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File 1981-0061

Project Name: Atrisco Condominiums- Rezone RSF-8 to PR

Date 2/5/02

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d **e** guide for the contents of each file.
 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.

X		*Summary Sheet – Table of Contents
X		Review Sheet Summary
X		Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
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		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
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		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X	X	*Petitioner's response to comments
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		*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	Parking Plan
X	X	Review Sheet Summary		Elevation Plan
X		Review Sheets	X	Outline Plan
X	X	Memo from Planning Commission to Participants in 2/8/83 re: follow-up hearing – 4/12/83		
X	X	Letter from Levi Lucero to Planning re: update on moving of house – 2/3/83		
X	X	Ordinance No. 2013 - **		
X	X	Planning Commission Minutes - ** - 6/30/81, 7/28/81, 4/30/85		
X		Public Notice Posting		
X		Commitment for Title Insurance from Chicago Title Ins. Co.		
X		Deed		
X		Memo from Planning to All Petitioners re: Extension requests granted-3/26/84		
X		Legal Ad of items exceeding development schedule – 5/8/85		
X		Authorization From undersigned by general partners in Atrisco Inv.-5/5/77		
X	X	Certified Letter - Enforcement of Development Schedules-file now in violation – 2/13/84		

2943-073-00-155
Chester E & Shirley A. Howard
2719 H Road #61-81
City

2943-073-00-154
Levi & Bernice Lucero
725 Orchard Ave. #61-81
City

2943-074-14-001
D.L. Kiehl #61-81
2851 Bunting Ave.
City

2943-074-14-002
F.I. Hunt #61-81
512 28½ Rd.
City

2943-074-14-003
Mary Blackburn #61-81
2851½ Bunting Ave.
City

2943-074-14-004
JD & M Schmahl #61-81
2953 Bunting
City

2943-074-14-005
J.E. Elmer #61-81
2953½ Bunting Ave.
City

2943-074-14-006
TB & N Glover #61-81
2855 Bunting Ave.
City

2943-074-14-007
Nicholas Allex #61-81
2855½ Bunting Ave.
City

2943-074-14-008
TE & S Verdieck #61-81
2957 Bunting Ave.
City

2943-074-14-009
RW & B Hiner #61-81
2857½ Bunting Ave.
City

2943-074-00-036
Kenneth Pigford #61-81
2862 North Ave.
City

Small Business Dev. & Fin.
506 28½ Rd. #61-81
City
2943-074-00-053

2943-074-00-054 & 055
Trinity Associates #61-81
P.O. Box 604
City 81502

2943-074-00-068
LB Dowd & Co. #61-81
2660 Paradise Dr.
City

2943-074-00-069
BE Charlesworth #61-81
2858 North Ave.
City

2943-074-00-070
BE Charlesworth #61-81
c/o Burt & Chreyl Hayes
2858 North Ave.
City

2943-074-00-073
Willis Stacy #61-81
2899 Orchard Ave.
City

2943-074-00-074
Merle & Jewell Nair #61-81
2020 Linda Lane
City

2943-074-00-075 & 076
Kmoco Oil Co., Inc. #61-81
P.O. Box 1178
Cortez, CO.

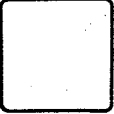
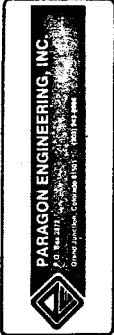
2943-074-00-018
Aircadia Investment #61-81
P.O. Box 1150
Colorado Springs, CO.

Atrisco Investment Co.
c/o Levi Lucero
735 Wedge Dr.
City 81501 #61-81

Paragon Engineering
2784 Crossroads Blvd.
City, 81501 #61-81

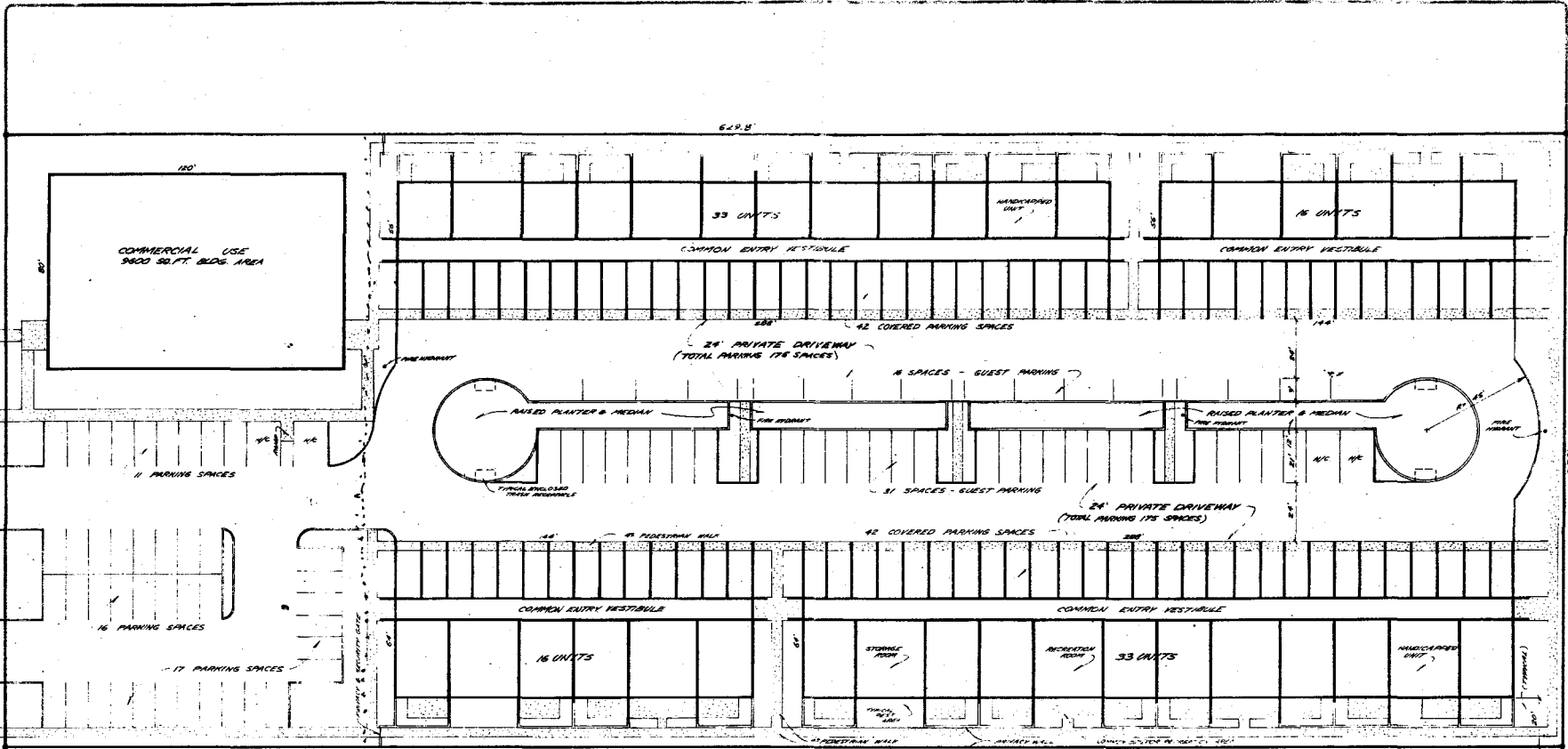
642.8

DATE	
SUBMITTED BY	
SCALE	
BY	
REVISIONS	



ATRISCO
 PARKING PLAN
 SOLAR COMMERCIAL & CONDOMINIUMS
 GRAND JUNCTION, COLORADO

SHEET	
OF SHEETS	



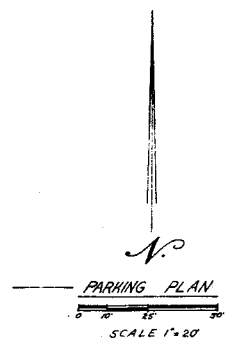
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 2400
 200
 2400



AMENDED OUTLINE DEVELOPMENT PLAN FOR:

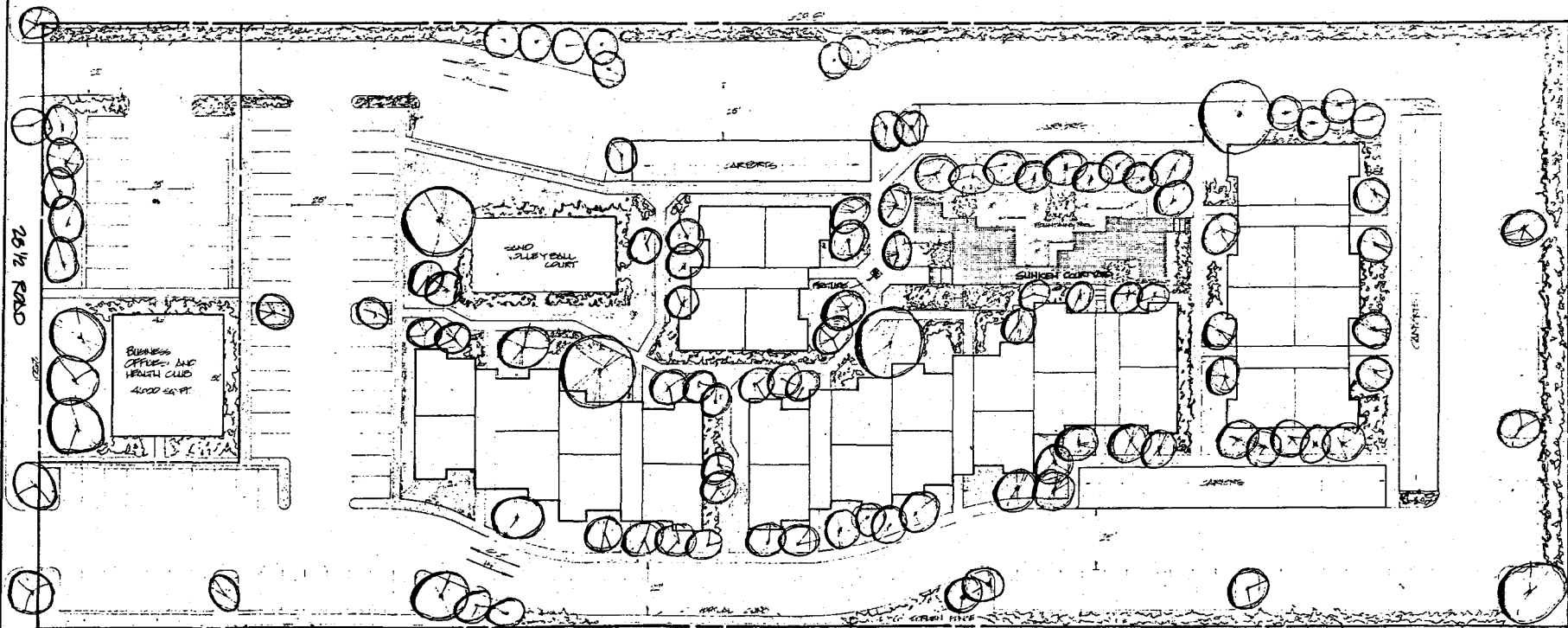
ATRISCO

OWNER & DEVELOPER

ATRISCO INVESTMENT COMPANY
40 LEVI LUCERO
2100 W ROAD
GRAND JUNCTION, COLORADO
972-5047

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL UTILITIES ARE TO BE DELETED AND RELOCATED AS SHOWN.
4. ALL UTILITIES ARE TO BE DELETED AND RELOCATED AS SHOWN.
5. ALL UTILITIES ARE TO BE DELETED AND RELOCATED AS SHOWN.
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10. ALL UTILITIES ARE TO BE DELETED AND RELOCATED AS SHOWN.



AMENDED OUTLINE DEVELOPMENT PLAN FOR:

ATRISCO



OUTLINE DEVELOPMENT PLAN
and
ZONE CHANGE REQUEST
for
ATRISCO

General

The Atrisco project is located on the east side of 28½ Road, 500 feet north of North Avenue. It is opposite the El Escondido Restaurant and north of business offices with C-1 zoning. There are residential units developed at R-1-C densities to the north and undeveloped land to the east.

The Atrisco project proposes a mix of business offices and one bedroom condominium units. The offices will be located on 28½ Road and the condominiums will be placed east of the offices. The parking facility will be jointly used (offices by day, condo overflow and guest parking by evening). It is anticipated that the condos will be heated by passive solar construction and will have parking under. The second story pedestrian walkway is for discussion, but not a necessity.

Compatibility

There is no multi-family type development on the east side of 28½ Road, though there are multi-family units north of El Escondido across 28½ Road. This area is realistically in a state of transition with the C-1 zoning to the south and the lack of constructed single family densities.

Change in Area

Change is occurring in the area and will continue. The land is increasing in value at a rate which will make it necessary to subdivide the large parcels zoned both R-1-C and C-1 in this area.

Availability of Services

Utilities, sewer and water are available in 28½ Road. Columbine Park is located approximately ¼ mile away. Grand Mesa Little League is located approximately ¼ mile away. Nisely Elementary School is located less than ½ mile away. Grocery shopping and other shopping is located less than ¼ mile away at the Eastgate Shopping Center.

Land Use

Density: We do not feel this density in this development is incompatible given higher densities approved in this general area (Eastgate Plaza).

Roadway Circulation: 28½ Road is the access which will be used. The Atrisco development is 500' north of North Avenue with a signalized intersection.

Pedestrian Circulation: It is anticipated that 28½ Road will be improved with sidewalks. Pedestrian circulation will be designed into the site of the Atrisco development.

Policies

This project is not in conflict with any stated or exercised policy.

July 28th

(Revised)
OUTLINE DEVELOPMENT PLAN
and
ZONE CHANGE REQUEST
for
ATRISCO

General

The Atrisco project is located on the East side of 28½ Road, 500 feet North of North Avenue. It is opposite the El Escondido Restaurant and North of business offices with C-1 zoning. There, there are residential units developed at RSF-8 densities to the North and undeveloped land to the East. 28½ Road is a collector street.

Utilities

All utilities are available.

Availability of Services

- *Financial, Savings & Loans, Banks - 1/8 - 1/2 mile.
- *Business & Professional Services - 1/8 to 1/4 mile.
- *Major Retail
 - Eastgate Shopping Center - 1/8 mile.
 - Teller Arms Shopping Center - 1/2 mile.
 - K-Mart Center - 1/4 to 1/2 mile.
- *Schools - 1/4 mile.
- *Recreation - 1/4 to 1/2 mile.

Pattern of Development/

Demand For Housing

In view of the recent development approval in the area, we can anticipate a considerable growth and greater demand on housing.

Businesses approved and under development in the vicinity of 28 - 28½ Road and along North Avenue are:

- *Solaris Square; under construction.
- *Com-Park 70'; under construction.

*28 Road Business Park - 100,000 sq. ft. planned.

*Furr's Cafeteria.

*Mesa United Bank.

*Empire Savings.

*28½ Road Retail; Powell Buildings.

Also: The anticipated growth and expansion of 28 Road and 28½ Road to F Road along with all these centers of employment will definitely place a demand for convenient, affordable, quality housing.

Response to Concerns of Planning Commission (June 30 Meeting)

*SEWER - See Review Comments from Fruitvale Sanitation.

*OPEN SPACE & PEDESTRIAN CIRCULATION - Revised outline plan provides for 39.1% open space with attractive courtyard and seating for pedestrians and sidewalks for easy circulation to units.

*OFFICE BUILDING SIZED DOWN - Business offices reduced from 14,000 sq. ft. to 4,600 sq. ft.

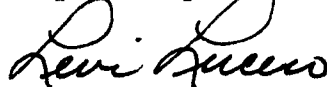
GRAND JUNCTION ZONING & CODE-GOALS, OBJECTIVES & POLICIES

Project conforms to Residential Land Use Goals and Objectives - Chapter 3 - of New Zoning Book 3-6-3,A. Land in close proximity to jobs, services and public facilities will be encouraged to develop more intensively and at greater densities.

3-7-2,A Encourage residential development in areas where necessary public facilities and services can be provided economically and effectively.

3-6-2,B Area contiguous to Grand Junction are encouraged to be developed first in order to avoid development which results in the uneconomical and inefficient provision of public facilities and services.

Respectfully submitted,



Levi Lucero

ATRISCO Investment Co.

7/7/81
AMC

Atrisco Density Issue

Been Proposed

Total acres excluding office	2.75 acres
Total units per acre	35.63 units per acre

Total acres including office	3.6 per acre
Total units per acre	27.14 units per acre
Total units been proposed is	98 Units

Open Space	Acres
.05% open space	0.13 acres
.10% open space	0.27 acres
.15% open space	0.41 acres
.20% open space	0.55 acres

Units Per Acre	Total Units
18 units per acre	49.50
21 units per acre	57.75
41 units per acre	112.75

+Vida Allegre Apartments is a PD 16.66

+Eastgate Plaza Filing #1 is a PR.41 (approval for Eastgate was on 5/2/80)

Commercial would be inapp. from
Mixed Use
Professional office useage could be
app if it retains the character
of the residential neighborhood.

REVIEW SHEET SUMMARY

FILE NO. 61-81 DUE DATE 6/15/81
 ACTIVITY Atrisco Condominiums
 PHASE Rezone & ODP ACRES _____
 LOCATION 500' N. of North Avenue, E. 28 1/2 Road
 PETITIONER Atrisco Investments
 PETITIONER ADDRESS c/o Levi Lucero, 2700 H Road, Grand Junction, CO 81501
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
Intensity should justify the existing single family & business useage in the area. The proposed business use needs closer examination.
- CONSISTENCY**
Only one other existing multi-family in the area of close intensity.
- ADJACENT PROPERTY**
Surrounded by single family and business, thus the impact of the proposal will require closer examination.
- CHANGE IN THE AREA**
The impact as a result of the project needs further discussion (PR 27.1).
- TRAFFIC IMPACT**
The traffic impact on 28 1/2 Road and North Ave. needs further discussion due in part to only one access on 28 1/2 Rd., as proposed.

HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/5/81	Comprehensive Plan	Due to size and density of development, adjacent uses, and condition of 28 1/2 Road, a traffic impact analysis should be submitted for additional review
6/5/81	City Parks & Recreation	No comment at this time.
6/12/81	City Utilities	No location is shown for trash containers. How will trash pick-up service be accommodated? Fruitvale Sanitation District should be contacted about sewer main capacity.
6/12/81	City Fire	We have no objections to this rezone. Before development we will need a better set of plans showing existing hydrants proposed hydrants, and street sizes. We will need this information to do a fire flow. Adequate Fire Protection needs to be provided.
6/15/81	Transportation Engineer	What is the vertical clearance on the pedestrian walkways? There is only one access point for 131 parking spaces in the condo. section.
6/16/81	City Engineer	Fruitvale Sanitation District should be contacted concerning sewers. 28 1/2 Road should be dedicated to 33 Ft. half width and power of attorney for street improvements obtained.
6/17/81	Staff Comments	<ol style="list-style-type: none"> 1) Some more detailed analysis of compatibility and adjacent useage, intensity. 2) Landscaping should be detail at preliminary. 3) 48 parking spaces are required for the office and 44 spaces are shown. 4) Dimension parking stalls. 5) Dimension entrance on west side. 6) Underpass and overpass need to check to provide access for service & emergency vehicles or take them out all

- together.
- 7) Phasing office or condo.
 - 8) Show existing adj. usage and zoning.
 - 9) Internal traffic circulation patterns.
 - 10) Enforcement of overflow parking needs to be resolved.
 - 11) No open space showed, no outdoor ammenities really provided.
 - 12) Trash pick-up checked with Reeves.
 - 13) Lighting to be shown - especially underground.
 - 14) Bikeracks will be shown?
 - 15) Pedestrian circulation in question.
 - 16) Private drive thru off and residential in question (will it be a thru street?) how will it be policed.
 - 17) Will need POA.
 - 18) Signage will be needed (detailed).
 - 19) Utilize existing vegetation.
 - 20) Buffering residential to be shown.
 - 21) Compatible design with surrounding area.
 - 22) Vicinity map wrong.

LATE

6/17/81	Public Service	Gas: Plat #834-845 Request developer to contact PSCO regarding meter locations. KF 6-15-81. Electric: No objection to rezone. Depending on location of other utilities, will require a 10 or 15 foot perimeter easement. Request developer contact PSCO to discuss meter locations. LLW
6/17/81	Mountain Bell	No requirements at this time.
6/30/81		RINKER/TRANSMERER PASSED 5-0 A MOTION TO MOVE ITEM #61-81, REZONE R1C TO PR27, ATRISCO, OUTLINE DEVELOPMENT PLAN, TO WORKSHOP FOR FURTHER STUDY.
7/22/81	Fruitvale San:	Fruitvale Water and Sanitation District has the capacity to serve these units with sewer service.

*Del -
solved
may be
opts at 1st
then go to condo's.*

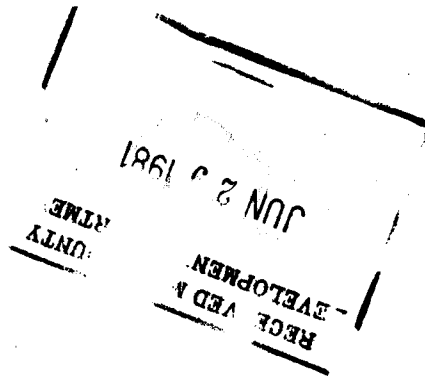


PARAGON ENGINEERING, INC.

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

June 29, 1981

City of Grand Junction
Planning Department
C/O Mr. Bob Golden
559 White Avenue
Grand Junction, CO 81501



Dear Bob:

Enclosed is the written response to the review comments for Atrisco Condos.

1.) Compatibility: When the Small Cooley Plan was adopted, the area immediately north of the 660' commercial zoning from North Avenue was felt to be appropriate for other uses than single family residential.

The parcel is adjacent to a commercial zone and the units in the area (in single family use) are generally valued at less than the land, prompting a higher and better use. This indicates an area in transition.

The question which should be asked is not whether the density is appropriate, but what quality of living is created.

This parcel is very close to services, shopping, schools, and parks (within 3/8 mile for the furthest).

2.) Traffic Review: This residential development will generate 600-700 vehicle trips per day. The traffic light at 28½ and North was erected to address such traffic. Addition study is not necessary at this time. (Conversation R. Rish 6/29/81).

Response to Staff Comments:

- 1.) Please see above
- 2.) Will do at preliminary stage.
- 3.) Will resize structure or provide more stalls at preliminary stage.
- 4.) Typical stall dimension is 9' X 18½'.
- 5.) Entrance width is 25', not including curb returns.
- 6.) Will be eliminated.
- 7.) Condos will be constructed first. Construction is dependent upon money market. Condos are anticipated to be built by 1983.
- 8.) See attachment.?
- 9.) See submittal.



PARAGON ENGINEERING, INC.

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

- 10.) Due to the complementary parking arrangement, none is anticipated at this time.
- 11.) Each unit has a private, individualized patio. There are planters in the parking areas with seating provided for a passive setting.
- 12.) Will address at preliminary stage.
- 13.) Lighting will be addressed at preliminary stage.
- 14.) Bike racks will be available at the office building.
- 15.) A pathway will be created through the passive setting in the parking area. The broader circulation system will be the link to the city sidewalk system as 28½ Road is improved.
- 16.) It will not be a through street.
- 17.) Will be provided at preliminary submittal.
- 18.) Signing will be addressed at the preliminary stage.
- 19.) It will be, wherever possible.
- 20.) A 6' wood screen fence will be erected.
- 21.) The texture and scale will be compatible with El Escondido and Vida Alegre Apartments.
- 22.) We will amend the vicinity map if necessary.

If you have any further questions, please call.

Sincerely,

Del Beaver

DB/ap

cc: Levi Lucero

REVIEW SHEET SUMMARY

FILE NO. 61-81 DUE DATE _____

ACTIVITY Atrisco Condominiums ODP - PR

PHASE Rezzone & ODP ACRES _____

LOCATION 500' N. of North Avenue, E. 28½ Road

PETITIONER Atrisco Investments

PETITIONER ADDRESS c/o Levi Lucero, 2700 H Road, Grand Junction, CO 81501

ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

PREPARED BY: _____
 CHECKED BY: _____
 DATE: _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/23/81	Fire Dept.	We have no objection to this outline Development Plan. We will comment on Fire Protection at preliminary stage.
7/23/81	City Engineer	Comments of 6-15-81 should apply to this redesign.
7/23/81	Transportation Engineer	There does not appear to be any problem with traffic circulation - Double access points are good.
7/23/81	Public Service	Gas: Plat #834-845 Request developer to contact PSCO regarding meter locations. K.F. 6-15-81 Electric: No objection to rezzone. Depending on location of other utilities, will require a 10 or 15 foot perimeter easement. Request developer contact PSCO to discuss meter locations. LLW
7/23/81	Mt. Bell	No objections.
7/28/81	PRICE/LITTLE PASSED 4-2 (RINKER AND TRANSMIEER AGAINST) A MOTION TO SUBMIT #61-81, REZONE RTC TO PR 29.35, ON PROPERTY EAST OF 28.5 ROAD, APPROXIMATELY 500' NORTH OF NORTH AVENUE. LITTLE/PRICE PASSED 5-1 (TRANSMIEER AGAINST) A MOTION TO RECOMMEND APPROVAL OF #61-81, REZONE RTC TO PR 29.35, SUBJECT TO THE FOLLOWING CONDITIONS: STAFF COMMENTS TO BE RESOLVED, AND ANY OTHER QUESTIONS OF THE COMMISSION. LITTLE/PRICE PASSED 4-2 (TRANSMIEER AND RINKER AGAINST) A MOTION TO SUBMIT #61-81, OUTLINE DEVELOPMENT PLAN, ATRISCO, TO CITY COUNCIL FOR CONSIDERATION; WE HEREBY RECOMMEND THAT #61-81, OUTLINE DEVELOPMENT PLAN, ATRISCO, EAST OF 28.5 ROAD, APPROXIMATELY 500' NORTH OF NORTH AVENUE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS: STAFF COMMENTS TO BE RESOLVED.	

REVIEW SHEET SUMMARY

FILE NO. 61-81 DUE DATE 9/14/81
 ACTIVITY Atrisco Planned Business *~ 4600 sq'*
 PHASE _____ ACRES _____
 LOCATION _____
 PETITIONER Atrisco Investments
 PETITIONER ADDRESS c/o Levi Lucero, 2700 H Road, Grand Junction, CO 81501
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

This proposal will increase the impact on 28½ Rd., both with traffic and city services that will have to be provided for the area as a whole. It will also set more of a precedent for expansion of business oriented uses into residential areas off of North Ave. This is a change to a more intense use but is within an area of transition.

HAS NOT BEEN ADDRESSSED
 HAS NOT BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/15/81	Staff Comments	1. Dimension parking stall and paving and striping. 2. Need detail landscaping at preliminary. 3. Detail buffering and screening at preliminary. 4. Detail lighting at preliminary. 5. Bike racks? 6. Trash pick-up should be coordinated with Bill Reeves for planned business. 7. Need elevation detail at preliminary. 8. Handicapped parking? 9. Adjacent property uses should be shown. 10. Power of Attorney should be provided for street improvement on 28½ Road. 11. Aisle width for entrance is in question. 12. Need detail sign at preliminary. 13. Breakdown of uses for building structure. (to determine packing, etc.) 14. Will this PB be oriented to the PR.

Project must obtain Building Permit within 1 year of approval or be scheduled for a rehearing.
final

9/29/81 DUNIVENT/RINKER PASSED 3-2 (OTT AND TRANSMEIER AGAINST) A MOTION TO SUBMIT #61-81, REZONE RSF-8 TO PB, ATRISCO INVESTMENT COMPANY, TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL.

DUNIVENT/LITLE PASSED 3-2 (OTT AND TRANSMEIER AGAINST) A MOTION TO SUBMIT #61-81, OUTLINE DEVELOPMENT PLAN, ATRISCO, LOCATED 728 FEET NORTH OF NORTH AVENUE, EAST OF 28.5 ROAD, TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL.

RESPONSE TO REVIEW SHEET COMMENTS

File No.: 61-81
Item Atrisco Planned Business

Agency

Planning Staff

Response

- 1) Parking stall paving and striping will be dimensioned with the Preliminary Development Plan in accordance with the parking and loading regulations for the City of Grand Junction.
- 2) Detailed landscaping plans will be provided with the Preliminary Development Plan.
- 3) Detailed buffering and screening will be indicated on the Preliminary Development Plan in particular those areas adjoining the existing residential development to the North.
- 4) Detailed security lighting will be indicated on the Preliminary Development Plan.
- 5) Appropriate bike rack locations will be indicated on the Preliminary Development Plan.
- 6) Trash pickup areas will be coordinated with Bill Reeves during the preparation of the Preliminary Development Plan.
- 7) An elevation or perspective drawing will be submitted with the Preliminary Development Plan depicting the overall architectural style and character of the building.
- 8) Handicap parking will be provided in accordance with the uniform building code.
- 9) Adjacent properties will be shown on the Preliminary Development Plan. The previously submitted development plans indicate adjacent properties.
- 10) Power of attorney will be provided for half street improvements along 28 $\frac{1}{2}$ Road adjoining the site in question with the final plan and plat.
- 11) Isle width for entrance will be worked out with the City Transportation Department.
- 12) Preliminary sign details will be provided.
- 13) An exact breakdown of uses for the proposed building structure will be provided with the Preliminary Development Plan to aid in determining the appropriate number of parking spaces.
- 14) Future submitted plans will indicate that this request will be orientated to the approved planned residential portions of the total site.
- 15) Appropriate pedestrian and parking requirements should help complete this orientation.

IGD Development

735 WEDGE DRIVE, GRAND JUNCTION, COLORADO 81501
(303) 242-6618

City-County Planning
559 White Ave. Rm. 60
Grand Junction, CO 81501

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

FEB 3 1983

Re: ATRISCO Condominiums
500' N of North Ave.
E. of 28 1/2 Rd.

Dear Board Members,

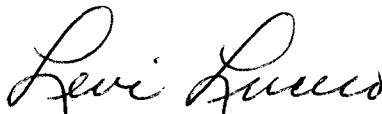
At the request of the Planning Office I am writing a second letter (apparently the first letter was misplaced or lost) requesting an extension of our zoning change for the ATRISCO Condominiums.

Also I would like to update you as to what we have done at the site and also explain to you why we have not proceeded with the project.

1. We have removed the existing house and relocated it at a different site.
2. Cleared all the old fencing and corrals and removed several old buildings from the site.

Although financing has been available, a suitable financing package with reasonable interest rates has been difficult to obtain. Hopefully, interest rates will continue to drop and if the current recessed economy turns around it is a good possibility we (and others) can continue with our project.

Respectfully Yours,



Levi Lucero



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
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A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 61-81

Project Name Ansco Condos & Office Building

approved on 10/21/81 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 7-5-3-B-4 (Preliminary Plan) A Preliminary Plan, including all required submittal material, shall be submitted within twelve months of acceptance of the Outline Development Plan by the Governing Body. If the developer desires an extension, the developer shall submit a letter stating the circumstances necessitating the extension. The Governing Body may for good cause extend the preliminary submittal deadline, or may otherwise withdraw its acceptance of the Outline Development Plan.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout:
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.