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File 1981-0102

Project Name: Tree Haven – Preliminary Plan & Rezone

Date 5/2/02

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>	
X	X	*Summary Sheet – Table of Contents	
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		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet - PULLED	X
			Site Plan (not scanned since item pulled)
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X		Development Application – 11/30/81	
X		Subdivision Summary Form – 11/30/81	
X		Peak Demand – Data Sheet	
X		Deeds	
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X		Declaration of Covenants, Conditions and Restrictions	
X		Gamma Radiation Survey	
X		Preliminary Improvements Agreement (not signed)	
X	X	Planning Commission Minutes - ** - 1/5/82	
X	X	Letter from Kirk Lyons, Lincoln DeVore to Paragon Eng. re: geological info- 11/16/81	
X		Letter from Katy F. McIntyre, Paragon Eng. to Planning re: has the legal right to .63 m.i. of irrigation water - 12/2/81	

ZONE CHANGE REQUEST
AND
PRELIMINARY DEVELOPMENT PLAN
FOR
TREEHAVEN CONDOMINIUMS

GENERAL

The enclosed maps and statements have been provided as a requirement of the Grand Junction Planned Development Regulations. The information is intended to provide the Planning Commission with sufficient background data to assess the relative merits of the Preliminary Plan and Change in Zoning. The site of the proposed development contains 2.47 acres in the existing Treehaven Subdivision. This subdivision is located just east of 15th Street and north of Lowell Lane in the City of Grand Junction. The present zone is R-SF-8, the change in zoning to "Planned Residential", with a design density of 8 units per acre.

ZONE CHANGE REQUEST

Need for Change

Large subdivisions such as Fairmount North, Crest View and Spring Valley have been developed in this vicinity. This has created smaller tracts with adequate access and utility service. This property was subdivided around two existing houses in 1967, leaving 4 vacant 1/3 acre lots. In 1975, single family housing comprised 81% of the market. This has dropped to 61% in 1980.⁽¹⁾ The demand for rental housing has remained constant throughout this period with the average apartment (\$300 - \$500 per month) being rented within four days of becoming available.⁽²⁾ Development of these apartments at Treehaven Subdivision would help meet the continuing demand for rental housing in the City of Grand Junction.

Surrounding Land Use

The land lying directly south of Treehaven Condominiums has been develop-

(1) Mesa County Building Department; permits issued 1975 & 1980.

(2) Daily Sentinel

ed in single family housing through the exemption process. The property to the west and north of this site is currently vacant. The property to the east of the site is vacant, however it is being considered for multi-family development as Green Valley Townhomes. Crest View Subdivision lies $\frac{1}{4}$ mile north of this site, and Spring Valley Subdivision $\frac{1}{4}$ mile east. Fairmount North is located directly adjacent to this property on the northwest corner. There are two shopping/office centers located $\frac{1}{4}$ mile west of the subject site at 12th Street and Patterson Road, Centennial Plaza which is existing, and Village Fair which is in the process of being developed.

Access

Access for Treehaven Condominiums is from either 15th Street, classified as a collector road, or Lowell Lane, a local road. It can be anticipated that development of this property will generate an additional 80 vehicle trips per day on these roads. The majority of the traffic would travel down 15th Street to Patterson Road, a distance of approximately 330 feet.

Accessibility to Utilities

Electric, gas, phone, domestic water and sanitary sewer mains are existing and installed in 15th Street and Lowell Lane, adjacent to Treehaven Condominiums. It can be estimated that approximately 4000 gallons of sewage per day will be generated by development of the site and 3000 gallons per day of domestic water per day will be required. Treehaven Condominiums is located within the Ute Water Conservancy District, which presently has the capacity to provide water for domestic service and fire protection. The City of Grand Junction shall provide sanitary sewer service. A 15" sanitary sewer main is currently existing in Lowell Lane and an 8" sewer main in 15th Street. There is an 8" water main existing in Lowell Lane and a 6" main in 15th Street.

Neighborhood Services

As stated previously, Centennial Plaza and Village Fair; both shopping and office centers, are located a quarter mile away from the site at 12th

Street and Patterson Road. Schools in the vicinity include Orchard Avenue and Tope Elementary, Bookcliff Junior High, Grand Junction High School, and Mesa College. St. Mary's Hospital lies approximately 3/4 of a mile west of Treehaven Condominiums. There are also many churches in the vicinity.

Justification for Change in Zoning

It is felt that the following are valid justifications for a change in zoning:

(1) The overall density of the subdivision shall remain the same. The change in use from single to multi-family units responds to a current and continuing demand.

(2) The property is easily accessible from Patterson Road or 12th Street via 15th Street. 15th Street is presently classified as a collector road.

(3) All utility services required for development of the site are existing and available.

(4) Existing and developing commercial nodes, schools, parks, and hospitals are located within 1 mile of the subject site.

(5) Proposed request conforms with the goals, objectives, and policies stated with Chapter 3 of the Grand Junction Zoning and Development Code.

PRELIMINARY DEVELOPMENT PLAN

Character of Treehaven Condominiums

This site consists of 2.47 acres located within the City of Grand Junction. It is located at the northeast corner of 15th Street and Lowell Lane approximately 330 feet north of Patterson Road. It was platted in 1967 as a single family development. Two of the lots within that subdivision had existing houses at that time. Those houses are still in place. The developers of Treehaven Condominiums are the owners of the remaining four lots, and they intend to retain ownership. They would like to place one four-plex on each of those remaining lots resulting in a total of 18 units on the property or 7.29 dwelling units per acre.

The four-plex on Lot 6 would share an existing driveway leading to the house on Lot 3. The trees that line that drive and those along 15th

Street shall remain undisturbed. Access, therefore, for Lots 1 and 2 shall come from a common curb cut on Lowell Lane. Lot 4 shall also be accessed from Lowell Lane. All of these drives and the parking areas shall be privately owned and maintained. One half of the roadway improvements for a local street section shall be constructed on Lowell Lane, with a 22' oil mat being provided (instead of 17"). A power of attorney for development of 15th Street shall be provided as appropriate. There shall be an internal sidewalk system as well as the walk that will be constructed along Lowell Lane. Units within the proposed development will have the vehicular access to provide the necessary police and fire protection services.

The four-plexes, as shown on the development plan, are two-story buildings with two units each up and down. Each dwelling unit is 852 square feet with two bedrooms. Two off-street parking spaces per unit shall be provided, one of these parking spaces will be covered. Private patios or balconies shall be built for all units.

Trash collection and pick up areas shall be located as shown on the development plan, and shall be screened. The existing trees and shrubs shall remain undisturbed. Other open areas shall be completely landscaped with trees, shrubs, and grass lawns. Low intensity lighting will be utilized to light the drives and walkways throughout the development. Irrigation water shall be used for the plantings. As stated previously, domestic water shall be provided by the Ute Water Conservancy District and sanitary sewer service by the City of Grand Junction. All other utilities shall be installed underground.

The accompanying Preliminary Development Plan depicts the relationship of building sites to each other, parking areas, pedestrian traffic circulation, and open spaces.

Impact of Public Facilities

Because the density of this property shall not be changed, the impact on public facilities shall be the same as with the existing zoning.

Land Ownership

All lots within Treehaven Subdivision are owned by Maurice W. Moore,

John B. Moore, Thelma G. Moore, and Pete Franks. Mr. Franks is acting as agent for the Moore's and shall be constructing the buildings.

Development Schedule

Building on Lots 1, 2, and 6 shall begin immediately upon approval of the final development plan. Lot 4 shall be built on within the next 5 years. All landscaping will be completed prior to occupancy of the units, weather permitting.

Land Use Schedule

Existing Single Family	= 2 units
Proposed Four-Plex Unit	= 16 units (bldgs @ 4)
Total Area	= 2.47 acres
Density	= 7.29 dwelling units per acre
Off-Street Parking Spaces Proposed	= 32 spaces = 2 per unit
Impervious Surfaces	= 65%

2945-013-00-037
Moore, John Barry Etal #102-81
612 27 $\frac{1}{4}$ Road
Grand Junction, CO 81501

2945-013-00-046 #102-81
Voytilla, James L.
2449 H Road
Grand Junction, CO 81501

2945-013-00-015 #102-81
St. Mathews Church
North Avenue & College Place
Grand Junction, CO 81501

2945-013-00-022
Ely, Lawrence & M. #102-81
2783 F Road
Grand Junction, CO 81501

2945-013-00-036 #102-81
Owen, Dennis F. Paula E.
1511 Lowell Lane
Grand Junction, CO 81501

2945-013-00-018,020 #102-81
Mary E. Binkley
2957 North Avenue
Grand Junction, CO 81501

2945-013-00-023 #102-81
Williams, Leslie R & M.A.
607 $\frac{1}{2}$ Broken Spoke
Grand Junction, CO 81501

2945-013-00-026 #102-81
Morgan, Leslie R. & Theda L.
606 27 $\frac{1}{4}$ Road
Grand Junction, CO 81501

2945-013-00-024 #102-81
Himelwright, Jack L.
1420 Crescent Street No. 1707
Montreal P. Q. Canaca 00005

2945-013-06-012 #102-81
Wells, Kathryn M. u.D.
521 Sara Lane
Clifton, CO 81520

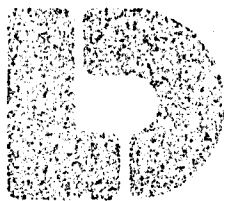
2945-013-00-047
Longhorn, Gregory C. & C.M.
1531 Lowell Lane #102-81
Grand Junction, CO 81501

Maurice Moore et al.
~~██████████~~
762 Lewiston #102-81
Aurora, CO 80011

Paragon Engineers
2284 Cross roads Blvd.
City 81501 #102-81

Pete Franks
504 Morning Glory Ln.
City 81501 #102-81

Treehaven



Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

November 16, 1981

Paragon Engineering, Inc.
2784 Crossroads Blvd.
Suite 104
Grand Junction, CO 81501

Re: File No. 42126J
Surficial Geology
Treehaven Subdivision
Grand Junction, Colorado

Gentlemen:

At your request, personnel of this office have conducted a ground reconnaissance of the on-site geology to determine the general geological constraints for construction on the site. Following are our findings.

The site is located in the Northwestern $\frac{1}{4}$ of the Southwestern $\frac{1}{4}$, of the Southeastern $\frac{1}{4}$ of the Southwestern $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute Meridian.

The tract is located in the Grand Junction district and contains between 5 and 10 acres.

Topographically, the site slopes gently to the south, with elevations running from 4675 to 4680 feet above sea level, with the higher elevations toward the northern portions of the tract.

Geologically, the site is far enough north of the Colorado River and its old channels that either the Mancos Shale or Ancient Colorado River Terrace is underlying the site. The River Terrace deposit is a well-sorted deposit of pebbles, cobbles and boulders in a sandy matrix. The Mancos Shale is a dark gray to black shale, interbedded with thin sandstone beds at various horizons. These deposits may be from 20 to 30 feet below the ground surface and should be verified by a subsurface investigation.

The surface soils are soft and the ground water level is expected to be high and will present some problems as far as construction on the site. This should be verified by a subsurface investigation to determine the necessary soils profile for this tract.


Paragon Engineering, Inc.
Surficial Geology
Treehaven Subdivision
Grand Junction, Colorado
November 16, 1981
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If any questions should arise or if we can be of further service,
please do not hesitate to contact this office.

Respectfully submitted,

LINCOLN-DEVORE TESTING LABORATORY, INC.

By:



R. Kirk Lyons
Staff Geologist

RKL/jb

REVIEW SHEET SUMMARY

FILE NO. 102-81 DUE DATE 12/14/81
 ACTIVITY Treehaven
 PHASE Preliminary Plan and Rezone (RSF-8 to PR8) ACRES _____
 LOCATION NE of 15th St. and Lowell Lane
 PETITIONER Pete Franks
 PETITIONER ADDRESS 504 Morning Glory Lane, Grand Junction, CO 81501
 ENGINEER Paragon Engineering

OVERALL CONSIDERATIONS

OVERALL COMPATABILITY

CONSISTENCY

ADJACENT PROPERTY

CHANGE IN THE AREA

TRAFFIC IMPACT

The density of 8 per acre is not changing - the design is, multi-family proposed verses single family existing. It is an area of transistion with other multi-family designs in close proximity, but also has existing single family to the south.

HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/8/81	Comprehensive Planning	Recommend coordination with Green Valley Townhomes to insure compatibility of road width and drainage along Lowell Lane.
12/10/81	Transportation Engineer	The transition in width of Lowell Lane between this project and Green Valley Townhomes should be addressed and provisions made for a cul-de-sac in case Lowell Lane is not continued through to 27½ Road.
12/11/81	City Fire Dept.	Information submitted does not give size and number of stories of building. Fire flow cannot be computed. Our records show a Ute 8 inch in Lowell Lane and 6 inch in 15th St. with a 1600 gpm flow. This may not be adequate for this development. Existing hydrant will not be adequate. One fire hydrant on place at the access from 15th St. to Lot #6. One fire hydrant placed at the entrance to Lot #2 and Lowell. One fire hydrant placed at entrance to Lot #4 and Lowell Ave. Please submit information on building for fire flow purpose. We should take a close look at this. A line size increase may be necessary.
12/14/81	City Utilities	None.
12/14/81	Public Service	Gas & Electric: No objection to preliminary plan and rezone. Request developer contact P.S.Co. concerning loads and meter locations. HT 12/3/81 THI 12/7/81

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/15/81	City Engineer Late	15th Street should be dedicated to 33 ft. half right-of-way and a 20 ft. radius should be provided on the corner at Lowell Lane. A temporary cul-de-sac should be provided on Lowell Lane. The proposed street improvements on Lowell Lane and providing power-of-attorney for 15th Street improvements are acceptable. Driveway locations look good but those on Lowell shall have aprons in accordance with Standard Drawing ST-1. Detailed construction plans for Lowell Lane must be submitted for my review and approval prior to construction. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.
12/15/81	Staff Comments	Any common ammenities to be provided? (i.e. Recreation area). How will landscaping be maintained? Any screening proposed or existing between proposed 4 plexes and existing houses - What about along property lines - any screening proposed? Trash pick-up to be coordindated with Bill Reeves. (Not shown on plan) Parking stalls need minimum 18'5" with 24' aisle (see City Regulations) Are set-backs agreed to by existing house property owners? Good to see crosswalks provided. Power of attorney with final Any neighborhood input or objection? Has fire access been verified by Grand Junction Fire Department? (i.e. may need cul-de-sac). Signage detail needed. Looks good - most all issues addressed. 5% open space fee? Overall density is 7.29 units per acre but your request is for PR-8 - please clarify.
12/14/81	Ute Water	No objections to development. This developer may wish to cooperate and coordinate efforts with Green Valley Townhomes to create a water line loop between 27½ Road and 15th St. via Lowell Lane. Such a loop is necessary to provide adequate fire protection for both. Domestic services will originate from lines installed and existing in dedicated ROW. A centrally located meter or meter cluster will serve domestic services to individual dwelling units. Policies & fees in effect at the time of application will apply. The water line indicated as existing in Lowell Lane is a City of Grand Junction water line.

*Date Review sheets
Rinport Keith
MO. Bell*

12/1/81 - Petitioner + engineer copy.

1/20/82
Minutes of 1/5/82

PULLED FROM THE AGENDA.