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File 1981-0070

Project Name: Orchard Center-Orchard Grove-Rezone RSF-8 to PB

Date 3/5/02

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
r	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
s	n	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.
e	n	
d	t	
X		*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X		*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	X	Ordinance No. 2020 - **
X	X	Review Sheet Summary	X		Assurance letter from Robert Reece to Robert Golden re: requirements met for temporary office – 1/11/82
X		Review Sheets	X	X	Memo from Planning Commission to Participants in 2/8/83 Public Hearing – follow-up to Public Hearing – 4/12/83
X	X	Memo from Bill Reeves to Jane Quimby re: Utility Dept, Water-Sewer-Trash and Solid Waste are against the vacation – 10/27/81	X	X	Letter from Bob Goldin to Robert Reece re: letter to confirm temporary use of existing structure located at 1702 North 12 <sup>th</sup> Street - 2/18/82
X	X	Minutes of Neighborhood Meeting – 10/15/81	X	X	Memo from Planning Commission to All Petitioners re: enforcement of development schedules – 2/13/84
X	X	Planning Commission Minutes - ** - 10/21/81, 4/30/85	X	X	Letter from Richard Livingston to Bob Goldin re: requesting development schedule be extended for 1 year – 3/12/84
X		1978 Street Development Standards	X		Public Notice Posting – 7/16/81, 10/15/81
X	X	Signed Petition to Vacate	X		Development Application – 7/1/81, 9/30/81
X	X	Letter from Chief Wes Painter to Richard Thompson re: available water not sufficient – 10/26/81	X		Robert Reece to Robert Golden re: resubmittal – 1/17/83



Faith Baptist Church  
1901 North 12th  
Grand Jct., CO 81501  
#70-81

Robert L. Lipson  
12th & Orchard Conoco  
Grand Jct., CO 81501  
#70-81

Jack D. & Camelia Berry  
417 North 7th Street  
Grand Jct., CO 81501  
#70-81

Alvis & A. Edwards  
1210 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

Jack D. & Camelia Berry  
417 North 7th Street  
Grand Jct., CO 81501  
#70-81

Dorothy E. Johnson  
1220 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

~~D. G. & J. D. Sampson~~  
~~1224 Orchard Avenue~~  
~~Grand Jct., CO 81501~~  
#70-81 *u.D.*

Arthur L. & M. E. Decamp  
1240 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

Meredith I. Kirkendall  
1250 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

Donald & Adrienne Suh  
1337 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

Bill B. & M.A. Ashcroft  
1332 Hall Avenue  
Grand Jct., CO 81501  
#70-81

Vergil & Lola Preston  
1347 Orchard Avenue  
Grand Jct., CO 81501  
#70-81

Charles & Grace Neil  
1203 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Rodney J. Schmidt  
1215 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Everett & F. L. Howard  
1225 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Francis & Fern Cook  
737 Ouray Avenue  
Grand Jct., CO 81501  
#70-81

*undeliverable*  
Earl & Pauline Hannebaum  
461 Kennedy Avenue  
Grand Jct., CO 81501  
#70-81

Mesa College  
12th and North Avenue  
Grand Jct., CO 81501  
#70-81

Donald K.K. &  
Adrienne C.E. Suh  
1337 Orchard Avenue  
Grand Junction, CO 81501  
#70-81

Bill B. & M.A. Ashcroft  
1332 Hall Avenue  
Grand Jct., CO 81501  
#70-81

Charles R. &  
Judith M. Shaver  
Rt.1 Box 113  
Montrose, CO 81401  
#70-81

W.N. & M.D. Armstrong  
1265 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Florine E. Allen  
1305 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Dean Blake Chambliss  
1315 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Harley W. &  
Betty M. Kirkeby  
1325 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Cecil A. & Betty M. Rorex  
1335 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

Fred & Eva Kaufman  
1334 Mesa Avenue  
Grand Jct., CO 81501  
#70-81

George A. &  
B.S. Theisen  
1333 Hall Avenue  
Grand Jct., CO 81501  
#70-81



MINUTES OF NEIGHBORHOOD MEETING  
ON OCTOBER 15, 1981

On Thursday, October 15, 1981, a meeting was held to discuss a proposal of Orchard Group Ltd. to develop the vacant land along 13th Street between Orchard and Mesa Avenues and along Mesa Avenue between 12th and 13th Streets. Present at the meeting were: Robert C. Reece, Richard D. Thompson and J. Richard Livingston, developers of the project; Alex Candalaria of the Planning Department; and Mr. and Mrs. Fred Kaufman, Betty Kirkeby, Mr. and Mrs. Cecil Rorex and Mr. and Mrs. Bill Ashcraft, neighboring homeowners to the proposed project. Mr. Reece gave a summary of the previous two neighborhood meetings and the previous two appearances before the Planning Commission. He also gave a summary of the revised Outline Development Plan to be presented to the Planning Commission on Tuesday, October 27th. It was mentioned by Reece, that the revision of the Outline Development Plan was a result of a desire by neighboring property owners to prevent any additional residents in their immediate neighborhood, and a desire by the developer to enhance the value of subject property. The result was a plan which included business uses along 13th Street. Mr. Reece mentioned that his and Thompson's inquiries to certain agencies about the possibility of vacating 13th Street were met with negative responses from those agencies. Eva Kaufman responded that she had talked to a couple of agencies and their response was favorable to a vacation, within certain guidelines. In polling the people present at the meeting, it appeared that a vacation would be desirable to the parties present and Mr. Candalaria advised those present of a process which might be followed to proceed with a vacation request. He suggested that those parties who were owners adjacent to that portion of 13th Street to be vacated, should sign a petition to vacate which petition would become a part of the formal application for vacation. He also suggested that in order for the Planning Commission to have an initial view of agency acceptance of such a plan, that the affected agencies sign a confirmation that there was no objection to the vacation of that portion of 13th Street. Mrs. Kaufman and Mr. Thompson agreed to go together to selected agencies to receive or be denied that confirmation. Mr. Livingston indicated that the developer's plan in seeking the approval for the Outline Development Plan proposal would be:

1. Seek the zoning change as petitioned, subject to the approval of the vacation aforementioned.
2. If, in seeking the vacation of 13th Street, the request is denied, then the Outline Development Plan request shall not be subject to receiving an order to vacate that certain portion of 13th Street. The homeowners

present indicated that if the vacation of 13th Street was not possible, they would not object to the proposed Planned Business zoning.

It was agreed that a summary of the responses from the adjacent landowners and affected agencies be reported to the Planning Commission on the 27th of October and to indicate, at that time, whether a vacation of 13th Street would be sought.

Respectfully submitted  
October 26, 1981

Robert C. Reece

PETITION

We, the undersigned, as adjacent property owners, hereby petition the City of Grand Junction to vacate that certain portion of 13th Street that lies between the South right-of-way line of Orchard Avenue and the North right-of-way line of Mesa Avenue. We understand that, in consideration for said vacation, Hall Avenue shall receive a cul-de-sac as depicted on the attached Exhibits "A" and "B", which cul-de-sac shall be provided at the expense of Orchard Group Ltd.

\_\_\_\_\_  
George A. Theisen Date

*Robert C. Reece* 10/16/81  
\_\_\_\_\_  
Orchard Group Ltd. Date  
By: Robert C. Reece  
Co-Managing Partner

\_\_\_\_\_  
B.S. Theisen Date

*Bill B. Ashcraft* 10/19/81  
\_\_\_\_\_  
Bill B. Ashcraft Date

*Fred Kaufman* 10-19-81  
\_\_\_\_\_  
Fred Kaufman Date

*Merna A. Ashcraft* 10/19/81  
\_\_\_\_\_  
M.A. Ashcraft Date

*Eva Kaufman* 10-19-81  
\_\_\_\_\_  
Eva Kaufman Date

\_\_\_\_\_  
Donald K.K. Suh Date

\_\_\_\_\_  
Adrienne C.E. Suh Date

As a review agency for the proposed Orchard Group project along 13th Street between Orchard and Mesa Avenues, and along Mesa Avenue between 12th and 13th Streets, we have no objection to the vacation of 13th Street as proposed on the attached diagram.

Development Department Date

Transportation Engineer Date

Ronald P. Riel <sup>10-27-81</sup> provided Hall Ave. terminates in an improved cul-de-sac  
City Engineer with 50ft. radius right-of-way and alleys are 20ft. right-of-way. <sup>Date</sup>

J. E. Patterson Jr. <sup>10-26-81</sup>  
City Utilities Date  
PROVIDED ANY REQUIRED UTILITY EASEMENTS ARE GIVEN

City Parks/Recreation Date

Edward J. Chey <sup>10/26/81</sup>  
City Police Date

Comprehensive Planning Date

See attached letter <sup>10-26-81</sup>  
City Fire Department Date

Vicky Dwinny <sup>10-26-81</sup>  
Mountain Bell Date  
WILL REQUIRE 10' UTILITY ESMT. FOR EXISTING AERIAL LING

W. Stager <sup>10/27/81</sup>  
Public Service Date  
Reserve 10' utility easement for existing overhead line.





City of Grand Junction, Colorado 81501  
October 26, 1981

Richard Thompson  
ORCHARD GROUP PROJECT

With the information provided by the Developer on 10/23/1981, the Fire Department will accept the Emergency Access to the development as shown on proposed development plan, which would vacate 13th Street between Mesa Ave. and Orchard Ave.

However, it must be brought to your attention that the available water in the area is not sufficient for this development.

With the information available, it is not possible to compute an accurate fire flow. We would estimate a required fire flow of approximately 2500 gpm.

Our records show a fire flow of 1900 gpm, at Orchard and 12th St.  
700 gpm at 1357 Orchard Ave.  
1400 at 13th & Hall  
1400 at Mesa and 14th  
3900 at Texas Ave. and 14th

I have conferred with Ralph Sterry, Utilities Supervisor. We feel the necessary water could be provided by installing a 6 inch line between Hall Ave., and Mesa Ave. on 13th St. This and interconnecting the two existing 6 inch.

Interconnect the 6 inch line in Mesa Ave and 6 inch line in Texas Ave. on 14th Street.

However, you should keep in mind that if further development with larger structures, these lines and water supply may not be adequate.

Btn. Chief Wes Painter  
Fire Prevention Officer

WP/hc

CITY OF GRAND JUNCTION, COLORADO  
MEMORANDUM

Reply Requested  
Yes  No

Date  
10-27-81

To: (From:) Jane Quimby

From: (To:) Bill Reeves

Subject: Opposition to 13th Street - Orchard to Mesa Vacation

I am writing this in behalf of Utility Department, Water-Sewer-Trash and Solid Waste.

We are against the vacation because it blocks access to two alleys and one street for which maintenance of three utilities and future requirements put this property from public right-of-way to private property.

1. Sanitation Department will end up with two dead end alleys, one dead end street which will mean backing large trucks in small areas and increase our liability ten fold. We have just created enough safety and personal habits in our employees to reduce this to a figure which the taxpayer can live with and afford.
2. It would also place water line inside private property which would create added liability to maintain or replace.
3. This street has future potential and need for sewer service placement within the right-of-way because, at present, the trunk line and laterals are becoming overloaded and inadequate in size.
4. It would require that, in an office area where large numbers of private parking is essential, the large trucks would have to enter for solid waste service which would be quite hazardous to liability for property damage and few parking lots of this nature are built to handle this size equipment and weight.

c.c. Ralph Sterry  
Wayne Warren  
File

RECEIVED OCT 27 1981

**REVIEW SHEET SUMMARY**

FILE NO. 70-81 DUE DATE 7/13/81

ACTIVITY Rezone from R2 to PB

PHASE Rezone & ODP ACRES \_\_\_\_\_

LOCATION Mesa Ave. between 12th and 13th Streets

PETITIONER Orchard Group Ltd. - Bob Reece

PETITIONER ADDRESS Box 661, Grand Junction, CO 81502

ENGINEER \_\_\_\_\_

**OVERALL CONSIDERATIONS**

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

*SEE # 68-81  
same parcel  
involved; same  
issues need to  
be addressed.*

HAS THIS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/8/81	Transportation Engineer	No comment.
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 and 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. Half-street improvements on Mesa should be to City Standards and Specifications.
7/10/81	Public Service	Electric: No objections 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

7/15/81

## Staff Comments

- 1) Need detailed landscaping plan at preliminary.
- 2) What is a decorative fence?
- 3) What about parking for PB - will enough be provided to accomodate the usage proposed as well as for existing usage presently on the parcel.
- 4) Need adjacent usages shown on plan.
- 5) Will the curb cut on Mesa be closed?
- 6) Detailed site plan needed at preliminary (height, elevation, dimensions, lighting).
- 7) Compatibility with existing single family on south side - any problems - if so have they been resolved?
- 8) Will service drive be paved?
- 9) Trash pick-up should be shown.
- 10) If street improvement are not done at development we would require a POA.
- 11) Need improvement agreement at preliminary.

7/15/81

Mt. Bell  
LATE

No request at this time.

MEMORANDUM

TO: Mesa County Planning Department  
FROM: Desert Ridge Corporation  
RE: Rezone from RSF-8 to PB  
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	Petitioner intends to improve 13th Street and Mesa Avenue to City Standards and Specifications.
Public Service	Developer will contact Public Service for service requirements and locations.
Staff	<ol style="list-style-type: none"><li>1. Landscaping plan at Preliminary.</li><li>2. Plan for decorative fence is attached hereto.</li><li>3. Petitioner owns entire block from 12th to 13th Streets, Mesa to Orchard Avenues, and has determined that there is sufficient parking area on the currently improved parking area to accomodate present and proposed usage.</li><li>4. At Preliminary.</li><li>5. To be addressed at Preliminary but Petitioner, at this time, has no objection to a single curb-cut for emergency vehicles only.</li></ol>

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT

JUL 27 1981

6. Detailed site plan at Preliminary.
7. Meeting was held July 14th with neighboring owners and a work shop will occur after the Planning Commission meeting to attempt to resolve any problems.
8. Service drive will be paved.
9. To be determined at Preliminary.
10. To be determined before Final.
11. Need additional information from Planning Department.

Mountain Bell

No response required.



**REVIEW SHEET SUMMARY**

FILE NO. 70-81 DUE DATE 10/15/81  
 ACTIVITY Rezone RSF-8 to PB and Orchard Grove - Orchard Center  
 PHASE Rezone + ODP ACRES \_\_\_\_\_  
 LOCATION NW Corner of Mesa and 13th Street & SW corner of 13th St. & Orchard Ave.  
 PETITIONER Robert C. Reece  
 PETITIONER ADDRESS P.O. Box 661, Grd. Jct., CO 81502  
 ENGINEER \_\_\_\_\_

**OVERALL CONSIDERATIONS**

- OVERALL COMPATABILITY**  
Single-family and retail adjacent to this site, compatibility issue should be addressed.
- CONSISTENCY**  
Bus uses and single-family surrounds this proposal.
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**  
Is in transitional stage due to increased activity on 12th Street and from the College.
- TRAFFIC IMPACT**  
Orchard Ave., 12th Street and Mesa Ave. will be impacted.

HAS BEEN ADDRESSED  
CONSISTENCY HERE FOR CIV

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/8/81	Transportation Engineer	There should not be another curb cut on Orchard Ave.. It appears that the exiting curb cuts for Skaggs could be used. What about sidewalks on 13th St. and Mesa Ave.? The "Decorative Fence" should not come to the corners of 12th St. & Mesa and 13th St. & Mesa, but be angled to prevent sight obstructions.
10/13/81	Comprehensive Planning	No comment.
10/13/81	City Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. Adequate fire protection must be provided. Building plans must be submitted for approval and fire flow.
10/14/81	Mountain Bell	We have no requests at this time. Easements will be requested when preliminary plans are submitted.
10/15/81	City Parks & Rec.	No comment.
10/15/81	City Engineer	As stated on my 7-10-81 review comments for this site (and as indicated on this plan) full-street improvements on 13th and half-street improvements on Mesa Avenue are needed. This plan proposes an access from the existing shopping center thru to 13th Street. That access will create serious traffic impacts on the residential neighborhood to the east. Business offices and the related parking lots with access to 13th Street will also impact the residential neighborhood with increased traffic. These serious access questions and their relationship to the City street network should be addressed early in the process.



<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/15/81	Staff Comments  SIC	<ol style="list-style-type: none"> <li>1) Need improvement agreement at preliminary.</li> <li>2) If street improvement is not done at development we would require a P.O.A.</li> <li>3) Trash pick-up needs to be coordinated with Bill Reeves.</li> <li>4) Detailed site plan needed at preliminary (height, elevation, dimension and lighting).</li> <li>5) Landscaping detail at preliminary.</li> <li>6) Screening and buffering at preliminary.</li> <li>7) Setback dimensions for principal structures at preliminary need to be on plan.</li> <li>8) Drainage detail at preliminary.</li> <li>9) Proposed curb cuts may be in question on 13th and Mesa.</li> <li>10) Neighborhood input.</li> <li>11) Need low profile fencing and landscaping at street corners (Sec. 5-3-2).</li> <li>12) Overflow parking for restaurant or employee may be required at preliminary.</li> <li>13) Will need dimensions of loading area and service drive.</li> <li>14) Will employee parking be for PB or for Albertson's?</li> <li>15) <del>What</del> Is Orchard Grove a dedicated R.O.W.?</li> <li>16) What is exact title for proposal - will it be platted? (Subdivision or sell individual tracts?).</li> </ol> <p>Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.</p>
10/19/81	Public Service Late	Electric & Gas: No objections to rezone & O.D.P.; however, developer should contact PSCo. for points of service & utility easements. THI 10-6-81 CB 10-8-81
10/27/81		<p>RINKER/QUIMBY PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #70-81, REZONE RSF-8 TO PB, PETITIONER ROBERT REECE, LOCATED AT THE SOUTHWEST CORNER OF 13TH STREET AND ORCHARD AVENUE AND THE NORTHWEST CORNER OF 13TH STREET AND MESA AVENUE, WITH A RECOMMENDATION OF APPROVAL.</p> <p>RINKER/QUIMBY PASSED 5-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #70-81, ORCHARD CENTER, ORCHARD GROVE, OUTLINE DEVELOPMENT PLAN, PETITIONER ROBERT REECE, LOCATED AT THE SOUTHWEST CORNER OF 13TH STREET AND ORCHARD AVENUE AND THE NORTHWEST CORNER OF 13TH STREET AND MESA AVENUE, WITH A RECOMMENDATION OF APPROVAL.</p>
5/29/84		LITTLE/O'DWYER PASSED 6-0 A MOTION CONCERNING ORCHARD GROVE DEVELOPMENT PLAN, THAT IT BE GRANTED A ONE YEAR EXTENSION FROM THE ORIGINAL EXPIRATION DATE, EXTENDED TO APRIL 1, 1985.

RESPONSE TO REVIEW AGENCY COMMENTS

ORCHARD GROUP LTD - 12th and ORCHARD

We provide the categorical comments below to the Planning Department in response to comments by various agencies.

Transportation Engineer	We believe the additional curb cut on Orchard Avenue should help channel traffic to the proper location rather than moving all business traffic down 13th Street for access to parking. We agree that the street improvements to 13th Street and Mesa Avenue should include provisions for sidewalks. We agree that the fencing at the corners should not be visually obstructed and shall be revised at preliminary.
Comprehensive Planning	No response required.
City Fire Department	Detailed information will be provided at preliminary and will meet requirements.
Mountain Bell	No response required.
City Parks and Recreation	No response required.
City Engineer	Developer will provide improvements to 13th Street and Mesa Avenue as required. Channeling of traffic throughout parking areas will be addressed at preliminary. Improvements contemplated will impact neighborhood surrounding this proposal, but will be limited to general office hours. Other questions regarding traffic impact will be addressed at preliminary.
Public Service	No response required.
Planning Department	<ol style="list-style-type: none"><li>1. At preliminary.</li><li>2. At preliminary,</li><li>3. Will coordinate trash pick-up at preliminary.</li><li>4. Site plan detail at preliminary.</li><li>5. At preliminary.</li><li>6. At preliminary.</li><li>7. At preliminary.</li><li>8. At preliminary.</li><li>9. Address curb cuts at preliminary in light of other considerations.</li><li>10. There have been three neighborhood meetings the result of which, in principle, is the proposal.</li></ol>

11. At preliminary.
12. At preliminary.
13. At preliminary.
14. Employee parking shown is for PB but will be detailed at preliminary.
15. Comment was not understood.
16. Project is titled "Orchard Center". We will decide at preliminary whether to plat as subdivision or not.

Acres 2.53

File No. #70-81

Units PB

Zone \_\_\_\_\_

Density \_\_\_\_\_

**REVERTED rezone & adp.**

Tax Parcel Number \_\_\_\_\_

Activity Rezone RSF-B to PB and Orchard Grove - Orchard Center

Phase Rezone to D.P.

Common Location South east corner of 12<sup>th</sup> and Orchard

Date Submitted 10-1-81 Date Mailed Out 10-5-81 Date Posted 10/16/81 *called 10/14*  
 10 day Review Period Return by 10/15/81 MCC Information Sent \_\_\_\_\_

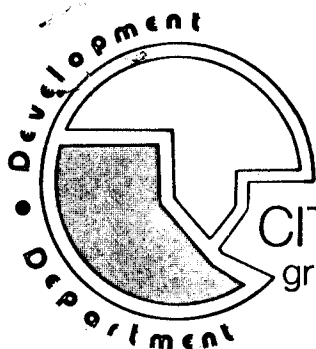
Date Adjacent Property Owners Notified of MRC/GJPC \_\_\_\_\_ Date Adjacent Property Owners Notified of MCC/CIC \_\_\_\_\_

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
Development Dept.	●	●	●																																
County Road	●	●	●																																
County Health	●	●	●																																
County Surveyor	●	●	●																																
County Parks/Recreation	●	●	●																																
County Engineer	●	●	●																																
Transportation Engineer	●	●	●																																
City Engineer	●	●	●																																
City Utilities	●	●	●																																
City Parks/Recreation	●	●	●																																
City Police Dept.	●	●	●																																
County Sheriff	●	●	●																																
Floodplain Administration	●	●	●																																
Comprehensive Planning	●	●	●																																
G.J. Dept. of Energy	●	●	●																																
Fire <u>CITY</u>	●	●	●																																
Irrigation	●	●	●																																
Drainage	●	●	●																																
Water (Ute, Clifton)	●	●	●																																
Sewer	●	●	●																																
G.V. Rural Power	●	●	●																																
Mountain Bell	●	●	●																																
Public Service (2 sets)	●	●	●																																
Soil Conservation	●	●	●																																
State Highway Dept.	●	●	●																																
State Geological	●	●	●																																
State Health Dept.	●	●	●																																
Transamerica	●	●	●																																
Water Power Resources	●	●	●																																
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●	●	●																																
OTHER:																																			
GJPC - <u>copy</u>	●	●	●																																
CIC 9/1/80	●	●	●																																

BOARDS	DATE	
GJPC	10/27/81	Appr. per staff req's.
CC	11/16/81	Appr. CA
GJPC	3/20/84	Rescheduled for May GJPC (extension request)
GJPC	5/29/84	Extension requested till April 1st, 1985
CIC	7/5/84	extension approved as per P.C.
GJPC	4/30/85	req. for reversion & reasons: no time appear. no dedication of R.O.W.
CIC	5/15/85	Requested
STAFF		See Files # 70-81 & 68-81
		Total fee will be pd at submittal.

Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_

**City County Development Department**



## 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 # 70-81

Project Name Orchard Grove

approved on 11/18/81 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.