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File 1981-0105

Project Name: Hodges Addition – Rezone-RMF-64 to PB & ODP

Date 5/3/02

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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		X		Review Sheets
		X		Receipts for fees paid for anything
				*Submittal checklist
				*General project report
				Reduced copy of final plans or drawings
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		X	X	*Mailing list to adjacent property owners
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				Appraisal of raw land
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				Other bound or nonbound reports
				Traffic studies
				Individual review comments from agencies
				*Consolidated review comments list
		X	X	*Petitioner's response to comments
				*Staff Reports
				*Planning Commission staff report and exhibits
				*City Council staff report and exhibits
				*Summary sheet of final conditions
				*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:</b>				
		X	X	Action Sheet
		X	X	Development Application – 12/1/81
		X	X	Review Sheet Summary
		X	X	Impact Statement
		X		Review Sheets
		X		Deed
		X	X	Ordinance No. 2046, 2233 - **
		X	X	Letter from Arnold Hottovy to Planning re: Development schedule-12/1/81
		X	X	Planning Commission Minutes - ** - 1/5/82, 2/23/82, 4/30/85
		X	X	Site Plan
		X		Memo from City Planning to All Owners/Petitioners re: Extension/Reversion to be held 3/20/84
		X		Vicinity Map
		X	X	Letter from Arnold Hottovy, Armstrong & Assoc., Inc. to Planning re: unable to meet development schedule deadline-3/12/84
		X	X	Letter from Jeff Ollinger, Armstrong & Assoc., Inc. to Wes Painter, Fire Dept. re: request for advice on suitability of building for offices to comply with fire code-1/7/82
		X		Location Map
		X	X	Resolution No. 19-82 - **
		X		Public Notice Posting – 12/2181

IMPACT STATEMENT

PROJECT: Hodges' Addition

LOCATION: 2048 North 12th Street  
Northeast Corner - 12th St. & Walnut

AREA: 2.689 Acres

ENGINEER: Armstrong & Associates, Inc.

DATE: December 1, 1981 (Revised December 3, 1981)

PURPOSE: Rezone RMF - 64 to Planned Business  
& Outlined Development Plan

STATEMENT INDEX:

- I. Profile of Existing Area
- II. Character of Development
- III. Services
  - A. Access
  - B. Water
  - C. Sewer
  - D. Fire Protection
  - E. Police Protection
  - F. Solid Waste
  - G. Irrigation
  - H. Parks & Recreation Area
  - I. Electric
  - J. Gas
  - K. Drainage
- IV. Screening & Landscaping
- V. Impact of Services
- VI. Summary

## I. Profile of Existing Area

The subject property is an irregular shaped piece of land consisting of two parcels. Both parcels consist of a total of 2.689 acres. There is 410 feet fronting the North side of the 1200 block of Walnut Avenue and 225 feet fronting on the East side of the 2000 block of North 12th Street. A 20 foot wide by 120' long access exists to North 13th Street in the Northeast corner of the property.

Existing zoning of the entire parcel is RMF-64. Surrounding zones consist of : a small portion South of Walnut Avenue adjacent to 12th St. is zone B-3, property to the West of 12th is zoned RMF-64, property to the North of the parcel is zoned RMF-64, property to the Southeast and South of Walnut Avenue is zoned RMF-64 along with RSF-8 and to the East of 13th Street is zoned RSF-8.

The property has one existing house which has approximately 1500 sq. ft. of useable space in the Southwest corner of the parcel. The remainder of the property is vacant.

Surrounding uses consist of multi-family dwellings to the South across Walnut Avenue, the B-3 zone is vacant, Osteopathic Hospital Southwest, service business to the West across 12th St., single dwelling to the Northwest, apartment complex to the North and single and multi-family dwelling to the Southeast. Services businesses exist on both sides of 12th street along the entire area.

A random door to door survey was conducted of the immediate neighborhood. The majority opinion was that Planned Business zoning would be more acceptable than the existing high density multi-family zoning. Most of those surveyed thought that Planned Business would facilitate better traffic flow and benefit the area more than high density housing which is already at the maximum in this area.

## II Character of Proposed Development

The intent of Hodges' Addition is to provide the 12th Street area with a functional and aesthetically pleasing planned business development. It will be developed in four phases as shown on the Outline Development Plan. Phase one being the renovation to building codes of the existing house for business use. Phase two the construction of a two or three story office building to the east of the site. Phase three the building of a two to three story office building north of the existing house. Phase four the removal of the existing house and the construction of an addition to the office building which was constructed in phase three.

Parking will be provided only in the interior of the site (no on-street parking) and will be used as a buffer against the surrounding multi-family developments. Screening and landscaping will also be used along the east and north to enhance the buffering.

The area along both sides of North 12th Street is being developed to business related activities. There has been a significant change in the area along 12th Street from residential to business use. The area along North 12th Street (an arterial) is the logical location for business related zoning because of the traffic load carried on 12th Street. Because of the noise and activities along 12th Street this is an undesirable location for housing.

The 12th Street and Walnut Avenue area is ideal for business related activity because of the location. There are eating establishments to the South on 12th Street and along North Avenue. The area is relatively close to downtown and has good arterial streets to carry traffic. Lincoln Park Osteopathic Hospital is directly to the Southwest across 12th Street and possible related activities to the hospital may be developed to assist their needs. With high density housing to the Northeast and single family dwellings to the East, a business development would assist their needs. The planned business zone will act as a buffer for the residential area from 12th Street activities with less impact than if developed under the existing RMF-64 zone.

With all parking provided in the interior of the development and the main traffic pattern from 12th Street and Walnut Avenue, the health and safety of the community will not be affected greatly. The main activity will be along 12th Street with the majority of the traffic concentrated on about 300' of Walnut Avenue to 12th Street. The traffic and activity will be away from the residential area. No hazardous business will be allowed in this development.

This proposed rezone is compatible with the existing development along both sides of North 12th Street and is not setting precedence.

The main traffic pattern will be from 12th Street to the interior of the project and exit to Walnut Avenue and back to 12th Street. Twelfth Street is improved as an arterial and Walnut Avenue is improved. Both streets have good asphalt surfaces with concrete curbs and gutters and sidewalks. Estimated vehicle traffic in and out of the proposed development will be approximately 200. If the 2.689 acres was developed into apartments with maximum density, possible vehicle traffic in and out of the area would be approximately 300. Less traffic will be generated by a business development than if the maximum density residential is developed. Since

12th Street is improved as an arterial it should handle the additional traffic without too much affect.

Proposed uses will include:

- a. offices (professional, corporate, medical, accounting, insurance, real estate, etc.)
- b. retail stores (limited, inside)
- c. service business (barber shops, beauty shops, pharmacies, self service laundries, etc.)
- d. restaurants/cafeteria
- e. housing for hospital related activities (possible use for phase two only.)
- f. other similar and approved uses

No uses will be allowed which create excessive noise, odors, fumes, glare, light, vibration, vapors, etc.

Care will be taken to provide the 12th Street area with a highly desirable business park while recognizing and buffering the surrounding residential community.

### III. Services

#### A. Access

Access to the site will be from four curb cuts. From 12th Street the curb cut will be located as far as possible from the corner of Walnut and 12th and be designated as entrance only. Two curb cuts on Walnut Avenue will provide access and egress from parking lots. A secondary access will be provided east to 13th Street along the 20 foot extension of Hodge's property. This access will be primarily for emergency and service (trash) use.

#### B. Water

Water will be provided by City of Grand Junction Water. There exists a 6" line in 12th Street and a 6" line in Walnut Avenue. Taps could be made from either or both lines providing a looped system for fire protection and water use.

The availability of adequate water for service and fire protection is feasible for this development. Final details and required easements will be determined by negotiation with the City of Grand Junction Water District.

C. Sewer

Sanitary sewer will be provided by City of Grand Junction Sewer District. Adequate sewer lines lie in 12th Street.

Sewer impact will be considerably less with this development than if the site was developed with high density multi-family as currently zoned. Final details and required easements will be determined by negotiation with the City of Grand Junction Sewer District.

D. Fire Protection

The development will be served by the Grand Junction Fire Department. An existing fire hydrant sets on the southwest corner of 12th and Walnut. Adequate sized lines and internal fire plugs will be installed as required. Final details will be negotiated with the Grand Junction Fire Department.

E. Police Protection

The site is in the Grand Junction city limits and in City Police area. Normal security precautions will be taken to minimize vandalism.

F. Solid Waste

Trash service and pickup will be coordinated with the city sanitation at preliminary plat.

G. Irrigation

An existing irrigation ditch which runs north to south through the site will be maintained. This development will use desert landscaping as much as possible. Trees and shrubs compatible to the area will be irrigated with domestic water. Minimal use of trees and shrubs will be used to create a landscaped buffer.

H. Parks and Recreation Area

No park will be proposed for this site but an open area will be incorporated into the building site with benches and landscaping.

I. Electric

Electric will be provided by Public Service Company. Final details and required easements will be negotiated with Public Service Co.

J. Gas

Gas will be provided by Public Service Company. Final details and required easements will be negotiated with Public Service Co.

K. Drainage

Sheet drainage will be to Walnut Avenue.

IV. Screening and Landscaping

Screening and landscaping will be provided to buffer the multi-family developments to the north and east. Landscaping will also be provided along 12th Street and along Walnut Avenue.

V. Impact of Services

This development will not impact services as great as if a high density multi-family development was built as is possible with current zoning. All utilities are within close proximity and no major extension will be required.

VI. Summary

The developer plans to provide 12th Street with a planned business development which will benefit the Grand Junction area. Care will be taken to buffer the development from the surrounding residential community. The development will take place in three phases. Adequate utilities exist to serve this development. With business type development all along 12th Street, this proposed rezone is in conformance with the policies of the city.

2945-111-00-083  
W.G.M. Investments  
1005 N 12th St. #105-81  
Grand Junction, CO 81501

2945-111-00-089  
Hoover G. William & <sup>CP</sup>  
Robert F. Burgeson #105-81  
600 Center Avenue  
Grand Junction, CO 81501

2945-111-00-090  
Richardson, George A.  
2101 N 12th St. #105-81  
Grand Junction, CO 81501

2945-111-00-082  
McCallister, Francis K. &  
Flora Lee #105-81  
707 Putter Drive  
Grand Junction, CO 81501

2945-111-00-137  
ERA West Properties  
1005 N. 12th St. #105-81  
Grand Jct., CO 81501

2945-111-00-971  
Lincoln Park Osteopathic  
Hospital Assn. #105-81  
P.O. Box 220  
Grd. Jct., CO 81502

2945-122-00-064 #105-81  
Crozier, John D. & M.S.  
13 Vista Drive  
Brookfield, Conn. 06804

2945-122-00-074  
Beldon, Warren K. &  
Carolyn D. #105-81  
2140 N. 12th St.  
Grand Jct., CO 81501

2945-122-00-075  
Jacob, Harland E. & R.A.  
2125 N. 12th St. #105-81  
Grand Jct., CO 81501

2945-122-00-082  
Rodgers, Harry G. Sr. &  
CG #105-81  
1290 Walnut Ave.  
Grand Jct., CO 81501

2945-122-00-084  
Burns, James M. &  
Lucille M. #105-81  
2032 N. 22nd  
Grand Jct., CO 81501

2945-122-00-115  
Beldon, Warren K &  
Carolyn D. #105-81  
2140 N. 12th St.  
Grand Jct., CO 81501

2945-122-00-120  
Austin, Charles E. &  
Donna J. #105-81  
2205 N. 13th St.  
Grand Jct., CO 81501

2945-122-00-131  
Spomer, Edward & ME #105-81  
2623 G Road  
Grand Jct., CO 81501

2945-122-00-091  
Rambolt, Richard G. &  
Caryl #105-81  
1275 Walnut Avenue  
Grand Jct., CO 81501

1945-122-00-092  
Brooks, Edward H. #105-81  
1261 Walnut Avenue  
Grand Jct., CO 81501

2945-122-00-093  
Harrison, Alma L. #105-81  
1251 Walnut Avenue  
Grand Jct., CO 81501

2945-122-00-158  
Brown, Baird B. #105-81  
677 Larkspur Lane  
Grand Jct., CO 81501

2945-122-00-159  
Shafer, Michael N. #105-81  
605 N. 7th St.  
Grand Jct., CO 81501

2945-122-01-010  
Wilson, David Lee #105-81  
1302 Cedar Avenue  
Grand Jct., CO 81501

2945-122-02-001  
Taylor, JB & I #105-81  
1301 Cedar Avenue  
Grand Jct., CO 81501

Facel Hodges  
4823 Hillcrest Dr.  
Boise, Idaho #105-81

Les Hodges #105-81  
522 E. Caley Dr.  
Littleton, CO 80121

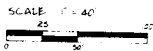
Armstrong & Assoc.  
861 Road Ave.  
City 81501 #105-81



OFFICE COPY

#10581

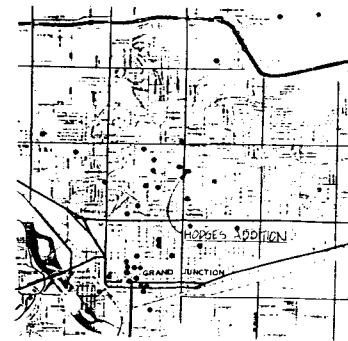
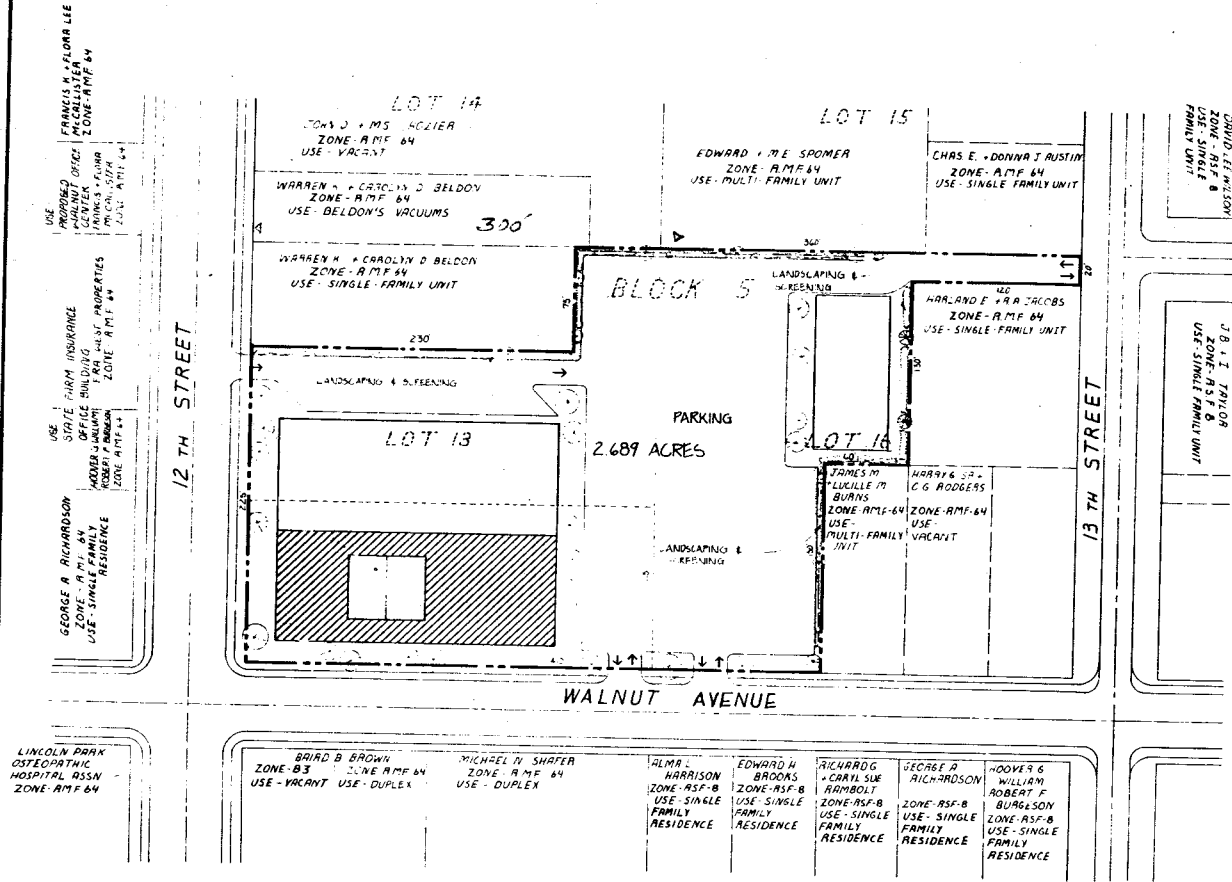
SITE PLAN



- BUILDING PHASE ONE (EXISTING HOUSE TO BUSINESS)
- BUILDING PHASE TWO
- BUILDING PHASE THREE
- BUILDING PHASE FOUR (REMOVE HOUSE)

VICINITY MAP

NOT TO SCALE.

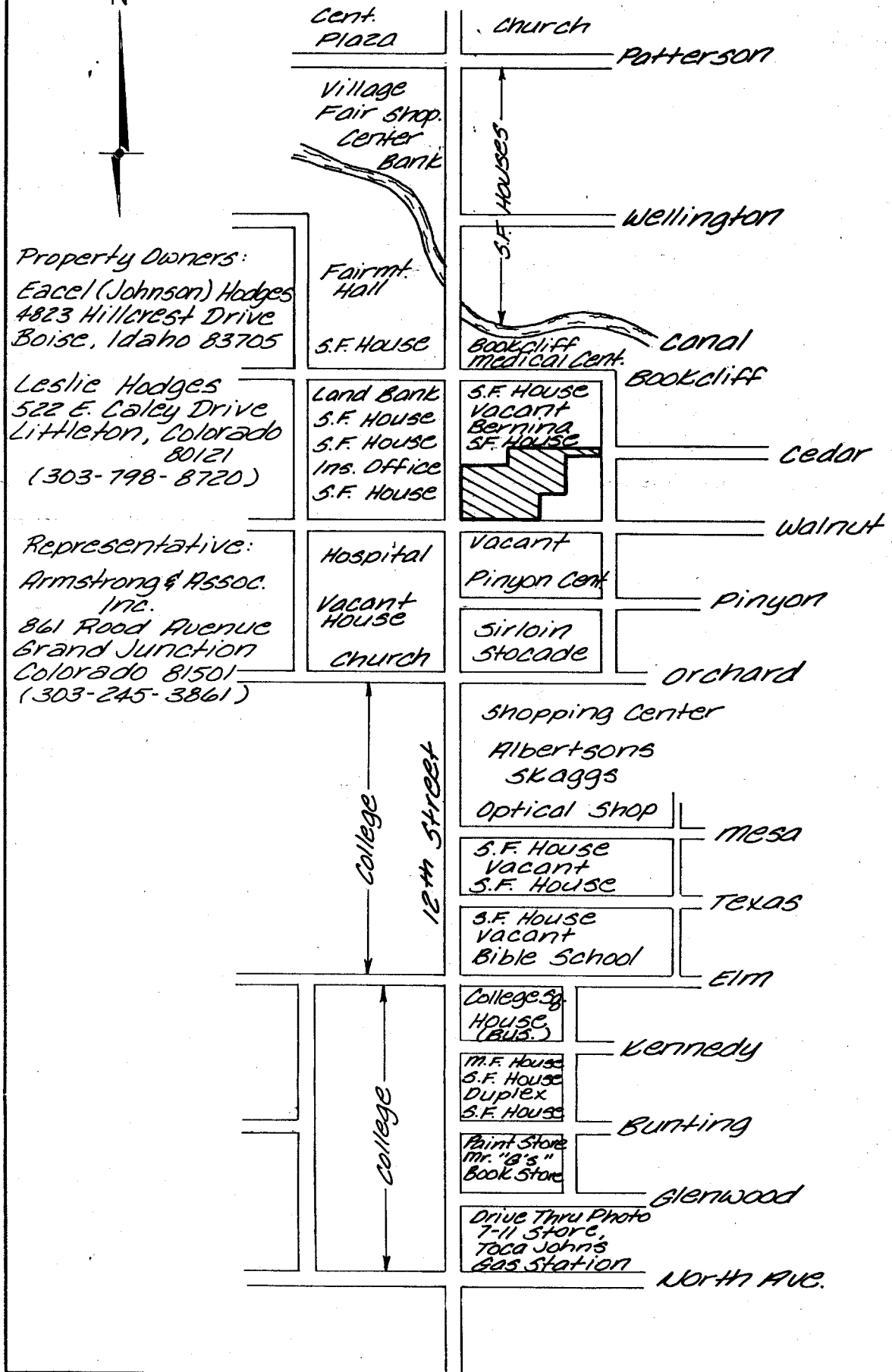


**ARMSTRONG & ASSOCIATES, INC.**  
 ENGINEERS - ARCHITECTS - PLANNERS  
 881 ROOD AVENUE, GRAND JUNCTION, CO. 81501

**HODGE'S ADDITION**  
 OUTLINE DEVELOPMENT PLAN  
 GRAND JUNCTION, COLORADO

PROJ. NO. 815/16  
 DATE:  
 REVISIONS:  
 DRAWN:  
 CHECKED:  
 APPROVED:  
 SHEET  
 OF:

# Location Map



Property Owners:  
 Eacel (Johnson) Hodges  
 4823 Hillcrest Drive  
 Boise, Idaho 83705

Leslie Hodges  
 522 E. Caley Drive  
 Littleton, Colorado  
 80121  
 (303-798-8720)

Representative:  
 Armstrong & Assoc.  
 Inc.  
 861 Road Avenue  
 Grand Junction  
 Colorado 81501  
 (303-245-3861)

Hodges' Addition, Exhibit A

**REVIEW SHEET SUMMARY**

FILE NO. 105-81 DUE DATE 12/14/81  
 ACTIVITY Hodges' Addition  
 PHASE Rezone RMF-64 to PB and ODP ACRES \_\_\_\_\_  
 LOCATION 2048 N. 12th - NE corner 12th and Walnut  
 PETITIONER Eacel (Johnson) Hodges, c/o Les Hodges  
 PETITIONER ADDRESS 4823 Hillcrest Drive, Boise, Idaho 83705  
 ENGINEER Armstrong & Associates, Inc.

**OVERALL CONSIDERATIONS**

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

Present area is zoned RMF-64 and RSF-8, which the present land use accurately follows. This type of use would be extending into the residential use and would be against the 12th St. Corridor Policy Statement approved by City Council on September 19, 1979, more specifically item #5.

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/4/81	Comprehensive Planning	Reference revised impact statement: 1) Vehicle trip generation numbers are not compatible with existing information. The Institute of Transportation Engineers, <u>Trip Generation</u> , 1979 indicates daily trip rate of 930 for residential uses and approximately 2500 for mixed business uses. What is the source of the trip generation data in the impact statement and what is the justification for this discrepancy? 2) The impact statement says that, "This proposed rezone is compatible with the existing development along both sides of N. 12th Street". Please explain how this proposed use can be compatible with the existing single family residences along N. 12th. 3) P 5 indicates that the proposed project will have less impact on services than high - density residential development. Please substantiate this statement with appropriate factual data. This proposed rezone and development is not consistent with items E., G., and J. of the Twelfth Street Corridor Policies (3-16-6, Grand Junction Zoning and Development Code).
12/7/81	G.J. Drainage	O.K.
12/10/81	Transportation Engineer	I question the need, the width, and the alignment (offset with Cedar St.) of the 20' access onto 13th St. The parking arrangement should be shown in order to justify two curb cuts onto Walnut Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/11/81	City Fire Dept.	This office has no objections to this rezone. Our records indicate a fire flow of 2000 gpm at 12th and Walnut, off of a 6 inch in 12th St. and a 6 inch in Walnut Ave.. We show a hydrant at 12th and Walnut and at 13th and Cedar. The size of the 3 story building is not given, or what type of construction will be used. However, I would estimate that a required fire flow of 3500 to 4000 gpm would be required. To obtain this fire flow would require upgrade of line in 12th St. to a 12 inch and possibly line size increase in Walnut Ave.. Additional fire hydrants may be required. Please submit additional information on square footage of building, type of construction, and proposed fire protection.
12/14/81	City Engineer	I recommend against that 20 ft. access to 13th Street between two existing single-family residences. Accesses shown to 12th and Walnut look O.K.
12/14/81	City Utilities	The access to 13th Street seems awkward with a two way traffic flow intersection with the eastbound lane of Cedar Street.
12/14/81	Public Service	Gas & Electric: No objection to rezone. Request developer to contact Public Service on loads and points of service as project develops. HT 12/3/81 THI 12/7/81
12/15/81	Staff Comments	<ol style="list-style-type: none"> <li>1) Detail landscaping needed at preliminary.</li> <li>2) Detail buffering/screening needed at preliminary.</li> <li>3) Lighting scheme detailed at preliminary.</li> <li>4) Bike racks indicated at preliminary.</li> <li>5) All detailed parking information needed at preliminary, such as Handicap parking, dimensions of stalls, location, and paved and striped.</li> <li>6) Need elevation dimension and square footage of building at preliminary, existing and proposed.</li> <li>7) Adequate fire protection needs to be addressed, (inside and access to buildings).</li> <li>8) Detailed signage needed at preliminary.</li> <li>9) Drainage needs to be addressed and approved by the appropriate reviewing agency.</li> <li>10) Neighborhood input should have been submitted with this proposal.</li> </ol>

*Site Review Sheets  
ms. Bell*

*12/21/81 - Mailed to petitioner + engineer.*

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

COMMISSIONER TRANSMEIER: "I MAKE A MOTION THAT FILE #105-81 BE TABLED FOR FURTHER STUDY ON 12TH STREET POLICY UNTIL THE JANUARY 26TH MEETING."

3/5/82  
Minutes of  
2/23/82 GJPC

MOTION: (ROSS TRANSMEIER) "ON FILE #105-81, HODGES ADDITION, I WOULD MAKE A MOTION THAT THE REZONE FROM RMF 64 TO PB BE APPROVED FROM A DEPTH OF 300' FROM 12TH STREET, BUT THE REMAINING PORTION IN THE BACK PART BE DENIED AND REMAIN RMF 64."  
MOTION WAS SECONDED BY COMMISSIONER DICK LITTLE.  
CHAIRWOMAN QUIMBY REPEATED THE MOTION. VOTE CARRIED THE MOTION 6-0.

(CONT. ON NEXT PAGE)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/5/82	GJPC Minutes of 2/23/82(Cont.)	<p>MOTION: (ROSS TRANSMEIER) "ON FILE #105-81, HODGES ADDITION ON THE OUTLINE DEVELOPMENT PLAN, BECAUSE OF THE CHANGE IN THE DEPTH OF THE PROJECT AND THE CONFIGURATION WOULD PROBABLY CHANGE, I MAKE A MOTION THAT WE DENY THE OUTLINE DEVELOPMENT PLAN." MOTION WAS SECONDED BY COMMISSIONER O'DWYER.</p> <p>CHAIRWOMAN QUIMBY REPEATED THE MOTION, INFORMING THE PETITIONER THE DENIAL WAS PRIMARILY DUE TO THE CHANGE IN THE AMOUNT OF SQUARE FOOTAGE THAT WILL BE ALLOWED IN THE REZONE AREA AND SUGGESTED HE MAY WANT TO REDO THEIR OUTLINE DEVELOPMENT PLAN AND RESUBMIT IT.</p> <p>MR HODGES ASKED IF THE ODP NEEDED TO BE RESUBMITTED TO THE PLANNING COMMISSION. ALEX CANDELARIA INDICATED IT WOULD NEED TO BE RESUBMITTED AS AN ODP AT PRELIMINARY ON THE APPROVED ZONE. CHAIRWOMAN QUIMBY REMINDED MR. HODGES THAT WHEN PRELIMINARY PLANS ARE SUBMITTED ALL PROBLEMS SHOULD BE TAKEN CARE OF AT THAT STEP SO MOVING TO FINAL WOULD MEAN ALMOST AUTOMATIC APPROVAL.</p> <p>THE MOTION CARRIED BY A VOTE OF 6-0.</p>

Acres 2.69  
 Units \_\_\_\_\_  
 Density REVERTED rezone & adp.

File No. #105-81  
 Zone RMF-64  
 Tax Parcel Number \_\_\_\_\_

Activity Rezone RMF-64 to PB & ODP - Hodges Addition  
 Phase ODP  
 Common Location 2048 N. 12th

Date Submitted 12/1/81 Date Mailed Out 12/2/81 Date Posted 12/24/81  
10 day Review Period Return by 12/14/81 MCC Information Sent \_\_\_\_\_

Date Adjacent Property Owners Notified of MCPC/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	•	•	•																															
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:	•	•	•																															
<b>totals</b>																																		

**BOARDS**

DATE	AGENCY	REMARKS
1/6/82	GJPC	Tabled - Fact Finding
2/13/82	GJPC	300' approved as PB (from 12th st) Revert ODP
3/17/82	CIC	Findings of fact on 4/7/82
3/20/84	GJPC	REC extension to April 1st 1985
4/18/84	OIC	Appr - " "
4/30/85	GJPC	rec. for reversion (reasons: no request for ext. in letter, no mention of P.O.W.)
5/15/85	CIC	Reverted

**STAFF**

12/21/81 There should be no business access to 13th Street



# ARMSTRONG & ASSOCIATES, INC.

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

December 24, 1981

Grand Junction Planning Commission  
and Planning Staff  
559 White Avenue, Room 60  
Grand Junction, CO 81502

Re: Hodges' Addition - 105-81, Job # 813698

Dear Commission Members & Staff:

The following is in response to the review comments for the above referenced project:

<u>Agency</u>	<u>Response</u>
Comprehensive Planning	<p>1. When vehicle trip generation numbers were requested by Mr. Gronwall, a telephone conversation with him requested the basis of trip generation used by him to determine the numbers, no assistance was given. An attempt to contact Mr. Gronwall after comments were received by our office was made and we were informed he will be on vacation until after the New Year. After studying the "Transportation and Traffic Engineering Handbook" the Traffic Generation of Major Land Uses Table indicates that high density apartments of 60 units per acre will generate 400 vehicle trip ends per acre. With 2.7 acres the number of vehicle trip ends will be 1080.</p> <p>Using the same table for two story buildings with surface parking (office buildings) will generate 240-2,400 (average 600) vehicle trip ends per acres. Using 600 vehicle trip ends per acre on 2.7 acres the</p>

ENGINEERS-ARCHITECTS



number of vehicle trip ends will be 1620. I believe the estimated 2500 daily trip rate is too excessive for the business related activity that is proposed for this site.

2. Exhibit "A" attached indicates the existing uses along North 12th Street. The majority of residential single family houses is on the East side of 12th Street near Patterson. Few existing residential houses exist in this area.

3. Based on the "Water Supply and Waste Disposal" Manual the sewage flow for residential use is 90 gallons per person per day. With existing zone a possibility of 170 units could be developed. With an average of 2 persons per unit at 90 gallons per day a flow of 30,600 gallons per day would be realized. Office buildings are considered to have 200 employees per acre per floor using 40 gallons per person per day. The possibility of a two story business building on one acre would be 400 persons or 16,000 gallons per day. Since the business operation is generally an 8 hour working day and residential is round the clock, the lower flow of sewage is a basis for all services being impacted less.

Section 3-16-6-E states:

"Higher density residential uses, preferably college-oriented housing, are appropriate south of Patterson To North Avenue along both sides of Twelfth". Any existing residential use along Twelfth in this area is single family. Existing uses along Twelfth Street are generally Mesa College, hospital or business related.

Section 3-16-6-G states:

"No additional retail should be developed in the Twelfth Street Corridor except in conjunction with a large parcel multi-use planned development. Developments of this type should consolidate small parcels of land, minimize the number of curb cuts onto Twelfth Street and be compatible with adjacent neighborhoods. Strip business development should be avoided."

The proposed Hodges' Addition is one of the largest open areas along Twelfth between Patterson and North and is being proposed for a planned development. The developer feels this is not strip zoning and is compatible with existing uses along Twelfth.

Section 3-16-6-J states:

"Curb cuts along the entire length of Twelfth Street should be minimized. Sharing of common curb cuts is encouraged". The request for one curb cut is a minimal request. The adjacent property to the North is an existing single family residence, although conversation with the property owner indicated a Planned Business zone use for this residence in the future, it would be hard to develop a common curb cut at this time. Provisions for their access from a common curb cut may be worked out in the future.

Grand Junction Drainage

OK

Transportation Engineer

The developer is in favor of having the 20' wide access as a non-improved emergency access. Since the parking layout is not required in the ODP or rezone request, the developer does not know how many curb cuts will be required along Walnut, but a maximum of 2 will be requested.

City Fire Dept.

Since the exact layout of the parking versus office space has not been worked out yet, the exact number of stories and height has not yet been determined. The height of the building should not exceed 35'. The building will be designed to meet all fire codes. Adequate fire flow will be furnished at time of construction.

City Engineer

See Transportation Engineer response.

City Utility

See Transportation Engineer response.

Public Service

Public Service Company will be contacted for service.

Staff Comments

1. Detail landscaping will be furnished at preliminary .
2. Buffering and screening will be detailed at preliminary.
3. Lighting will be detailed at preliminary.
4. Bike racks will be indicated at preliminary.
5. All parking, etc. will be detailed at preliminary.
6. Building elevations, dimension, etc. will be determined at preliminary.
7. See City Fire Department response.

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December 24, 1981

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8. Detailed signage will be done at preliminary.

9. Drainage will be designed at preliminary and be reviewed by appropriate agencies.

10. Page 1 of the impact statement indicates a random door to door survey was conducted. A letter was also sent to the adjacent property owners explaining what was proposed for the property by the developer.

Mountain Bell


Will review preliminary, now request at this time.

Although the Twelfth Street Corridor policies indicate high density college orientated - residential use, the trend is for business use along Twelfth as a buffer to high density residential to the East and West. The area along both sides of Twelfth south of the Grand Valley canal is in the transition from single family use to business and not high density residential.

If you have any questions, please call.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

  
Arnold Hottovy  
Project Manager

AH/sm

(File)  
ARMSTRONG & ASSOCIATES, INC.

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

*Bob. Golden*

January 7, 1982

Mr. Wes Painter, Btn. Chief  
330 S. 6th  
Grand Junction, CO 81501

Re: Job # 813698

Dear Wes:

*File 105-81*

Mr. Les Hodges has an older wood frame home located at the Northeast corner of 12th Street and Walnut Avenue. Mr. Hodges is interested in modifying this structure for use as professional offices.

The offices would be for human care (doctor, dentist, etc.) and paper-pushing (accountant, lawyer, etc.) types of uses.

We need your assistance and advice on the suitability of this building for professional offices with respect to compliance with the Fire Code and Fire Department requirements.

The specific questions are as follows:

1. Can the building be occupied by professional office interests in its present condition?
2. If the building needs to be modified, what will need to be brought up to code?

Please give me a call if you need more information to respond to our questions.

We are looking forward to your written response as soon as conveniently possible. Thank you.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

*Jeff Ollinger*

Jeff Ollinger  
Project Planner

JO/sm

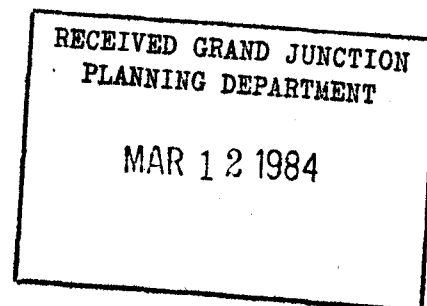
ENGINEERS-ARCHITECTS

# ARMSTRONG & ASSOCIATES, INC.

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

*Ann Holloway present*

March 12, 1984



Grand Junction Planning Commission  
c/o Bob Goldin, City Planner  
559 White Avenue, Room 60  
Grand Junction, CO 81501

Re: Item 105-81 - Hodges Addition #813698

Dear Commission Members:

Due to the economic downswing of the area in the past year, the owners of Hodges Addition have not been able to proceed with the Development schedule as anticipated.

Health problems with a relative of the owners have also contributed a financial burden and delay in the project.

The following information is submitted for your review:

- a) A location map and names of current property owners and representatives are included in Exhibit "A".
- b) The project has not progressed, other than a boundary survey, since the zoning change in April, 1982 due to the circumstances mentioned above. Since the zoning to a Planned Business Development was limited to 300' from 12th Street, a revised Development Plan will be submitted within a year.
- c) The owner intends to submit a Development Plan and Preliminary Plan within the one year extension if granted. The first phase of development will be high density housing on the east end of the site as the RMF-64 zoning allows. The 300' Planned Business area along 12th Street will follow as phase II within a year.
- d) A Preliminary or Final Plan has not been submitted due to the economic downswing.
- e) A one year extension is requested by the owners anticipating a change in the economy and financial backing.

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Grand Junction Planning Commission  
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Since the zoning complies with the City of Grand Junction's 12th Street Corridor policies, we feel an extension is in order. All adjacent streets are developed and existing utilities are capable of handling the development needs and will not affect any anticipated services due to the extension.

Your consideration for a one year extension of the Planned Business zone is appreciated.

Sincerely,

ARMSTRONG & ASSOCIATES, INC.

  
Arnold Hottovy

AH/sm