

# Table of Contents

File 1981-0066

Project Name: Wells Addition<sup>2</sup>-Rezzone RSF-8 to PR-20 PR-20 to PR-30

Date 2/25/02

**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 s** 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  
**n e** guide for the contents of each file.  
**t d** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in  
**d** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X		<b>*Summary Sheet – Table of Contents</b>
X	X	Review Sheet Summary
		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

### DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Letter from Brad Chamberlain, Chamberlain Construction to City re: problems regarding street construction – 6/14/82
X	X	Review Sheet Summary	X	X	Letter from W.C. Wells to City re: letter to request approval with contingencies – 6/16/82
X		Review Sheets	X	X	Planning Commission Minutes - ** - 7/28/81, 9/29/81, 5/25/82
X		Final Plat / Plan Action Sheet	X		Development Application – 9/1/81, 4/28/82
X		Rezone Action Sheet	X		Subdivision Summary Form
X	X	Copies of Notice of Rezoning sent 6/14/81	X	X	Letter from W.C. Wells, Wells Enterprises to City re: certification of credit for improvements – 4/28/82 – (given to City Clerk)
X		Memo from Bob Golden to Btn. Chief Wes Painter re: fire access will be adequate– 5/21/82	X	X	Letter from Craig Wiedeman, Western Technologies, Inc. to Chamberlain Construction Inc. re: Geotechnical Investigation – 4/28/82
X	X	Letter from Ronald Rish to Robert Coburn re: review of construction plans- 11/26/82	X	X	Development Schedule – 4/28/82
X	X	Development Improvements Agreement - ** - 4/28/82, 9/8/82	X		Letter from Chamberlain Construction to City re: Water Peak Demand Data Sheet not required for residential projects-4/28/82



## IMPACT STATEMENT FOR WELL'S APARTMENTS

### I. General

Well's Apartments will be located approximately 250' South of Elm Avenue on 28½ Road on the West side. One existing house is on the 1.41 acres.

The petitioner is proposing Planned Residential rezoning of 30 units per acre from an existing zoning of PR20 on the 1.41 acres. The development consists of one apartment building with 42 units that could be rented or sold.

The need is based on the demand for this type of housing in this area which has good access to North Avenue from 28½ Road and to Eastgate Shopping Center.

The petitioner plans to apply for industrial revenue bonds to help this project become economically feasible. The petitioner finds that these bonds are not available for lower density projects. He also finds that the economics of the time and the changing character of the neighborhood demand the requested higher density, and that this density is not inconsistent with surrounding uses or surrounding planning.

The petitioner plans to develop this site in a single phase, beginning construction in March of 1982 and completion as soon as possible.

### II. Impact of Area

Present use consists of single family residences to the East across 28½ Road, single family residences to the North, open field to the West and Vida Alegre Apartments to the South.

There are 24 apartment units in Vida Alegre Apartments which is zoned PD18 and the remaining adjacent property is R1C or R1D Southeast of the property is the recently approved Atrisco development consisting of 98 units on 3.61 acres zoned PR29.75.

Precautions will be taken to screen the adjacent residential property.

### III. Services

#### 1. Access

Presently there is one access entry into the property from 28½ Road to the existing house. One access would be maintained but moved to the South end of the property for better utilization of land and move traffic to an arterial (North Avenue) without additional traffic crossing in front of residential houses to the East.

#### 2. Utilities

##### a. Water

An existing 6" Cast Iron waterline is in 28½ Road served by the Grand Junction Water District. The petitioner plans to connect to the 6" main to serve domestic and fire flow requirements.

##### b. Sewer

An existing 8' Sanitary Sewer main is in 28½ Road serviced by Fruitvale Sanitation District. The petitioner plans to connect to the existing main with a manhole and service the apartment building.

Columbine Park is at the intersection of Orchard Avenue and 28½ Road which is about a half mile away and very accessible.

i. Traffic/Parking

Traffic flow will be in and out through the same access. Adequate space is provided to turn around. Adequate parking spaces are provided.

B. Impact on Services

The utilities are adequately sized to handle this type of development and no problems are anticipated.

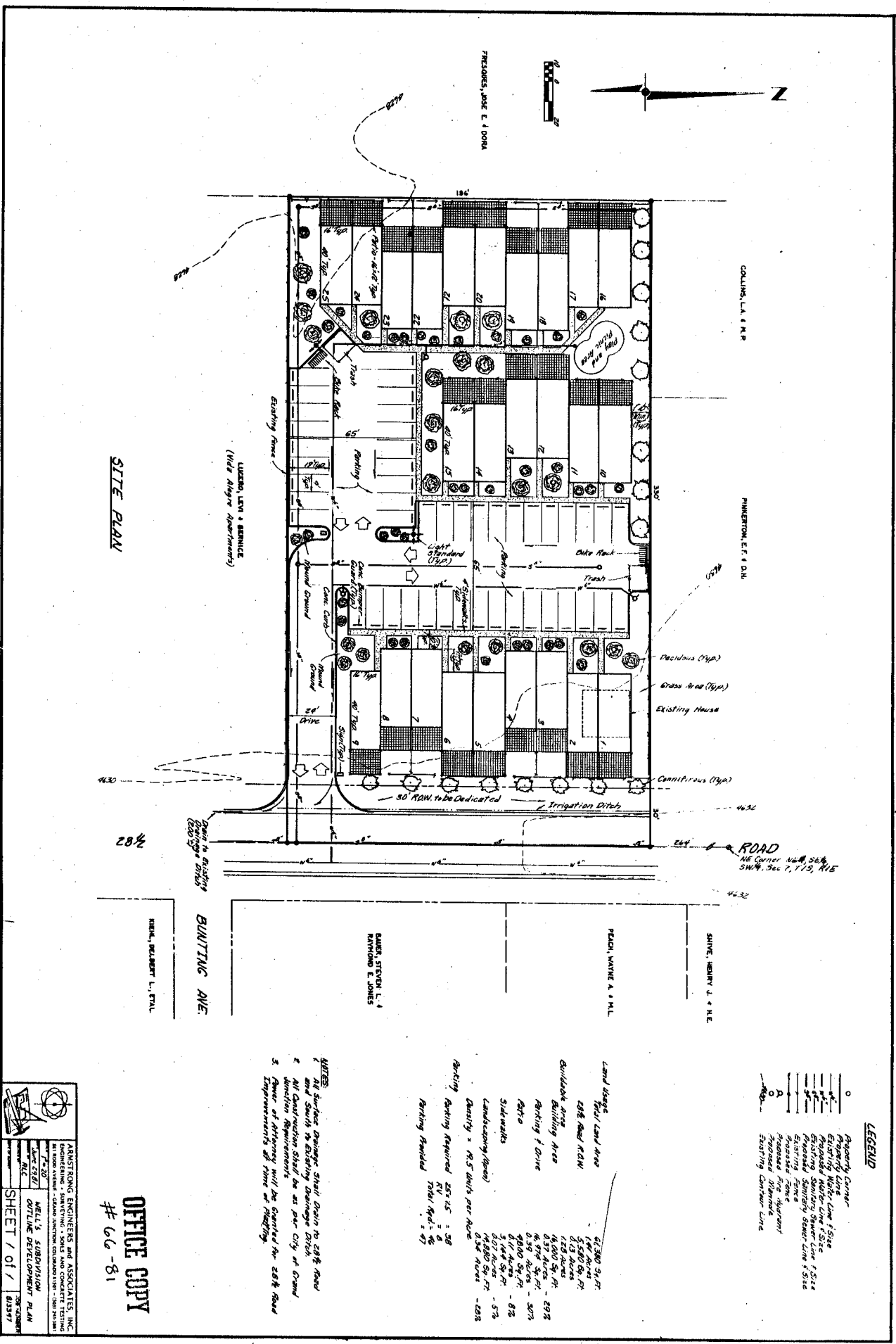
IV. Flood Hazard

The site is not in the Flood Hazard area, and the proposed construction will not affect the flood area.

V. Summary

The requested use is consistent with the adjacent property to the South and the area is suitable for this type of use. The petitioner would like to utilize industrial revenue bonds which are not available for lower densities. Measures will be taken to screen surrounding properties. Additional traffic will be added to 28½ Road but 28½ Road is sufficient to handle such traffic. An Improvement Agreement for 28½ Road will accompany this statement by the petitioner.

Also submitted are statements from adjacent owners showing no objection to this development.



**SITE PLAN**

LIZARD, LEM & SERVICE  
(Hide days apartments)

COLLINS, L.A. & P.P.

PINKERTON, E.F. & D.H.

Pedicular (Type)

Grass Area (Type)

Existing House

Coniferous (Type)

ROAD  
NE Corner 1/4, 3/4, 5/4  
SW 1/4, Sec 7, T13, N1E

HEM, ROBERT L., ETAL

BUNTING AVE.

BAUER, STEVEN L. &  
RAYMOND E. JONES

PEACH, MARIE A. & M.L.

SHINE, HENRY J. & M.E.

**LEGEND**

- Property Corner
- Existing Line
- Existing Right-Line & Size
- Proposed Right-Line & Size
- Proposed Water-Line & Size
- Proposed Sewer-Line & Size
- Proposed Storm-Line & Size
- Existing Fence
- Proposed Fence
- Proposed Equipment
- Proposed Retained
- Existing Center Line

**Land Usage**

Tract Land Area	41,380 sq. ft.
28th Road R.O.W.	1,400 sq. ft.
Buildable Area	5,580 sq. ft.
Building Area	12,000 sq. ft.
Parking Area	4,370 sq. ft.
Parking & Drive	4,370 sq. ft.
Driveway	4,370 sq. ft.
Sidewalks	1,400 sq. ft.
Landscaping (Type)	1,400 sq. ft.
Density = 12.5 units per acre	
Parking Required	225 (15' x 30')
Parking Provided	225 (15' x 30')
Parking Ratio	1:1

- NOTES**
- All Surface Drainage shall drain to 28th Road
  - All Construction shall be as per City of Grand Junction Requirements
  - Power of attorney will be carried for 28th Road Improvements at time of platting.

**OFFICE COPY**  
# 66-81

	RAYMOND E. JONES ENGINEER - SURVEYING - SOILS AND CONCRETE TESTING 81 FLOOR AVENUE - GRAND JUNCTION COLORADO 81501 - (303) 241-2138
	NELLIE'S SUBDIVISION OUTLINE DEVELOPMENT PLAN SHEET 7 of 7 815547

Mr. & Mrs. Pinkerton  
519 28½ Road  
Grand Junction, CO 81501  
#66-81

Mr. & Mrs. Collins  
2845 Elm Avenue  
Grand Junction, CO 81501  
#66-81

Jose & Dora Fresquez  
c/o Gonzales, A.I. & C  
582½ 22½ Road  
Grand Junction, CO 81503  
#66-81

Levi & Bernice Lucero  
725 Orchard Avenue  
Grand Junction, CO 81501  
#66-81

Mr. & Mrs. Shive  
520 28½ Road  
Grand Junction, CO 81501  
#66-81

Mr. & Mrs. Peach  
518 28½ Road  
Grand Junction, CO 81501  
#66-81

Steven L. Bauer  
Raymond E. Jones #66-81  
516 28½ Road  
Grand Junction, CO 81501

Delbert Kiehl #66-81  
2851 Bunting Avenue  
Grand Junction, CO 81501

William C. Wells  
2156 Buffalo Dr. #66-81  
City, 81501

Chamberlain Const.  
Alan Chamberlain  
2510 Hwy 6850 #66-81  
Grand Jct. CO 81501

~~Armstrong Engineering~~  
861 Road Ave  
City, 81501 #66-81



**WESTERN  
TECHNOLOGIES,  
INC.**

P.O. Box 177  
322 Highway 6 & 24, No. 3  
Clifton, Colorado 81520  
(303) 434-9873

Chamberlain Construction Inc.  
2510 Highway 6 & 50  
Grand Junction, Colorado 81501

28 April 1982

Attention: Mr. Steve Myers

Re: Geotechnical Investigation  
for the proposed Wells Apartments

WTI No. 6122J047

As per your request, we are forwarding to you our preliminary information to date on the above referenced project.

It is our understanding that the site is planned for apartments which will consist of 2 story wood frame structures with a joisted roof system. We assume maximum column loads will be on the order of 8 to 10 kips and wall loads will be on the order of 2 to 2½ kips/ft.

Our field observation and drilling to date indicate the upper soils will adequately support the proposed structures. We anticipate a spread footing foundation system placed below frost depth of about 3.0 feet for the proposed structures.

Our test holes to date indicate about 8.4 to as much as 10.0 feet of medium dense silts overlying moist silty clays and gravels. Groundwater was observed at the time of drilling at about 19.0 feet. Due to the anticipated nature of the medium dense silts and soft silty clays encountered, we feel that a shallow foundation system for the proposed structures will be feasible.

Our preliminary information to date indicates estimated bearing capacities of approximately 500 to 1000 PSF in the upper silts. Due to the variable nature of the bearing soils it may be necessary to remove and replace some material below footings.

Upon completion of our test results and analysis, we will forward to you our geotechnical report, which will include bearing capacities, and foundation recommendations for the proposed project.



Chamberlain Construction Inc.  
28 April 1982  
Page 2

Should you have any questions or if we can be of further professional or technical service, please do not hesitate to contact us.

Very truly yours,

WESTERN TECHNOLOGIES, INC.

*Craig P. Wiedeman*

Craig P. Wiedeman, P.E.  
Division Manager

CPW/lg



# Chamberlain

CONSTRUCTION INC.

April 28, 1982

City of Grand Junction  
559 White Ave. Room 60  
Grand Junction, Colo. 81501  
Re: File # 66-81 Job # 813397  
Subject: Construction Period- Villa San Marcos

Gentlemen:

We estimate construction to begin on the Villa San Marcos Development on July 1, 1982, with approx. 6 months for complete construction. Estimated completion date is January 1, 1983.



Brad A. Chamberlain  
Chamberlain Construction, Inc.

NOTICE OF REZONING

This is to certify that on 6-14-81 I was notified of a zoning change on a parcel of land located at 517 28 $\frac{1}{2}$  Road. I have no objections to this parcel of land being rezoned to allow the building of apartments.

Raymond E. Jones

Steven L. Bauer



NOTICE OF REZONING

This is to certify that on 5-18-81 I was notified of a zoning change on a parcel of land located at 517 28½ Road. I have no objections to this parcel of land being rezoned to allow the building of apartments.

Lawrence A. Collins  
2845 Elm Ave.

Mildred P. Collins  
2845 Elm Ave

Still need adequate streets  
before high density dwellings  
Fair

NOTICE OF REZONING

This is to certify that on May 21, 1981 I was notified of a zoning change on a parcel of land located at 517 28 $\frac{1}{2}$  Road. I have no objections to this parcel of land being rezoned to allow the building of apartments.

Levi Success.

Vida Alegre Cpts.

NOTICE OF REZONING

This is to certify that on May 18, 1981 I was notified of a zoning change on a parcel of land located at 517 28½ Road. I have no objections to this parcel of land being rezoned to allow the building of apartments.

Wayne A. Peach  
518-28½ Road

Margerie L Peach

We still need an ~~adequate~~ adequate Road to handle traffic on 28½ Road

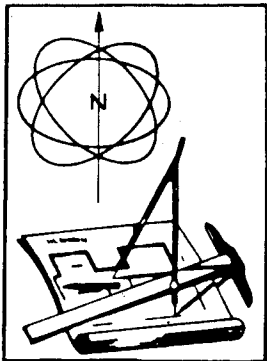
W Peach

NOTICE OF REZONING

This is to certify that on June 13, 81 I was notified of a zoning change on a parcel of land located at 517 28 $\frac{1}{2}$  Road. I have no objections to this parcel of land being rezoned to allow the building of apartments.

A. J. Goules  
\_\_\_\_\_

# 60-81



# ARMSTRONG ENGINEERS and ASSOCIATES, INC.

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

June 24, 1981

Grand Junction Development Dept.  
P.O. Box 897  
Grand Junction, CO 81502

Re: Wells' Addition (Development Schedule)  
# 813397

Dear Sir:

The development schedule for the above referenced project will be in one phase.

Anticipated construction will begin in March, 1982 as indicated in the Impact Statement and will be completed as soon as possible. Hopefully the development will be completed in the fall of 1982 and occupancy immediately after.

Sincerely,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

*Arnold L. Hottovy*  
Arnold L. Hottovy  
Project Manager

ALH/kk

CONSULTING ENGINEERS



B. Impact on Services

The utilities are adequately sized to handle this type of development and no problems are anticipated.

IV. Flood Hazard

The site is not in the Flood Hazard area, and the proposed construction will not affect the flood area.

V. Summary

The requested use is consistent with the adjacent property to the South and the area is suitable for this type of use. Measures will be taken to screen surrounding properties. Additional traffic will be added to 28½ Road but 28½ Road is sufficient to handle such traffic. An Improvement Agreement for 28½ Road will accompany this statement by the petitioner.

e. Drainage

At present the surface drainage is from the Northeast to the Southwest by sheet drainage to an existing drainage ditch running from East to West on the South side of Vida Alegre Apartments approximately 200' South of the site. Since the site is relatively flat, the petitioner plans to bring the drainage to 28½ Road and South to the drainage ditch.

f. Irrigation

Irrigation water is available along 28½ Road supplied by Grand Junction Irrigation District.

g. Screening

An existing 6' high cedar fence is tot he South of the property. The petitioner plans to construct a 6' high cedar fence to the North and West to screen from the residences adjacent. A vegetation screen will be planted along 28½ Road.

h. Parks/Patio

Each unit will be supplied a patio for their own private use. A small area is designated for playground on the site.

Columbine Park is at the intersection of Orchard Avenue and 28½ Road which about a half mile away and very accessable.

i. Traffic/Parking

Traffic flow will be in and out through the same access. Adequate space is provided to turn around. Adequate parking spaces are provided.

### III. Services

#### A. General

##### 1. Access

Presently there is one access entry into the property from 28½ Road to the existing house. One access would be maintained but moved to the South end of the property for better utilization of land.

##### 2. Utilities

###### a. Water

An existing 6" Cast Iron waterline is in 28½ Road served by the Grand Junction Water District. The petitioner plans to connect to the 6" main to serve domestic and fire flow requirements as indicated on the plan.

###### b. Sewer

An existing 8' Sanitary Sewer main is in 28½ Road serviced by Fruitvale Sanitation District. The petitioner plans to connect to the existing main with a manhole and service the townhouses as indicated on the plan.

###### c. Solid Waste

Solid waste refuse is handled by the City of Grand Junction.

###### d. Fire Protection

The site is in the Grand Junction Fire Protection District.

## IMPACT STATEMENT FOR WELL'S ADDITION

### I. General

Well's Addition will be located approximately 250' South of Elm Avenue on 28½ Road on the West side. One existing house is on the 1.41 acres.

The petitioner is proposing Planned Development rezoning of 20 units per acre from an existing zoning of R1D on the 1.41 acres. The development consists of 25 townhouses that could be rented or sold.

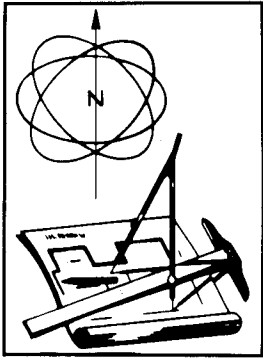
The need is based on the demand for this type of housing in this area which has good access to North Avenue from 28½ Road and to Eastgate Shopping Center.

The petitioner plans to develop this site is a single phase, beginning construction in March of 1982 and completion as soon as possible if financing for the entire project is available. If financing is phased the project will be developed in two phases beginning in March of 1982 and 1983.

### II. Impact of Area

Present use consists of single family residences to the East across 28½ Road, single family residences to the North, open field to the West and Vida Alegre Apartments to the South. There are 24 apartment units in Vida Alegre Apartments which is zoned PD-8 and the remaining adjacent property is R1C or R1D.

Precautions will be taken to screen the adjacent residential property.

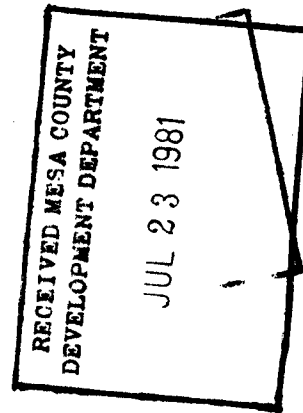


# ARMSTRONG ENGINEERS and ASSOCIATES, INC.

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

July 24, 1981

Grand Junction Planning Commission &  
Planning Staff  
P.O. Box 897  
Grand Junction, CO 81502



Re: Well's Addition (Response to Review Agencies Comments)  
File No. 66-81, Job # 813397

Dear Commission Members:

Listed below are the responses to the review agencies comments for the above referenced project:

<u>Agency</u>	<u>Response</u>
City Parks & Recreation	No comment.
Grand Junction Fire	The developer will adjust locations of units to be accessible for fire fighting equipment.  An 8" waterline will be supplied and looped back into 28½ Road. The 8' line will be continued to the West property line for connection to the line in Kennedy Avenue when the property to the West is developed.  Plans showing construction, square footage, etc. will be submitted at time of Preliminary Plan submittal.
Grand Junction Drainage	OK
Transportation Engineer	Turn around space will be provided. Relocation of trash receptacles and bike racks will provide more area for turning around and better access for trash trucks. Developer will supply adequate traffic circulation.

CONSULTING ENGINEERS

Relocation of trash receptacles and bike racks will allow access to all parking stalls.

Grand Junction Water

No comment

City Engineer

28½ Road will be dedicated to 33' half right-of-way and power of attorney will be granted at the time of platting for street improvements.

Relocation of units will allow access to manholes and not under patios. 20' wide easement will be granted for sanitary sewer use.

Fruitvale sanitation district has been contacted and preliminary discussion indicates that the 8" main in 28½ Road had adequate capacity to handle this development.

City Utilities

Sanitary sewer answered in last comment by City Engineer.

Trash access answered in comments by Transportation Engineer.

Staff Comments

1. Adjacent property usage is addressed in the 1st paragraph, item II (Impact of Area) of the Impact Statement.
2. Trash pick-up will be coordinated with Bill Reeves.
3. Preliminary landscaping will be provided with preliminary submission.
4. A 6' high cedar fence will be provided around property as indicated on the plan by the fence symbol shown on the legend. Preliminary submission will detail buffering.
5. The developer intends to construct quality townhouses with good screening and landscaping to enhance the vicinity. Additional

amenities include enclosed private patio areas for all units, "staggered" building design for additional visual interest and separation of parking areas to reduce visual impact.

6. The existing house will be removed.
7. PR 20 is requested and an examination by the planning staff indicated that the development is only 17.7 units per acre as indicated in item No. 19. Developer requests PR 17.7.
8. Zoning of Vida Alegre is 16.6 units per acre.
9. Street widths are in question. Developer feels 24' wide is adequate.
10. POA or Improvement Agreement will be granted for street improvements at time of platting.
11. Detailed height, elevations, etc. will be submitted with preliminary.
12. Internal circulation will be worked out with Transportation Engineer.
13. Signs shown on plan, will detail at preliminary.
14. Minimum setbacks will be 10'.
15. No designated area for RV parking is proposed.
16. Pedestrian crosswalks thru parking areas will be added.
17. No 17.
18. No phasing is anticipated, construction done all at once.
19. Developer requests PR 17.7 units per acre as determined by planning staff.
20. Irrigation will be piped.
21. Few existing trees and vegetation are on site but will utilize and save all that can be saved.
22. 6' high cedar fence is shown on plan as indicated in the legend.

Grand Junction Planning Commission  
July 24, 1981  
Page 4

Mountain Bell

No comment.


The developer requests that the Rezone and ODP be approved and any problems with circulation etc. be worked out in the preliminary.

Sincerely,

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

  
Arnold L. Hottovy  
Project Manager

Approved by:

  
Frank A. Wagner, AIA  
Principal Architect

ALH/FAW/sm



**REVIEW SHEET SUMMARY**

FILE NO. 66-81 DUE DATE 7/13/81  
 ACTIVITY Wells' Addition  
 PHASE Rezone RID to PR-20 and ODP ACRES \_\_\_\_\_  
 LOCATION 250' South of 28½ Rd. and Elm Ave.  
 PETITIONER William C. Wells  
 PETITIONER ADDRESS 2156 Buffalo Dr., Grand Junction, CO 81501  
 ENGINEER Armstrong Engineers & Associates, Inc.

**OVERALL CONSIDERATIONS**

- OVERALL COMPATABILITY**  
Density is not the issue as much as proposed intensity of development.
- CONSISTENCY**  
Multi family is no problem
- ADJACENT PROPERTY**  
S. is multi-, transitional but still single family
- CHANGE IN THE AREA**  
is in transition
- TRAFFIC IMPACT**  
28½ rd will be impacted because of increased multi family developments  
This issue should be addressed.

HAS BEEN ADDRESSSED  
HAS NOT BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/7/81	City Parks & Recreation	No comment.
7/8/81	Grd. Jct. Fire	This office has no objections for this re-zone. However, we cannot accept the submitted development plan. We do not have adequate fire equipment access to the row of apartments in the rear of the development. Better access must be provided. The proposed 6 inch line shown on development plan must be a looped 8 inch line. Hydrant locations OK, but not to be on dead end line. We would suggest that the 8 inch fire line be connected to the 6 inch line in 28½ Rd., and connected to a different source in Kennedy Ave., to provide a looped system. Plans showing type of construction, square footage, etc. must be submitted to determine the required fire flow. Water supply in area may be inadequate. Our records show that we have approximately 1200 GPM available at Bunting Ave. and 28½ Rd.
7/9/81	Grd. Jct. Drainage	O.K.
7/9/81	Transportation Engineer	There is no provision for adequate traffic circulation. There is no maneuvering room at the ends on the parking areas, requiring vehicles that can not find a parking space to back out. This also applies to trash trucks. It is very nice to see bike racks provided. However, it would be better to locate them in a more visible area rather than tucked away by the trash bins. The parking stall by units 22 & 23 is not

7/9/81 Grand Jct. Water Nothing written on review sheet.

7/13/81 City Engineer 28½ Road should be dedicated to 33 Ft. half right-of-way and power of attorney should be granted for full street improvements. 20 ft. wide easements will be needed for the sanitary sewers and vehicular access to manholes is very important but probably not possible with the layout proposed. Having the sanitary sewers located under patios could cause considerable disruption if they ever had to be dug up. Fruitvale sanitation district should be contacted concerning any capacity constraints on the 8 inch sanitary sewer in 28½ Road.

7/13/81 City Utility Comments regarding the sanitary sewer system should be obtained from Fruitvale Sanitation District. City trash trucks will not be able to service trash containers as shown because of insufficient turn around space.

7/14/81 Staff Comments

- 1) Need adjacent property usage (i.e. single family, etc.)
- 2) Trash pick-up coordinated with Bill Reeves.
- 3) Detailed landscaping at preliminary needed.
- 4) Need detailed buffering and screening.
- 5) Show or indicate ammedities.
- 6) Will existing house be removed?
- 7) Due to PR-24 request, closer examination of intensity and compatability is requested from petitioner.
- 8) Incorreccted zoning within impact statement (i.e. Vida Alegre is actually 16.6 not PD-8).
- 9) Is 24' entry adequate to serve the proposal?
- 10) POA or Improvement Agreement for street improvements.
- 11) Need detailed height, elevation scale, etc. at preliminary.
- 12) Internal circulation is confusing and somewhat hazardous.
- 13) Signage details needed.
- 14) Indicate setbacks from property lines.
- 15) Notes indicate 8 RV parking spaces, but not indicated on plan. Will these be designated?
- 16) Pedestrian crosswalks thru parking lots needed.
- 18) Phasing needed.
- 19) The notes on the plan say 19.5 units per acre but they only show 17.7 units per acre and are asking for a PR-24. Please clarify this.
- 20) What will be done with irrigation ditch in front along 28½ Rd.? Will be open or covered?
- 21) Utilize existing trees and vegetation.
- 22) Fencing ok along south side, but will need 6' solid wood along west and north side (also use existing vegetation to help in buffering).

7/15/81 Mt. Bell  
LATE No comments.

7/22/81 Fruitvale San. → Fruitvale Water and Sanitation District has the capacity to serve these units with sewer service.  
LATE

7/28/81 RINKER/PRICE PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #66-81, REQUEST FOR REZONE RSF-8 TO PR 20, WILLIAM WELLS, FOR PROPERTY LOCATED WEST OF 28.5 ROAD AND APPROXIMATELY 250' SOUTH OF ELM AVENUE; WE HEREBY RECOMMEND THAT THE REZONE RSF-8 TO PR 20 BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS: THAT ANY STAFF COMMENTS BE RESOLVED PRIOR TO PRELIMINARY PLAN HEARING.

RINKER/PRICE PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #66-81, OUTLINE DEVELOPMENT PLAN FOR PROPERTY LOCATED WEST OF 28.5 ROAD AND APPROXIMATELY 250' SOUTH OF ELM AVENUE; THAT WE HEREBY RECOMMEND TO CITY COUNCIL THAT #66-81, OUTLINE DEVELOPMENT PLAN OF WELLS ADDITION DEVELOPMENT BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS: THAT STAFF COMMENTS BE RESOLVED PRIOR TO PRELIMINARY PLAN HEARING.



**REVIEW SHEET SUMMARY**

FILE NO. 66-81 DUE DATE 9/14/81  
 ACTIVITY Wells' Apartments  
 PHASE Rezone PR-20 to PR 30 and ODP ACRES \_\_\_\_\_  
 LOCATION 250' South of Elm Ave. W on 28½ Rd.  
 PETITIONER William C. Wells  
 PETITIONER ADDRESS 2156 Buffalo Dr., Grand Junction, CO 81501  
 ENGINEER Armstrong & Associates, Inc.

**OVERALL CONSIDERATIONS**

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

This proposal will impact the area both within traffic on 28½ Rd. and the city services that will have to be provided. The rezone request on the basis of existing high density proposals is not an acceptable criteria for expanding that area to increased density (see Section 4-1-L, City Zoning and Development Code). It will also set more of a precedent for high density in this area, if approved, which may or may not be acceptable at this time. It is presently surrounding by RSF-8 and Eastgate Plaza. This is an intense use with very little amenities offer for this size of parcel.

HAS NOT BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/11/81	Comprehensive Plan	Re: Impact Statement 1. What is source of demand for need for this type of housing? 2. What is source of statement that "...this density is not inconsistent with... surrounding planning? 3. Section II. Impact of area clearly shows cumulative impact of multi-family dwellings in the area - additional dwelling units will compound problems of existing services and facilities especially traffic on 28½ Rd. 4. More information such as projected traffic on 28½ Rd. is required. 5. What will irrigation water be used for. 6. What is source of statement that "28½ Road is sufficient to handle such traffic"?
9/11/81	G.J. Drainage	O.K.
9/11/81	Ute Water	This site is in an area which is not currently being served by the Ute Water Conservancy District. The District has the capacity to serve the development if the petitioner will install the necessary water lines.
9/14/81	G.J. Fire	This office will approve rezone. Hydrants to be placed at entrance on 28½ Rd. and one on site hydrant might be required. A fire flow will be required. Will need to know type of construction, ground floor area, height in stories. A complete fire alarm system will be required in apartments with 15 or more apartments and floors in height including garden level. Contact fire dept. 242-2900 for further information.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/14/81	Mountain Bell	No easements required at this time.
9/14/81	City Engineer	33 ft. half right-of-way and power of attorney for street improvements on 28½ Road should be granted. Fruitvale Sanitation District should be contacted concerning adequacy of existing sewer main.
9/15/81	City Utilities LATE	None.
9/15/81	Transportation Engineer LATE	I feel that one access point for this type of development is <sup>not</sup> adequate for safety or circulation. Also, the entrance(s) should be at least 5' from the property line to allow for future curbing.
9/15/81	Public Service LATE	Electric & Gas: No objections to rezone. Developer to contact PSCO before final development as to service locations & requirements. DM 9/4/81 HT 9/8/81
9/15/81	Staff Comments	<ol style="list-style-type: none"> <li>1. Need detail landscaping plan at preliminary.</li> <li>2. Detail plans needed at preliminary for: <ol style="list-style-type: none"> <li>a. buffering, screening</li> <li>b. lighting</li> <li>c. parking</li> <li>d. dimensions</li> <li>e. interual circulation</li> <li>f. signage</li> </ol> </li> <li>3. R.V. parking in question.</li> <li>4. Total number of spaces in question. (per owner occupy will require 2 spaces per unit minimum.)</li> <li>5. Need adjacent property useages, zoning on site plan for preliminary.</li> <li>6. What ammendities are planned?</li> <li>7. Impact statement says 1 building within 42 units - site plan shows 4 buildings.</li> <li>8. What about fire access to site?</li> <li>9. Why if just previously approved for high density at 20 - then turn around and request a PR-30? (Only due to Artisco?)</li> <li>10. What will irrigation be used for.</li> <li>11. POA for all street improvements.</li> </ol> <p>Project must obtain Building permit within 1 year of approval or be scheduled for a rehearing.</p>

9/24/81

*As per phone conversation with Fruitvale San. District on 9/24/81. They said that they could handle the additional units.*

9/29/81

TRANSMEIER/LITTLE PASSED 5-0 A MOTION TO SUBMIT #66-81, REZONE PR-20 TO PR-30, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF DENIAL BECAUSE OF THE INCREASED IMPACT ON 28.5 ROAD, THE INCREASE IN DENSITY FOR A SMALL PARCEL, DOES NOT FIT THE CHARACTER OF THE AREA, THE OPEN SPACE IS INADEQUATE, THERE ARE NO AMENITIES FURNISHED FOR THE RESIDENTS, AND IT IS TOO INTENSE A USE FOR THE PARCEL OF LAND.

TRANSMEIER/RINKER PASSED 5-0 A MOTION TO SUBMIT #66-81, OUTLINE DEVELOPMENT PLAN, WELL'S ADDITION, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF DENIAL BECAUSE OF THE INCREASED IMPACT ON 28.5 ROAD, THE INCREASE IN DENSITY FOR A SMALL PARCEL, DOES NOT FIT THE CHARACTER OF THE AREA, THE OPEN SPACE IS INADEQUATE, THERE ARE NO AMENITIES FURNISHED FOR THE RESIDENTS, AND IT IS TOO INTENSE A USE FOR THE PARCEL OF LAND.

# ARMSTRONG & ASSOCIATES, INC.

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

September 25, 1981

Grand Junction Planning Commission &  
Planning Staff  
P.O. Box 897  
Grand Junction, CO 81502

Re: Wells' Apartments (Response to Review Agencies Comments)  
File # 66-81, Job # 813586

Dear Commission Members & Planning Staff:

Listed below are the responses to the review agencies comments for the above referenced project:

<u>Agency</u>	<u>Response</u>
Overall Consideration	The PR 30 density requested will not impact the area a great deal because of the small amount of area on this site. The petitioner may have up to 28 units on this site with the existing PR20 zoning. The petitioner is asking for an additional 14 units which is not that great of number. A precedent will not be set by the petitioner as a similar density was requested East of 28.5 Road and South of Wells' Apartments with more acres which allows a greater number of units. The petitioner has signed certificates from several adjacent owners who do not protest the rezone, a copy is submitted with this letter. The petitioner is offering some amenities that other apartment complexes do not offer such as bike racks and a court area. Although the open space may seem small, the petitioner allows over 20% for open area.
Comprehensive Plan	1. The petitioner will have letters from apartment owners indicating the shortage for apartment type housing in the Grand Junction area.

ENGINEERS-ARCHITECTS

2. The source of the statement "This density is not inconsistent with surrounding planning" is that zoning of PR 29.75 has been approved by the Planning Commission just to the Southeast of this site and the property to the South has a PR 18 density.
3. See other considerations.
4. Projected impact of traffic on 28.5 Road for this development will be 14 additional units by the amount of daily traffic.
5. Irrigation water will be used to water the open acres.
6. 28.5 Road is designated as a collector street and should be adequate to handle the additional 14 units.

G.J. Drainage

OK

Ute Water

Ute Water and the City of Grand Junction have been contacted by telephone and there are no objections with adequate sizing and plans.

G.J. Fire.

Fire Hydrants will be placed as required and all fire code requirements will be met.

Mountain Bell

OK

City Engineer

33 ft. Half right-of-way and power of attorney will be granted for 28.5 Road. Fruitvale Sanitation District has been contacted by telephone and there were no objections.

City Utilities

OK

Transportation Engineer

An additional access may be added at a point 5' from the North property. This additional access would allow traffic to and from the East parking lot along with the present access shown. Accesses will be located a minimum of 5' from the property line.

Public Service

Public Service will be sent final plans and scheduling.

Staff Comments

1. Will furnish at preliminary.
2. Will furnish at preliminary.
3. 13 additional spaces have been supplied for R.V. parking as per code but have not been designated.
4. 1.5 spaces per unit have been supplied as per Section 5-5-1-I-24 Zoning and Development Code.
5. The surrounding uses are stated in the Impact Statement "Impact of Area".
6. Open space is over 20% of the site, play area, court area and bike racks will be furnished.
7. Revised Site Plan submitted indicating 42 units.
8. All units are accessible for fire fighting either from the front or rear of the units. If additional access is obtained, fire access will be improved.
9. The petitioner plans to apply for industrial revenue bonds to help this project become economically feasible. The petitioner finds that these bonds are not available for lower density projects. He also finds that the economics of the time and the changing character of the neighborhood demand the requested higher density, and that this density is not inconsistent with surrounding uses or surrounding planning.




Grand Junction Planning Commission  
September 25, 1981  
Page 4

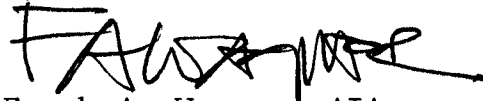
The developer requests that the Rezone and ODP be approved and any problems with circulation etc. be worked out in the preliminary.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

  
Arnold L. Hottovy  
Project Manager

Approved by:

  
Frank A. Wagner AIA  
Principal Architect

ALH/FAW/sm



# REVIEW SHEET SUMMARY

FILE NO. 66-81 TITLE HEADING Villa San Marcos (Formerly Wells Apartments) DUE DATE 5/14/82  
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Final Plan. Petitioner: Wells Enterprises/William Wells. Location: 250 feet south of Elm Avenue, west of 28.5 Road. A request for a final plan of 28 units on 1.4 acres in a planned residential zone at 20 units per acre. Consideration of final plan.

PETITIONER ADDRESS 2156 Buffalo Drive, Grand Junction, CO 81501

ENGINEER Chamberlain Const., Alan Chamberlain, 2510 Hwy. 6 & 50, Grand Jct., CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/7/82	Mountain Bell	No comments for easements. The building industry consultant, Mr. Leon Peach, will be contact with the architect for telephone terminal room recommendations and conduit requirements.
5/10/82	G.J. Fire Dept.	This office has no objections to this development. Plans do not reflect fire protection water line and hydrant. We believe additional fire hydrant or hydrants will be needed. Please contact the Fire Department to review this.
5/12/82	Planning Staff Comments	Note: This is a final plan, so all issues need to be resolved prior to approval. 1) Will the garages be carports or for storage? If for vehicles, some of the parking spaces may be in question. 2) For 28 units, very little open space/amenities are shown. i.e. common play lots, picnic area etc. 3) Trash pickup needs to be coordinated with Sanitation Engineer. 4) Need curb blocks to prevent overhang on sidewalks, driveways. 5) At entryway - need to check so there are no sight distance problems. 6) Need maximum heights of buildings indicated. 7) Lighting detail needed. 8) Need signage detail. 9) Need legals for dedication of easements (utility, drainage, ROW).
5/13/82	Ute Water	This area served by City of Grand Junction.
5/13/82	City Eng.	Curb, gutter and sidewalk and pavement widening should be provided on 28 1/2 Road frontage by the petitioner. These items should also be added to the Improvements Agreement. The street dimensions should be equal to the "collector" standard. (20 1/2 ft. half mat, 2 ft. curb and gutter and 5 ft. detached sidewalk). The site should be graded to drain into the 28 1/2 Road gutter and not to the west as shown on their plan.
5/14/82	City Utilities	It is not shown how the units will receive sewer service. Will there be a public sewer line extended into the site? The parking seems awkward. The 46 foot diameter turnaround is tight. Parking stalls are short with limited space between parking areas across from each other. Is there a physical barrier between the parking spaces and the patterned concrete areas? City trash trucks will not be able to maneuver in parking lot.
5/14/82	Trans. Eng.	There should be more than one access point. Entrances should not have a median, and signs should be placed back so as not to create a sight obstruction. Cul-de-sacs should have a min. diameter of 80' with no parking allowed. The parking/aisle distance should be 62'.

# REVIEW SHEET SUMMARY

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Additional Planning Staff  
Comments

1. Drainage should flow east into street not west to next property.
2. In the area between buildings, should be coordinated with Parks & Rec. Department for plant types and with Fire Dept. - a fire hazard could exist here.
3. Review agencies prefer "no parking" in cul de sac.
4. Parking aisle widths too narrow - need to be per parking standards Sec. 5-5 9.5 stall width 18.5' stall length by 24' aisle width min.
5. Fire Department needs access to rear of buildings.
6. Sewer lines not shown, they need to be.

*Review Summaries mailed 5/17/82*

*5/18/82 - late - City Parks*  
*5/17/82 - late - Public Service*

6/8/82

GJPC Minutes  
of 5/25/82

MOTION: (COMMISSIONER O'DWYER) "I MOVE IN THE MATTER OF FILE #66-81, VILLA SAN MARCOS FINAL PLAN, THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL PENDING THE IMPROVEMENTS ON 28.5 ROAD IN CONJUNCTION WITH THE CITY ENGINEER'S RECOMMENDATIONS AND A LETTER ON FILE ON THE DRAINAGE OF THE ENTIRE PROJECT, THESE BEING RESOLVED PRIOR TO SUBMISSION TO CITY COUNCIL."  
COMMISSIONER RINKER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY (5-0).



# Chamberlain

CONSTRUCTION INC.

June 14, 1982

City of Grand Junction  
559 White Ave. Room 60  
Grand Junction, Colo. 81501  
Re: File # 66-81 Job # 813397  
Subject: Villa San Marcos Street Improvements

Gentlemen:

In attempting to comply with the Planning Department's recommendations concerning street improvements on the 28½ Road frontage of the above referenced project, we have been in contact with both the City Engineer and the City Attorney on several occasions. We would like to note the following problems regarding immediate improvement of the 186' 28½ Road frontage:

1. No final grade plan is available at this time to the best of our knowledge. Matching existing grade is possible.
2. No comprehensive street improvement plan is available for that section of 28½ Road between North Ave. and Elm.
3. Creating a " jog " in the frontage section will require re-alignment of the utility service across this section.
4. The existing irrigation ditch on the frontage will have to be relocated, siphoned, or run through a culvert for this section only.

Notwithstanding the problems cited above, in addition to possible present and future traffic circulation problems, we have already agreed to perform the improvements to city standards if necessary. As an alternative to immediate improvement however, we propose to furnish a performance bond to cover our improvement cost until such a time as a comprehensive plan can be formed and executed for that section of 28½ Road. We would agree to submit such a bond prior to the issuance of any building permit, and maintain the bond until street improvements are initiated for the entire section, or for a reasonable length of time ( to be negotiated at a later date ).

Please refer to the letter dated June 10, 1982, from The Valley Agency to the City of Grand Junction regarding our capacity to bond such a project.



# Chamberlain

CONSTRUCTION INC.

In addition, the City Attorney has verbally approved this bonding plan in his conversations with Alan P. Chamberlain during the week of June 12, 1982.

We hope this alternate plan meets with your approval.

Respectfully submitted,



Brad A. Chamberlain  
Partner: San Marcos Associates  
Chamberlain Construction



San Marcos Associates

June 16, 1982

Re: Villa San Marcos file No. 66-81 Job No. 813397

City of Grand Junction

This letter is to request approval by the City Council of the Villa San Marcos project on the June 16, 1982 agenda.

However, the following contingencies must be met before issuance of a building permit:

1. A signed letter by Levi Lucero allowing a drainage pipe to be constructed through his property.
2. To solve the problem of street improvement on 28 $\frac{1}{2}$  Road, to everybody's satisfaction.

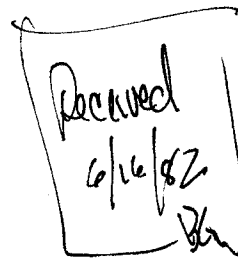
It is fully understood by all partners of San Marcos Associates that these items must be resolved before issuance of a building permit.



W. C. Wells

Partner

San Marcos Associates





City of Grand Junction, Colorado 81501  
250 North Fifth St.,  
244-1566

November 26, 1982

Robert S. Coburn  
Coburn Engineers Inc.  
2820 1/2 North Avenue  
Grand Junction, CO 81501

Dear Bob:

RE: Villa San Marcos - Street and Storm Drain

As requested, I have reviewed the detailed construction plans for "Irrigation Water Pipeline, Curb, Gutter and Sidewalk" along 28 1/2 Road and "Storm Drain" across Levi Lucero's property to the Grand Junction Drainage District drain pipe as submitted November 5, 1982. I take no exception to the plans as submitted. Consider them approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities prior to their being put into service. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements.
- b. Construction in accordance with City-approved design.
- c. Submission of documented construction test results.
- d. Submission of mylar-type as-built drawings for the public records.
- e. Final inspection of completed improvements. (You are expected to inspect during construction and to secure test results)

Will construction plans be submitted for sanitary sewer and/or waterline to serve this development or are there no public lines involved?

Thanks for your continued cooperation.

Very truly yours,

*Ronald P. Rish*

Ronald P. Rish, P.E.  
City Engineer

cc: William C. Wells  
Bob Goldin  
John Kenney  
Jim Patterson  
File