAMILY PRACTICE CLINIC



SITE PLAN
1"=20'

- LEGEND
- ◇ OVERHEAD LIGHT
 - ◆ PEDESTAL LIGHT
 - ⊗ JUNIPERUS CHINEUSIS 'BLAULIII'
 - ⊙ JUNIPERUS CHINEUSIS 'MINT JULEP'



TYPICAL COVERED PARKING STALL
NTS

NOTES

TOTAL AREA	13 ACRES
EXISTING UNITS	27
PLANNED UNITS	9
TOTAL UNITS	36
GROSS DENSITY	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	
INTERIOR WALKWAYS	

OFFICE COPY

43-81

	ARMSTRONG ENGINEERS and ASSOCIATES, INC. ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING 801 8000 AVENUE • GRAND JUNCTION, COLORADO 81501 • (970) 241-1941
	35 SHEETS 3-24-81 52.0 VILLA DEL ORO PLANNED DEVELOPMENT SHEET 1 of 1

April 22, 1981

To the Grand Junction Planning Commission:

Subject: Rezoning hearing for the west 75 feet of the Villa del Oro Condominiums from R1-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:

1. 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 pollution for the tenants on that side of the building. ~~Opening the gravel area to Bookcliff~~
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 a 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	Margaret Grant	580 Bookcliff # 4	242-4171 Re. 242-2611 C.
4/23/81	Clare E. Swann	580 Bookcliff Ave. #5	243-2084
4-23/81	W. E. Swann	580 Bookcliff Ave. #5	243-2084
4/23/81	James B. Keal	580 BOOKCLIFF # 14	245-3584
4/24/81	Albert C. Scamp	580 Bookcliff # 1	242-7373
4/25/81	Dorothy J. Cox	580 Bookcliff Ave. # 8	243-6571
4/25/81	James McCox	580 Bookcliff Ave. # 8	243-6571
4/25/81	Nancy R. Jany	580 BOOKCLIFF AVE. #23	245-8587
4/26/81	Donna Keith	580 Bookcliff Ave # 6	245-3236
4/26/81	Charles W. Kasper	580 Bookcliff # 6	245-3236
4-26-81	Stella Shanks	580 Bookcliff # 12	243-8656
4-26-81	Eleanor Smith	580 Bookcliff # 2	242-5515
4-27-81	Lawrence D. Capps	580 Bookcliff # 9	245-1434
4/27/81	W. Lawrence Capps	580 Bookcliff # 9	245-1434

DATE

NAME

ADDRESS

PHONE #

4-27-81

Josephine Bany

580 Brookcliff #10

242-4792

OPPOSITION TO ITEM 43-81
VILLA DEL ORO REZONE

<u>NAME</u>	<u>ADDRESS</u>
Wynia Raso	504 Bookcliff Dr.
Lester Olsen	510 Bookcliff Dr.
Perry Olsen	510 Bookcliff Dr.
Jim Keays	580 Bookcliff #24
Richard Schmitt	536 Bookcliff Dr
Margie Stout	580 " #4
Dave Swann	580 Bookcliff Ave - #5
William Swann	580 Bookcliff Ave #5
F. J. Letting	510 CEDAR AVE.
M. G. Cornelison	500 Cedar Ave.
D. E. Flatt	536 Cedar Ave
Grace W. Smith	265 Cedar Ave

REVIEW SHEET SUMMARY

FILE# 43-81

ITEM Rezoning R-1-A to PR
Preliminary

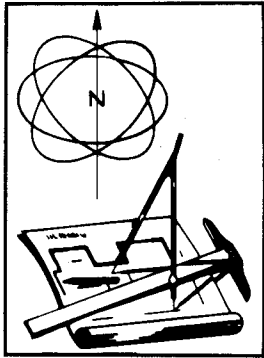
DATE SENT TO REVIEW DEPT. _____

DATE DUE 4/14/81

PETITIONER Bookven, A. Partnership, c/o Fred Aldrich, P.O. Box 40, G.J., 81502

LOCATION 580 Bookcliff Ave. (Armstrong Engineering)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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	Gas: No objections. CB 4/7/81. Electric: No objections to re-zone; customer to contact P.S.CO. for electric service. THI 4/8/81.
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		KAMICAR/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #43-81, REZONE R1A TO PR, AND DENIAL OF THE VILLA DEL ORO CONDOMINIUMS FINAL PLAN BECAUSE IT IS LOCATED DIRECTLY ACROSS THE STREET FROM SINGLE FAMILY RESIDENCES; THERE IS A HIGH AMOUNT OF OPPOSITION FROM THE RESIDENTS OF THE SURROUNDING NEIGHBORHOOD, AS WELL AS SOME OF THE TENANTS OF THE VILLA DEL ORO CONDOMINIUMS AT THE PRESENT TIME, THAT AN ADDITIONAL NINE UNITS ON A SMALL TRACT OF LAND WITH THE ADDITIONAL IMPACT ON TRAFFIC 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 #45

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.

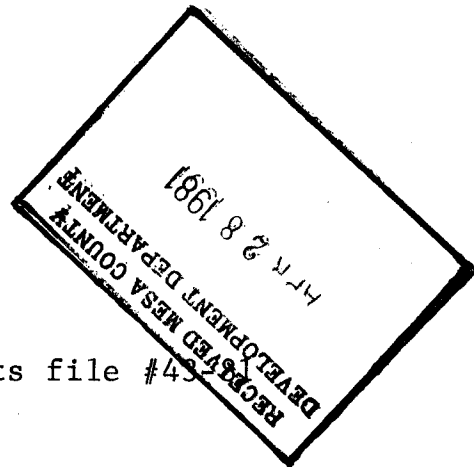
The adjacent uses not identified on the plan are across either Center Avenue or Bookcliff Avenue. To the east, across Center Avenue there are established medical-dental and related service offices. To the south, across Bookcliff there are existing single family dwellings which do not front on Bookcliff, 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.

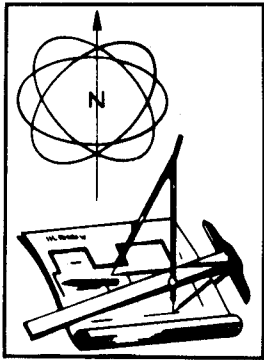
The trash pick up locations have been identified on the revised plan.

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.

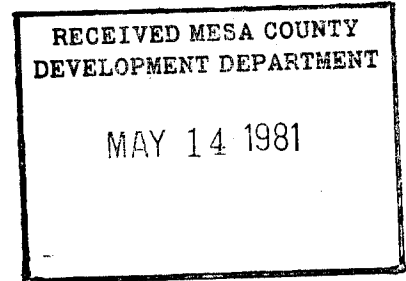
CONSULTING ENGINEERS





ARMSTRONG ENGINEERS and ASSOCIATES, INC.

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



May 13, 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

John L. Ballagh
Project Manager

JLB:ah

cc: Fred Aldrich

CONSULTING ENGINEERS