

ORCHARD GROVE APARTMENTS

OVERALL COMPATIBILITY

- Q. Is the proposed compatible with the overall character of the area?
- A. The area or neighborhood surrounding subject property has mixed uses of college, commercial and residential with residential the predominant use. An appraisal of the property mentions: "The subject neighborhood is comprised of properties used for a number of different purposes. Properties proximate to the south and east...are predominantly in some type of residential use, with some scattered multi-family projects."
Because of housing demands of the college and because subject property is close to downtown, medical services and shopping, almost all new residential structures in the neighborhood are multi-family.
This project is not only compatible with the area around it, but it also provides a small solution for the housing needs in that neighborhood, attested to by the small vacancy rates in the area.

ADJACENT PROPERTY

- Q. Is the proposal compatible with present uses on surrounding properties?
- A. Adjacent to the north is a retail/office strip center. Adjacent to the west is the Albertson's/Skaggs retail stores, and adjacent to the east and south are residential areas with a predominance of single-family residential uses. It is generally regarded as desirable to buffer a single-family area from high retail (Albertson's/Skaggs) and retail/office (to the north) with some type of intermediate use. In this proposal, the multi-family use is both acceptable to tenants living next to high retail center, and it also provides an excellent buffer or transition area for the single-family residents adjacent to the east.

CHANGE IN AREA

- Q. Has there been significant change in the character of the area?
- A. There are two changes in the overall character of the area, and the results will probably be significant. First, the area is becoming more college-oriented since Mesa College became an accredited four-year college. With enrollment increasing, the area surrounding the college should continue to feel the growing influence of this institution. Secondly, with Twelfth Street as a major north-south artery between the downtown area and Horizon Drive, the demand for commercial uses along this corridor will continue high. This proposal is complementary to both of the above trends.

AVAILABILITY OF SERVICES

- Q. Can services be delivered or be made available; is it in close proximity to services?
- A. Because of the project's central location, all utilities and public services, such as trash removal and fire and police protection are available and proximate.

LAND USE

A. Density

The proposal calls for four, 18-unit apartment buildings on approximately 1.4 acres. This results in a density of 23 units per acre. In the area, there are apartment projects of equal or greater density, namely:

Town North Apartments - 1140 Walnut Avenue
54 units/1.40 acres = 38.5 units/acre
Elm Avenue Apartments - 1222 Elm Avenue
32 units/.59 acres = 54 units/acre

Therefore, this proposal has a density which is generally accepted for apartments in subject area.

B. Roadway Circulation

This proposal anticipates improving 13th Street from its existing gravel alley appearance to a paved city street. This right-of-way is rarely used now because of its poor condition, and when improved will provide neighboring property owners with another access to their properties. This proposal calls for a single curb-cut, along 13th street, and traffic can progress south to Mesa Avenue or north to Orchard Avenue. Most traffic proceeding to Mesa Avenue will proceed further to 12th Street, but in either event, traffic will proceed no more than a block and a half before reaching a major road artery.

C. Pedestrian Circulation

Because of the fenced boundary between subject property and the Albertson's/Skaggs center to the east, most traffic will proceed either north along 13th Street sidewalks to Orchard Avenue and then along sidewalks to the destination, or south to Mesa Avenue then to 12th Street along sidewalks and the destination.

POLICIES

- Q. Is the proposal in compliance and consistent with adopted policies?
- A. This proposal appears to be in full compliance with any and all adopted policies for this area.

Faith Baptist Church
1901 North 12th
Grand Jct., CO 81501
#68-81

Robert L. Lipson
12th & Orchard Conoco
Grand Jct., CO 81501
#68-81

Jack D. & Camelia Berry
417 North 7th Street
Grand Jct., CO 81501
#68-81

Alvis & A. Edwards
1210 Orchard Avenue
Grand Jct., CO 81501
#68-81

Jack D. & Camelia Berry
417 North 7th Street
Grand Jct., CO 81501
#68-81

Dorothy E. Johnson
1220 Orchard Avenue
Grand Jct., CO 81501
#68-81

D. G. & J. D. Sampson
1224 Orchard Avenue
Grand Jct., CO 81501
#68-81

Arthur L. & M. E. Decamp
1240 Orchard Avenue
Grand Jct., CO 81501
#68-81

Meredith I. Kirkendall
1250 Orchard Avenue
Grand Jct., CO 81501
#68-81

Donald & Adrienne Suh
1337 Orchard Avenue
Grand Jct., CO 81501
#68-81

Bill B. & M.A. Ashcroft
1332 Hall Avenue
Grand Jct., CO 81501
#68-81

Vergil & Lola Preston
1347 Orchard Avenue
Grand Jct., CO 81501
#68-81

Charles & Grace Neil
1203 Mesa Avenue
Grand Jct., CO 81501
#68-81

Rodney J. Schmidt
1215 Mesa Avenue
Grand Jct., CO 81501
#68-81

Everett & F. L. Howard
1225 Mesa Avenue
Grand Jct., CO 81501
#68-81

Francis & Fern Cook
737 Ouray Avenue
Grand Jct., CO 81501
#68-81

Earl & Pauline Hannebaum
461 Kennedy Avenue
Grand Jct., CO 81501
#68-81

Mesa College
12th and North Avenue
Grand Jct., CO 81501
#68-81

Donald K.K. &
Adrienne C.E. Suh
1337 Orchard Avenue
Grand Junction, CO 81501

Bill B. & M.A. Ashcroft
1332 Hall Avenue
Grand Jct., CO 81501
#68-81

Charles R. &
Judith M. Shaver
Rt.1 Box 113
Montrose, CO 81401
#68-81

W.N. & M.D. Armstrong
1265 Mesa Avenue
Grand Jct., CO 81501
#68-81

Florine E. Allen
1305 Mesa Avenue
Grand Jct., CO 81501
#68-81

Dean Blake Chambliss
1315 Mesa Avenue
Grand Jct., CO 81501
#68-81

Harley W. &
Betty M. Kirkeby
1325 Mesa Avenue
Grand Jct., CO 81501
#68-81

Cecil A. & Betty M. Rorex
1335 Mesa Avenue
Grand Jct., CO 81501
#68-81

Fred & Eva Kaufman
1334 Mesa Avenue
Grand Jct., CO 81501
#68-81

George A. &
B.S. Theisen
1333 Hall Avenue
Grand Jct., CO 81501
#68-81

CONFIRMATION OF SUPPORT

We the undersigned respectfully request that the zoning for items #68-81 and #70-81 on the agenda be disapproved based upon:

1. The original compromised buffer area, that was negotiated initially to zone these areas for development, should remain zoned and used for nothing more than single family dwellings.

2. The fact that the families that have purchased homes in this area were informed, as a sales point, that this area would remain a buffer zone to protect the long time established residential area from other types of developments.

3. The confirmed feelings of the residents of the neighborhood adjoining the area in question that a change in zoning and the subsequent change in use would reduce the quality of life and value of land in this area.

NAME ADDRESS PHONE

Josephine Ouellette	1353 Hall Ave.	243-9937
Allen J. Ouellette	1353 Hall Ave.	243-9937
Maria Tesitor	1342 Hall Ave	243-2459
Phil E. Tesitor	1342 Hall Ave	243-2459
Bill B. Robb	1332 HALL AVE	242-0226
Mary A. Ashcraft	1332 Hall Ave.	242-0226
Bertram Theisen	1333 Hall Ave	242-0846
Jaeger Theisen	1333 Hall Ave	242-0846
W. C. Schultz	1343 Hall Ave	242 6288
Ella Schultz	1343 Hall Ave	242 6288
Muriel Morley	1363 Hall Ave	245-0069
Erna Kaufman	1334 Mesa Ave	242 0816
Hed Kaufman	1334 Mesa Ave	242-0816
Marcella Johnson	1344 Mesa Ave	243-9996
Stacy B. Smith	1363 Hall Avenue	245-0069
Lucille Townsend	1804 No. 15 TH	243-7427
Mr. John Lomas	1274 Texas	242-0460
John H. Lomas	1364 MESA AVE	242-1920
Donna M. Lomas	1364 Mesa Ave.	242-1920

CONFIRMATION OF SUPPORT

We the undersigned respectfully request that the zoning for items #68-81 and #70-81 on the agenda be disapproved based upon:

1. The original compromised buffer area, that was negotiated initially to zone these areas for development, should remain zoned and used for nothing more than single family dwellings.

2. The fact that the families that have purchased homes in this area were informed, as a sales point, that this area would remain a buffer zone to protect the long time established residential area from other types of developments.

3. The confirmed feelings of the residents of the neighborhood adjoining the area in question, that a change in zoning and the subsequent change in use would reduce the quality of life and value of land in this area.

NAME	ADDRESS	PHONE
H Joe Hendrick Jr.	1440 Hall Ave.	243-8471
Catherine Wyatt	1430 Hall Ave.	243-2566
Quete Egly	1415 Hall Ave	243-2120
Estel M. Moore	1420 Hall Ave.	243-1825
Wm Claycomb	1352 Hall Ave	243-5751
Sharon Claycomb	1352 Hall Ave	243-5751
Chris Neff	1428 Mesa Ave	242-4523
J P Neff	1428 Mesa	242 4523
W Schultz	1409 Mesa	242 3392
Davis Schultz	1409 mesa Ave	242-3392
Walter Dean	1401 Mesa Ave	245-9085
Charles W. Winters	1745 N 15th	242 2019
Louis E. Gerette	1804 N. 15th	243. 0749
Bryan Van Wallace	1425 Hall Ave.	242 9358
Darryl Hall	1425 Hall	242-5358
Edmund R. Williams	1749 N. 15th	858-7545
August Wainford	1435 Hall	241-1009
Audrey Stephens	1410 Hall	243-4762
Robin Sanchez	1440 Hall	243-8471

CONFIRMATION OF SUPPORT

We the undersigned respectfully request that the zoning for items #68-81 and #70-81 on the agenda be disapproved based upon:

1. The original compromised buffer area, that was negotiated initially to zone these areas for development, should remain zoned and used for nothing more than single family dwellings.

2. The fact that the families that have purchased homes in this area were informed, as a sales point, that this area would remain a buffer zone to protect the long time established residential area from other types of developments.

3. The confirmed feelings of the residents of the neighborhood adjoining the area in question, that a change in zoning and the subsequent change in use would reduce the quality of life and value of land in this area.

NAME	ADDRESS	PHONE
Cecil A. Rorer	1335 Mesatone Dr.	243-9543
Ruby B. Rorer	1335 Mesa Ave. Dr.	243-9543
Jack Woods	1345 Mesa Ave. Dr.	242-6380
Betty Kirkby	1325 Mesa Avenue	243-3332
Susan Chamberlin	1315 Mesa Avenue	242-6567
D. John Chamberlin	1315 Mesa Ave	242-6567
Florence Sprecher	1305 Mesa Ave	243-3138
Mary Armstrong	1265 Mesa Ave	242-5440
Carol Humphrey	1255 Mesa Dr.	041-5896
Carl F. Hannebaum	1245 Mesa Ave.	243-0950
Pauline Hannebaum	1245 Mesa Ave	243-0950
Florence Howard	1225 Mesa Ave	243-2369
Everett Howard	" "	" "
Grace + Gus Neal	1203 Mesa	242-1822
Randa Butterfield	1355 Mesa Ave	245-6512

CONFIRMATION OF SUPPORT

We the undersigned respectfully request that the zoning for items #68-81 and #70-81 on the agenda be disapproved based upon:

1. The original compromised buffer area, that was negotiated initially to zone these areas for development, should remain zoned and used for nothing more than single family dwellings.

2. The fact that the families that have purchased homes in this area were informed, as a sales point, that this area would remain a buffer zone to protect the long time established residential area from other types of developments.

3. The confirmed feelings of the residents of the neighborhood adjoining the area in question, that a change in zoning and the subsequent change in use would reduce the quality of life and value of land in this area.

NAME ADDRESS PHONE

Arthur L DeCamp	1240 Orchard Ave	242-3669
Merjorie De Camp	1240 Orchard Ave.	242-3069
Robin E. Lemm	1224 Orchard	241-2248
Howard DeCamp	1224 Orchard	-11-
Dorothy Johnson	1220 Orchard	
W. B. Boston	1347 Orchard Ave	245-6160
Debra Boston	1347 Orchard Ave.	245-6160
Colin Johnson	1359 Orchard Ave	242-3329
R. Joyner	1405 Orchard Ave	243-3793
Martha Rosengrant	1320 Orchard	242-2898
Lewis E. Rosengrant	1320 Orchard Ave	242-2898
Cordine Backes	1320 Orchard Ave.	242-2898
Carl Backes	1320 Orchard Ave.	242-2898
ZANE Jansson	1320 Orchard Ave	242-2898
Kevin Rosengrant	1320 Orchard	242-2898
Darrell Miracle	1310 Orchard Ave.	245-6778
Audrey Caspauk	1340 Orchard Ave.	242-6193

REVIEW SHEET SUMMARY

FILE NO. 68-81 DUE DATE 7/13/81
 ACTIVITY Rezone from R-2 to PR-23
 PHASE Rezone & ODP ACRES _____
 LOCATION 13th Street between Orchard & Mesa Avenue
 PETITIONER Orchard Group Ltd. - Bob Reece
 PETITIONER ADDRESS Box 661, Grand Junction, CO 81502
 ENGINEER _____

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY**
 Single family & retail adj to this site, compatability issue should be addressed
- CONSISTENCY**
 None to Little multi family ^{development} is presently adj to the site; primarily single family
- ADJACENT PROPERTY**
 single family & retail in area.
- CHANGE IN THE AREA**
 is in transitional stage due to increased activity on 12th & from the college.
- TRAFFIC IMPACT**
 13th & Mesa will be impacted.

HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/8/81	Transportation Engineer	No comments.
7/8/81	City Fire	This office has no objection to this rezone. Additional fire hydrants may be required. Fire hydrant spacing of 300 feet between hydrants required, with possible on-site fire hydrants. Our records show 1400 GPM flow at 14th & Mesa, which may be inadequate. Site and building construction plans must be submitted to determine required fire flow.
7/10/81	City Engineer	The "Rezone Submittal" drawing labels "new half street improvements on Mesa" but no mention is made of 13th Street. The property owners to the east tried unsuccessfully three times in the past three years to get the property owners of this parcel to participate in a street improvement district in order to eliminate the neighborhood dust problem. This development will only make the physical problem worse. 13th Street should be fully improved including curbs, gutters and sidewalks on both sides.
7/10/81	Public Service	Electric: No objection to rezone. Developer should contact PSCo as to service requirements and locations. DM 7/7/81. Gas: No objections to rezone. CB 7/7/81
7/13/81	City Utilities	Existing right-of-way widths of Mesa Avenue and 13th Street should be shown. Additional right-of-way will probably be needed.

7/15/81

Staff Comments

- 1) In the impact statement, it said this was acceptable to tenants living next to the high retail center, was a survey or neighborhood meeting held? What were the results?
- 2) Need minimum of 6 ft. solid wood fence between PR and existing bus usage; to screen and buffer the different useages.
- 3) Need detailed landscaping plan at preliminary.
- 4) What about common open or ammentities for units.
- 5) Need height elevation, dimensions, etc. at preliminary.
- 6) What is square feet of proposed structures.
- 7) What about bike racks?
- 8) ~~What is trash pick-up?~~ *located?*
- 9) Need dimensions of curb cuts proposed.
- 10) Need POA or Improvements Agreement for street improvements.
- 11) Will full width street improvements on 13th be done by petitioner?
- 12) May need additional radius on sidewalks on corners of Mesa and Orchard.
- 13) Need dimensions between fence and structures.
- 14) Will paving lot be paved and striped?

where

7/15/81

Mt. Bell
LATE

No requests at this time.

MEMORANDUM

TO: Mesa County Planning Department

FROM: Desert Ridge Corporation

RE: Rezone from RSF-8 to PR-23
Response to Review Agencies

DATE: July 27, 1981

Below we provide a categorical response to the comments given by the different review agencies. Since this proposal is an Outline Development Plan, many questions cannot be answered until a later date and we have so indicated.

Transportation
Engineer

No response required.

City Fire

To be determined at Preliminary.

City Engineer

We anticipate and encourage the full development of 13th Street.

Public Service

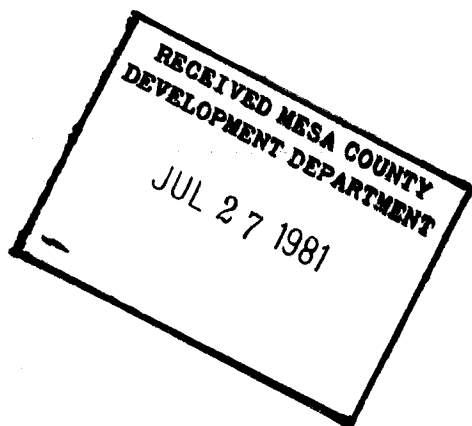
No response required. We will meet City and Public Service requirements for the development.

City Utilities

The necessary right-of-way width will have to be resolved with City Utilities. A survey shows present right-of-way width to be 50 feet.

Staff

1. Impact statement suggested that tenants living in the proposed project would not object to the next-door retail if proper fencing was placed between the two.
2. Petitioner has no objections to a solid wood fence between existing business use and the proposed project.
3. Detailed landscape plan to be provided at Preliminary.



4. Amenities and open space, if any, shall be addressed once market is determined for project. For example, a swing set would be inappropriate for an elderly-oriented project.
 5. Details of elevation, size and dimension to be provided at Preliminary.
 6. To be determined at Preliminary.
 7. To be determined at Preliminary.
 8. At Preliminary.
 9. At Preliminary.
 10. Will provide before Final Plan approval.
 11. Currently in discussion with neighboring property owners.
 12. Will have determined by Preliminary.
 13. At Preliminary.
 14. Parking areas will be paved and striped.
- Mountain Bell No response required at this time.

