

# Table of Contents

File 1981-0047

Project Name: Rusty Apartments – North Avenue and Harris Road - Preliminary Plan

Date 1/3/02

|   |     |   |
|---|-----|---|
| P | S   | A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. |
| r |     | 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.   |
| e |     | 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.   |
| s |     |   |
| n |     |   |
| e |     |   |
| n |     |   |
| t |     |   |
|   | 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  |
|   |     | *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  |
|   |     | *Consolidated review comments list  |
|   | X X | *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 | X | Review Sheet Summary - DENIED  |  |  |
| X |   | Review Sheets  |  |  |
| X |   | Fire Flow Survey   |  |  |
| X |   | Signed Petition of opposed citizens  |  |  |
| X | X | Planning Commission Minutes – ** - 1/26/82   |  |  |
| X |   | Impact Statement   |  |  |
| X |   | Letter from Thomas Logue to City Planning re: requesting scheduling for a hearing – 12/17/81 |  |  |
| X |   | Development Application  |  |  |
| X |   | Public Notice Posting  |  |  |
| X |   | Owner's Policy from from Chicago Title Ins. Co.  |  |  |
| X |   | Preliminary Plan   |  |  |
|   |   |  |  |  |
|   |   |  |  |  |
|   |   |  |  |  |
|   |   |  |  |  |

## IMPACT STATEMENT FOR RUSTY APTS.

### GENERAL

The proposed Rusty Apartments Development is located on the East side of Harris Road, North of an existing 4-plex unit and South of a single family residence located on Lot 1 of the Harris Subdivision. Immediately to the North of this single family residence, three 4-plex units have been constructed as part of the CDK Apartments PD. There are modest, well kept homes to the West side of Harris Road consistent with an RLC Zone. The land which abuts the rear property line is zoned commercial.

Harris Road is in need of improvement and this development would participate in an improvement district.

### NEED FOR CHANGE

This area is in transition. As stated, this proposed development abuts a commercial zone. In addition, there already exists 4-plex developments on the same side of the street as this proposal. There is little justification for denying this rezone on the basis of the proposed use. Owner occupied single family units are not realistic to develop abutting a commercial zone such as exists.

### IMPACT

Additional impact will be generated on an inadequate street. Total traffic impact is estimated to be less than 50 vehicles per day. It is not anticipated that these units will generate any

significant impact on the school system, city water, or Fruitvale Sanitary District.

There is an existing 6-inch water line and an 8-inch sewer main in Harris Road. Estimated water and sewer demand are 2,000 and 1,500 gallons per day respectively.

This development would provide a physical buffer between the balance of the R1C zone and the commercial zone.

#### ACCESS TO AREA

Presently, the only access is from North Avenue. In time, access will also be from Gunnison Avenue.

#### ACCESSIBILITY TO UTILITIES

All utilities are available from Harris Road. (No capacity problems.)

#### IMPACT ON FACILITIES

This 8-unit proposal will have unwarranted impacts that are unplanned for. The Harris Road improvement is forthcoming.

#### DISTANCE TO FACILITIES

|                                     |   |                  |
|-------------------------------------|---|------------------|
| Shopping (Groceries, Variety Store) | = | .5 mi.           |
| Churches                            | = | 1-3 mi.          |
| Business Centers                    | = | 1-2 mi.          |
| Parks                               | = | Less than 1 mi.  |
| Schools                             | = | Less than .5 mi. |

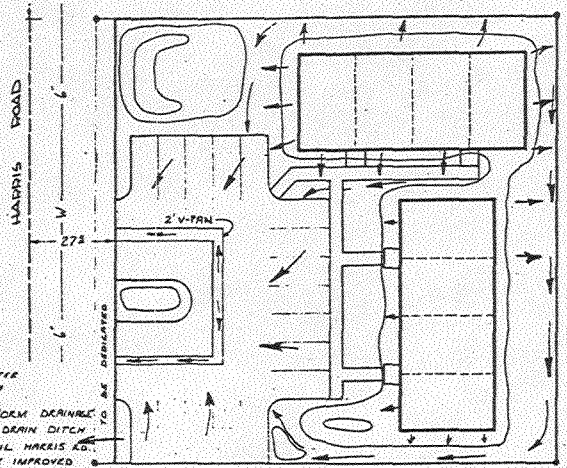
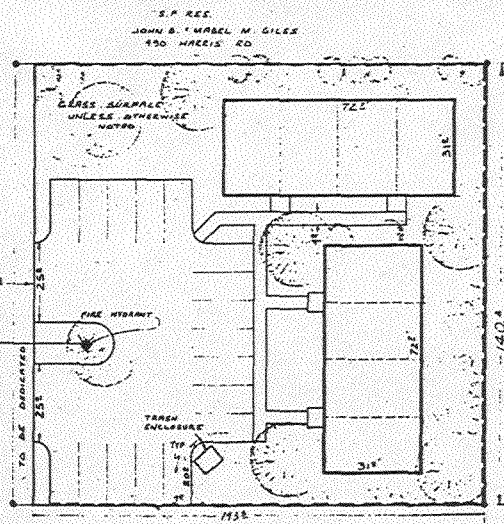
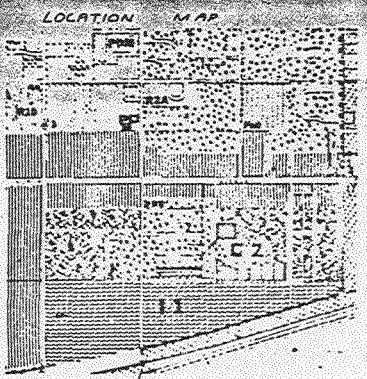
U.W. Corner Section 18 T1S, R1E, U.M.  
 NW Corner Section 18 T1S, R1E, U.M.  
 NE Corner Section 18 T1S, R1E, U.M.

PRELIMINARY PLAN

# RUSTY APARTMENTS

OWNER/DEVELOPER - RHADCO 653 26 ROAD, GRAND JUNCTION, COLORADO 81501  
 C/O RICHARD WATSON 243-9107  
 (FORMERLY LOTS 2 AND 3 HARRIS SUBDIVISION)

109' 51"  
 692' 00"  
 DARYL A. BETTER & RICHSON 485 1/2 HARRIS RD. S.P. RES.  
 BARRY C. CHRISTENSEN 485 HARRIS RD. S.P. RES.  
 STEVE E. HALL 485 HARRIS RD. S.P. RES.  
 ELMER GLENN MASSEY 483 1/2 HARRIS RD. S.P. RES.  
 THOMAS E. J. LARAL & SON 483 HARRIS RD. S.P. RES.



## DRAINAGE CALCULATIONS

|           |            |
|-----------|------------|
| $T_c$     | 10 MINUTES |
| $I_2$     | 1.65       |
| $I_{10}$  | 2.55       |
| $T_{100}$ | 3.9        |
| A         | 182        |
| C         | .8         |
| $Q = CIA$ |            |
| $Q_2$     | .636       |
| $Q_{10}$  | .903       |
| $Q_{100}$ | 1.504      |

HISTORIC DRAINAGE IS CURRENTLY CARRIED IN EXISTING WASTE DITCHES AROUND SITE. ALL DRAINAGE TO HARRIS ROAD.

## PROPOSED LANDSCAPE VARIETIES

- 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 (CAMORE)
  - SPECIMEN TREES (2" CALIPER OR LARGER)
    - CERCIS SPECIES (REDBUD) - PRUNUS SPECIES (ANON PINES)
    - CRATAEGUS SPECIES (MAHONNIE)
    - PRUNUS SPECIES (STERILE VARIETIES ONLY)
    - JUNIPERUS SPECIES (UPRIGHT JUNIPER)
    - KOELREUTERIA (GOOLEN PAIN 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)
    - BUNIA SPECIES (MOUNTAIN PINE)

## GENERAL NOTES

1. THIS DEVELOPMENT IS LOCATED IN THE NE 1/4, SECTION 18, T1S, R1E, U.M. MESA COUNTY
2. PRESENT ZONING - R1C
3. PROPOSED ZONING - PR 16.6
4. PROPOSED NUMBER OF PARKING - 0
5. PROPOSED NUMBER OF PARKING STALLS - 17 (2.13/UNIT)
6. EXISTING ACREAGE BEFORE R.O.W. DEDICATION - 182 ACRES
7. LOCAL STREET SECTION TO BE USED AS PER CITY STANDARDS
8. LAND SLOPES AT .9% TO SOUTH
9. THERE ARE NO SIGNIFICANT VEGETATION PATTERNS ON THIS SITE
10. OPEN SPACE - 30.5% (.117 AC)
11. ROADS/STREETS/PARKING - 32.9% (.156 AC)
12. UNITS AND PRIVACY AREAS - 32.6% (.158 AC)
13. PEDESTRIAN CIRCULATION - 4.3% (.021 AC)
14. SOIL TYPE - BILLINGS SILTY CLAY LOAM

## REVIEW SHEET SUMMARY

FILE NO. 47-81 DUE DATE 4/14/81  
 ACTIVITY Rusty Apartments  
 PHASE Preliminary  
 LOCATION 692' S. of North Ave., E. side Harris Rd.  
 PETITIONER Rhadco, c/o Richard Watson  
 PETITIONER ADDRESS 653 - 26 Road, Grand Junction, CO 81501  
 ENGINEER Paragon Engineering, Inc.

| <u>DATE REC.</u> | <u>AGENCY</u>        | <u>COMMENTS</u>  |
|------------------|----------------------|--|
| 4/9/81           | Fruitvale San.       | <p>Whereas the Fruitvale Water and Sanitation District on the one hand has the capacity to serve Rusty Apartments and will do so if the Planning Commission finds in favor of this project. It is however the Board's feeling that the following statement be made concerning this project.</p> <p>It is of great concern to the Board that no provision for streets and improvements thereto have be implemented prior to this application. Harris Road is not capable of adequately handling the existing traffic it already has and as a result constitutes a hazard to pedestrians as well as motorists. This Board whose members have lived in this area for may decades have seen this same type of presentation before and after the buildings are erected the street improvements are never realized.</p> <p>It is therefore the feeling of this Board that the street improvements should be made first then the apartments could be built and occupied without presenting any traffic congestion hazards</p> |
| 4/13/81          | <u>City Engineer</u> | <p>Harris Road pavement is narrow. We improved the intersection at North Avenue last year but with the number of apartments projects recently proposed, Harris Road should probably be improved soon. 27½ ft. half right-of-way should be dedicated as proposed. Power of attorney for full street improvements on Harris Road should be granted and recorded.</p>   |
| 4/14/81          | City Utilities       | <p>I don't understand the drainage plan. It appear that drainage currently going to ditches around the site will be re-routed to unimproved Harris Road. Will it go down a ditch on the east side of the road or across the road?</p>  |
| 4/14/81          | City Fire            | <p>We cannot okay this plan as shown. We need you to come into our office with plans showing type of construction, square footage, distance to existing structures. This will give us the information to do a fire flow on this construction. Then we need existing fire protection shown along with proposed fire protection with line sizes so we can determine if you can provide the necessary fire protection.</p>  |
| 4/14/81          | City Police          | <p>Any planning to improve Street width for additional traffic? Any additional traffic signs?</p>  |

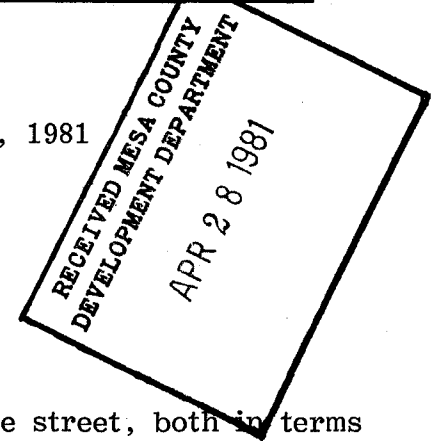
- 4/14/81 Mt. Bell Please provide 10' easements on the north and east 10' of the property.
- 4/14/81 Transportation Engineer Harris Rd. is very narrow, and should be improve if multi-family development continues in the area.
- 4/15/81 City Parks & Recreation No comment.
- 4/15/81 Public Service Gas & Electric Electric: Will require ten (10) foot easement on North & East side of property. LLW 4/9/81.  
Gas: Will utilize easement electric has requested. CB 4/10/81.
- 4/17/81 Staff Comments: Need adjacent property uses.  
Detailed landscaping (sod-not desert).  
Trash pick-up.  
Outdoor amenities (playlots, tables, etc.)?  
6' screening solid wood fence.  
Developed open space.  
Height.  
POA.  
Intense use for lot size & roadway to North Ave.  
Parking spaces in question.
- \*Construction must begin within 1 year of approv.
- No parking w/in 15' of Road*
- 4/28/81 PRICE/RINKER PASSED (KAMICAR ABSTAINING) A MOTION TO TABLE #47-81, REZONE R1C TO PR-16.6 UNTIL SUCH TIME AS THE PETITIONER AND THE RESIDENTS OF THE NEIGHBORHOOD CAN GET TOGETHER AND RESOLVE THE PROBLEMS OF HARRIS ROAD AND THE TRAFFIC THEREON.
- 2/9/82 GJPC Minutes 1/26/82 MOTION: (COMMISSIONER BILL O'DWYER) "I MAKE A MOTION THAT WE FORWARD ITEM #47-81 TO CITY COUNCIL WITH RECOMMENDATION FOR DENIAL BASED ON THE CONCERNS OF THE NEIGHBORS -- DRAINAGE PROBLEMS AND NARROWNESS OF THE STREET."  
THE MOTION WAS SECONDED BY COMMISSIONER LITTLE.  
CHAIRWOMAN QUIMBY CALLED FOR A VOTE AND THE MOTION CARRIED, 6-0.  
THE COMMISSIONERS SUGGESTED THE PETITIONER IMPROVE HARRIS ROAD TO MEET CITY SPECIFICATIONS, CLEAR UP COMMUNICATIONS PROBLEM WITH NEIGHBORS, AND INFORMED HIM HE HAS THE RIGHT TO MAKE AN APPEAL TO CITY COUNCIL.



# PARAGON ENGINEERING, INC.

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

April 27, 1981



Bob Golden, City/County Development Dept.  
559 White Avenue  
Grand Junction, CO. 81501

Re: Rusty Apartments Review Comments

Fruitvale Sanitation - there is a recognized problem with the street, both in terms of drainage and width. A street improvement district needs to be ordered in to correct this. We strongly urge this action. It would also be greatly appreciated if the Sanitation District would restrict its comments to its area of responsibility.

City Engineer - The power of attorney will be provided with the Final Plat submittal.

City Utilities - Until Harris Road is improved, drainage will follow its present course. It would be extremely helpful if the ownership of the new four-plex to the south of Rusty Apts. would create a borrow ditch and culvert the driveway to permit storm drainage to reach the wastewater drainage system on the east side of Harris Road adjacent to G.J. Pipe.

City Fire - The proposed fire hydrant is acceptable and a fire flow survey has been done.

City Police - See previous comments concerning Harris Road improvements.

Mt. Bell - Requested easements will be provided on final plat.

Transportation Engineer - See previous comments concerning Harris Road improvements.

Public Service Gas & Electric - Requested easements will be provided on the final plat.

Staff Comments:

Adjacent property uses - to east - vacant  
to west - single family residential  
to south - four-plex  
to north - single family residence

Landscaping - there will be a grassed surface

Trash pick-up - an enclosed common trash pick-up will be provided (see amended plan)

Bob Golden, City/County Development Dept.  
April 27, 1981  
Page 2

Outdoor amenities - Due to the size of the site, it our feeling to maximize the open space for a passive feeling, not to specific program it for activities.

Fence - A wood screen fence is to be provided.

Dev. open space - see amenity and surface comments.

Height - 2 story

P.O.A. - to be provided with final plat submittal

Intense Use - proposed uses are in keeping with what is happening on the east side of Harris Road.

Parking Spaces - sight lines will be carefully taken into consideration when site is landscaped.

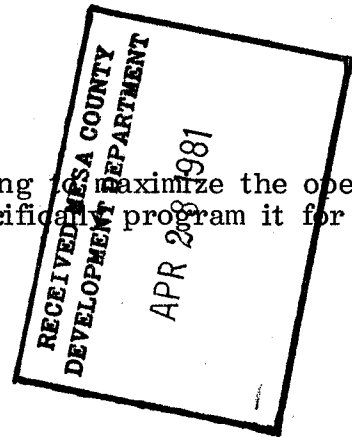
If we can be of further service, please call.

Sincerely,



Del Beaver

cc: Richard Watson, RHADCO







City  
County  
Development  
Department

# MEMORANDUM

Reply Requested

Date: 1/27/82

YES  NO

To: Bob

From: AMC

Denied -

- 1) Due to the impact it would have on Harris Rd.
- 2) Also neighborhood objection.

Will require a letter from the petitioner or representative, if they don't intent to be placed on the C/C agenda.

Pulled by petitioners as  
per phone call to Bob  
Goldin on 2/10/82