

# Table of Contents

File 1982-0019

Project Name: Dominion Heights Subdivision – Rezone C-1 to PR-28 and PC

Date 6/5/02

P r e s e n t e d	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	<b>*Summary Sheet – Table of Contents</b>			
X	X	<b>Review Sheet Summary</b>			
X		Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		<b>*Consolidated review comments list</b>			
		<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	Subdivision Summary Form – 3/1/82	
X		Review Sheet Summary	X	Gamma Radiation Report	
X		Review Sheets	X	Floor Plan	
X	X	Letter from Stuart Nacht to Planning Dept. re: formal agreement to grant easement – 6/1/85	X	X	Utility and Public Improvement Plan
X		Deed	X	X	Preliminary Site Plan
X	X	Memo from Planning to All Petitioners re: extension requests until 4/1/85 – 3/26/84	X	X	Vicinity Map
X	X	Memo from Planning to All Petitioners re: enforcement of development schedule-2/13/84	X	X	Elevations & Sections
X	X	Ordinance No. 2051, 2052 - **	X	X	Soils, Grading & Drainage Plan
X	X	Planning Commission Minutes - ** - 3/30/82	X	X	Survey
X		Public Notice Posting – 3/16/82	X	X	Landscape Plans
X		Letter from Conni McDonough Planning Dept. – 3/11/82	X		Landscape & Roof Plan
X		Development Application – 3/1/82			

D O M I N I O N   H E I G H T S

GRAND JUNCTION, COLORADO

PROJECT OWNER  
FORE SITE INTERNATIONAL  
HOUSTON, TEXAS

CONSULTANTS  
CHAMBLISS ASSOCIATES

BASIN WEST ENGINEERING

LINCOLN DEVORE

GRAND JUNCTION, COLORADO

## REZONE

This proposal sets forth in written and graphic form a two-fold request to change the existing zoning C-1 on the described property to PR-28 and PC.

Uses as listed in the "Use/Zone Matrix" under B-1, 2, 3, and C-1 are requested for approval in the Planned Commercial area, except for the deletion of:

- cemeteries
- golf courses/driving ranges
- riding academies
- helipads
- all retail business - limited, outside
- all retail business - unlimited, outside
- animal hospitals
- auction yards *CM*
- bus and taxi service and storage buildings
- campground - overnight
- commercial carpet cleaning etc.
- commercial laundries
- frozen food lockers
- kennels
- sign painting shops
- all automotive maintenance uses
- all wholesale business uses
- bottling works
- metal/stove/monument works
- all extractive uses

The zoning and project as proposed is an upgrade of the existing zoning and will be a positive influence on the entire area and will encourage continued development to move towards designs and uses that are compatible to this project and other existing residential and service and retail uses in the neighborhood.

Buffering and landscaping within this project will provide separation from the adjacent commercial service areas and achieve a greater level of compatibility.

There has not been a significant change in the area since the initial zoning of C-1 however, the development of retail, service, and employment uses makes this an area ideal for a multi-family urban apartment development.

All utilities and service *see* necessary for this project are available and/or in close proximity to the project site.

## ADOPTED ORDINANCES, OBJECTIVES AND POLICIES

The proposed project is designed to be in conformance with the Grand Junction Zoning and Development Code. In addition, it is designed to fulfill the specific guidelines and requirements as set forth in the Planned Development, Subdivision, and General Regulation Sections of the Code.

ADOPTED ORDINANCES, OBJECTIVES AND POLICIES - cont.

The proposal is in conformance with the following objectives and policies:

Environmental Resources

- Proposed developments must provide whatever facilities, structures and/or detention areas necessary to insure that storm runoff will not be disruptive to existing streams, drainage systems, or other land uses. The integrity of existing drainage networks must be maintained.
- New and existing developments are encouraged to provide for beautification and enhancement of the climatic environment to establish a pride of community, maintain acceptable air quality and assist in energy conservation. This will be considered of special importance along major transportation corridors.

General Land Use

- New development should be cost-effective; areas contiguous to Grand Junction are encouraged to be developed first, in order to avoid development which results in the uneconomical and inefficient provision of public facilities and services.
- New development should pay for its own way and not represent a burden to the entire community of Grand Junction.
- Land in close proximity to jobs, services and public facilities will be encouraged to develop more intensively and at greater densities. Less intensive land use patterns are deemed more appropriate as the distance from jobs, services and public facilities increases.

Residential Land Use

- Encourage residential development in areas where the necessary public facilities and services can be provided economically and efficiently.
- Insure that high-density residential areas (e.g. apartment structures and condominiums) are located near arterial and collector streets, and in close proximity to employment centers and community facilities such as parks, playgrounds and schools.
- Encourage the location of residential areas so that schools, commercial centers, and other public facilities are conveniently available.
- Highest densities should occur within incorporated areas. In order to preserve the character of the Grand Valley, land in the urban cores and immediate fringe areas should be used more intensively and developed at higher densities.

Commercial Land Use

- Insure that commercial areas are compact in land arrangement as opposed to long strip patterns contiguous to roads and streets.
- Insure that commercial areas allow free and safe circulation for pedestrians.
- Insure that adequate off-street parking and loading facilities are present in any commercial area.
- Insure that commercial centers are based on the concept of an integrated business community and comprised of establishments which are compatible.

ADOPTED ORDINANCES, OBJECTIVES AND POLICIES - cont.

Commercial Land Use - cont.

- Commercial developments should be aesthetically pleasing and special attention should be given to parking, traffic circulation and safety for both motorists and pedestrians.

Transportation

- Require adequate parking facilities, particularly off-street parking, for existing and proposed developments.
- Encourage a compact development pattern which will promote better use of the existing routes, optimise the future demand for public transit and minimize pollution by reducing the need for auto travel.
- Street and road systems will be designed and engineered to be safe, efficient, cost effective and efficient to maintain.
- The provision of utilities should guide the location of new development and should be supportive of planned land use patterns. The use of existing facilities and services should be maximized to insure the use of present public investments before undertaking new ones.

Specific Area/Use Policies

- Multiple Use Concept: The multiple use of structures and facilities will be encouraged whenever this use does not create undesirable impacts and does not conflict with the intents and requirements of this Code.

## DEVELOPMENT SCHEDULE

Construction on Phase I will commence within four months of the City's final approval (weather permitting). Several Buildings will be constructed simultaneously. As those buildings are completed and leased ground will be broken for a new group of buildings.

Phase II and III will be constructed in the same manner. It is anticipated that the project will be completed within two years.

## PUBLIC AND PRIVATE MANAGEMENT AND SERVICE

### Utilities

All utility systems will be constructed within recorded easements sized to provide adequate access.

### Service

A blanket easement will be recorded over the project area to provide ingress/egress for all public emergency and service vehicles and personnel.

### Management

The individual residential and commercial portions of the project will be under a single ownership. There will be a manager with necessary assistants to oversee the operation and maintenance of the common amenities, parking, mini-storage and landscaping areas.

The appropriate operation and management guidelines established by the owner will be included within the lease agreements.

## POPULATION

Dominion Heights is conceived of as an adult residential community with an adjacent planned commercial area to service the residents.

It is estimated that an average population of 680 residents will occupy the 318 units when the project is complete. This figure was derived using the following percentages:

198 one bedroom units			
75%/2 occupants	=	2 x 150	= 300
25%/1 occupant	=	1 x 48	= 48
120 two bedroom units			
75%/3 occupants	=	3 x 90	= 270
25%/2 occupants	=	2 x 30	= 60
		TOTAL	680

## RESOURCES

The following resources were used to provide appropriate multipliers to be used in the following sections:

Action Handbook - Managing Growth in the Small Community, Briscoe, Maphis, Murray and Lamont, Inc., Boulder, Colorado, 1978.

Impact Analysis and Development Patterns Related to an Oil Shale Industry, THK Associates, 1974.

Socioeconomic and Environmental Land Use Survey, VTN Colorado, 1975.

## SEWER

Approximately 39,400 gallons of sewage could be generated per day.

Dominion Heights will be serviced by the Fruitvale Sanitation District. This district covers an area north of the D&RGW tracts, east of 28 Road, west of 30 Road, and bounded on the north by the south boundary of the Central Grand Valley Sanitation District, which varies between E 1/2 and E 3/4 Roads.

The district provides sewage collection service, with all sewage effluent treated by the City of Grand Junction.

The district now serves approximately 3,200 taps, with another 500 taps proposed to be added when developers are able to arrange project financing. The improvement planned for 1982-1983 is expected to give the district enough capacity to handle development anticipated through 1985.

## SEWER - cont.

The City of Grand Junction is the management agency for the Valleywide Sewage Treatment Project. This project will involve the construction of a 12.5 MGD activated sludge treatment facility and a major new sewer interceptor. The Valleywide Treatment Plant is designed to serve a population of 105,000 persons. The Valleywide Plant, in combination with other treatment facilities within the Grand Junction Sewage Facilities planning area, should serve a population of approximately 120,000 persons.

## WATER

Approximately 52,000 gallons of water could be generated per day including irrigation of the landscape areas.

The City of Grand Junction currently has a water treatment capacity of 18.5 MGD, which includes the city treatment plant and a 4.0 MGD capacity in the Clifton water treatment plant which is committed to the city. Demand for water on the Grand Junction system is growing slowly. The system currently serves about 8,000 taps, up from 7,700 in 1978. Maximum day water demand in 1980 was 12.38 MGD or 67 percent of actual capacity. The current city treatment plant is capable of expanding to a capacity of 24 MGD with the addition of two filters. The service area of the Grand Junction water system is surrounded by the Ute water system. Most additional demand for water is occurring on the Ute system.

Grand Junction intends to expand raw and treated water storage facilities, as well as improve existing transmission lines.

## POLICE PROTECTION

Dominion Heights will have on site security personnel in addition to a full-time manager. There will be a six foot privacy fence along the west property line. Along the north boundary is an existing chain link fence. The pool and patio area will also be fenced. The parking and internal areas will be illuminated at night. All apartments will lock in addition to the club house, mechanical rooms, laundry areas and mini-storage units.

Utilizing the previously listed resources, it is determined that the impact from this project would generate a need for .04 acres and 136 sq. ft. of building for police station space; .27 vehicles; and 1.5 police officers.

## FIRE PROTECTION

All structures will be built in accordance with local building and fire codes.

Fire and ladder truck access has been provided to all interior buildings via a 10 foot hard-surfaced fire lane. An additional 5 feet of clear area has been maintained on each side of the fire lane.

## FIRE PROTECTION - cont.

Fire hydrants have been located as specified by the City Fire Department.

Utilizing the previously listed resources, it is determined that the impact from this project would generate a need for .05 acres and \*\*; and .87 fire fighters.

\*\* Generally accepted standards for fire station needs are not expressed in terms of population but rather in terms of area served. Fire stations should be within about 1 mile of high value areas (commercial and industrial) and high life hazard areas (hospitals, nursing homes, schools, etc.). Stations should usually be within 2 miles of average residential areas. The size of the station will vary according to the type of apparatus used and will depend upon whether the department is a volunteer or a full time paid department requiring sleeping quarters. Use of police and sheriff's officers to respond to minor fires also has an effect on the total but is not relevant at this level of study.

## TRAFFIC

The two access arterials which will serve the project are North Avenue to the north and 28 Road to the west. North Avenue has an ADT (average daily traffic volume) of 26,500 vehicles per day from 12th Street to 29 Road. (State Highway Department). This figure represents data collected in 1980. The ADT for 28 Road is 6,024 vehicles per day. The traffic counts were taken just north of the intersection of Grand Avenue and 28 Road in March of 1981. (City Transportation Engineer).

28 1/4 Road bordering the east project property line is planned to be extended south to connect with Grand Avenue which provides east-west mini-arterial service to other areas of the City, including downtown.

Existing traffic signals are located at the intersections of North Avenue and 28 Road and North Avenue and 28 1/4 Road.

Traffic generation by the project is estimated at 1,717 trips per day. This figure was derived by using a multiplier of 5.4 trips per unit per day. ( $5.4 \times 318 = 1,717$ ).

## FISCAL

Public infrastructure cost will not involve any capital improvements at this time. Operations, servicing and maintenance will be a cost commencing at the time of occupancy.

The City Departments, on inquiry, did not have figures per capita that could be used for multipliers for a project impact cost.

FISCAL - cont.

State and Local Revenues and monies will be generated from the following sources:

- sales taxes from construction materials
- sales taxes collected from sale of goods in planned commercial area
- personal income taxes from the residents
- personal car registrations
- property tax mill levies on the project's assessed value
- 5% appraised value of the property to be paid to City for parks development
- monies generated from personal purchases of food, entertainment, recreation, services and goods

## CONCEPT

- a multi-structure apartment complex with many common amenities for the residents, together with an adjoining area designed for business or light commercial uses which could provide goods, services and/or employment opportunities for the residents as well as the neighborhood

## RESIDENTIAL

- structures
  - residential design
  - masonry and wood materials
  - asphalt shingles
  - earth tone colors
  - exterior access to all units
  - mechanical/storage area
  - parking - Phase I 506
  - Phase II 16
  - 
  - Total 522 spaces
- one bedroom unit
  - living
  - dining/kitchen
  - bedroom/bath
  - storage
  - carpeting
- two bedroom unit
  - living
  - dining/kitchen/snack bar
  - 2 bedrooms/2 baths
  - storage/walk-in closets
  - carpeting
- fireplaces in upper level units
- exterior balconies or patios
- electric heat/air conditioning
- individual electric meters/water heaters
- exterior storage

## COMMON AMENITIES

- club house with meeting area, manager's office, lounge, weight/exercise room, saunas and jacuzzi
- pool and patio area adjoining the club house
- exterior courtyards with play and rest facilities, with a choice of sun and shade areas
- irrigated open space with ball, frisbee, jogging, walking activities
- landscaping with materials chosen for local climate
- project signage and directory
- incoming and outgoing mailboxes
- security and directional lighting
- parking and circulation for autos and bicycles
- fire, emergency and service access ways
- laundry areas with washers and dryers
- trash receptacles
- mini-storage units

## BUSINESS/COMMERCIAL

- multi-structures
- option to divide into sub-areas or inter-connect structures for larger areas
- area and individual signage and directory
- landscaping and walkways
- 134 parking spaces with circulation ways
- security, parking and access lighting
- 860' frontage on area collector streets with public sidewalks
- fire, emergency and service access
- trash receptacles

THE PROJECT

## LOCATION

- within the City limits of Grand Junction, Colorado, 1½ miles north east of downtown
- 3 miles south of the area's primary airport
- midway between Denver, Salt Lake City and Albuquerque
- Grand Junction is the regional center for business, trade, financial, supply distribution, transportation, medical, professional activities and services
- within 3 hours of major ski facilities, State and National Forests, Parks and Recreational Areas
- within 2 hours of major oil shale project sites, in the heart of an active oil and gas drilling area, which also has several significant coal mine operations and a potential for the construction of power plants

## NEIGHBORHOOD

- adjacent to a major business and commercial area
- the project is in the center of an area which provides a wide variety of employment opportunities
- retail sales of goods, clothing, household, auto, hobby, general merchandise, hardware items, banking, restaurant, entertainment, professional and personal services are within walking distance
- community facilities including parks, golf course, hospitals, transportation, schools, churches, and Mesa College are available within the area

## ACCESS/SERVICES

- 1 block south of North Avenue (U.S. 6) an arterial east/west roadway which traverses the metropolitan area and connects directly onto Interstate 70 Bypass routes
- 350' east of 28 Street, a north-south roadway connecting this neighborhood with other city areas

- easy access to the downtown, shopping malls to the west and east of Grand Junction, and rail, bus and air transportation depots
- 630' of frontage on 28½ Road on the east boundary to provide pedestrian, auto and visual access along the entire frontage; future connection to I-70 Bypass
- 790' of frontage on Gunnison Avenue on the south boundary to provide for 3 ingress and egress driveways for the project
- water, trash collection, fire and police services by the City of Grand Junction
- sewer collection by the Fruitvale Sanitation District and treatment by the City of Grand Junction
- electric service by Public Service Company
- telephone service by Mountain Bell
- cable television by United Cable Television of Western Colorado
- Mesa County Valley School District #51

## DEVELOPMENT GUIDELINES

- Planned Residential and Commercial Zones
- allowable uses include multi-family residential, retail, service and amusement businesses, and light commercial uses
- conforms to applicable City adopted plans and policies

## CHARACTERISTICS

- 15 acres
- gentle southwesterly slope of less than 1%
- dry, well drained, no vegetation
- no existing structures
- commercial properties to the west, north and east
- vacant land to the south
- upper level views of the Grand Mesa, Bookcliffs, Colorado National Monument and the Uncompahgre Plateau which are on the perimeter of the Grand Valley; San Juan Mountains in the distance
- prevailing winds from:
  - a.m. - southwest
  - p.m. - northwest
  - storm - southwest

**THE SITE**

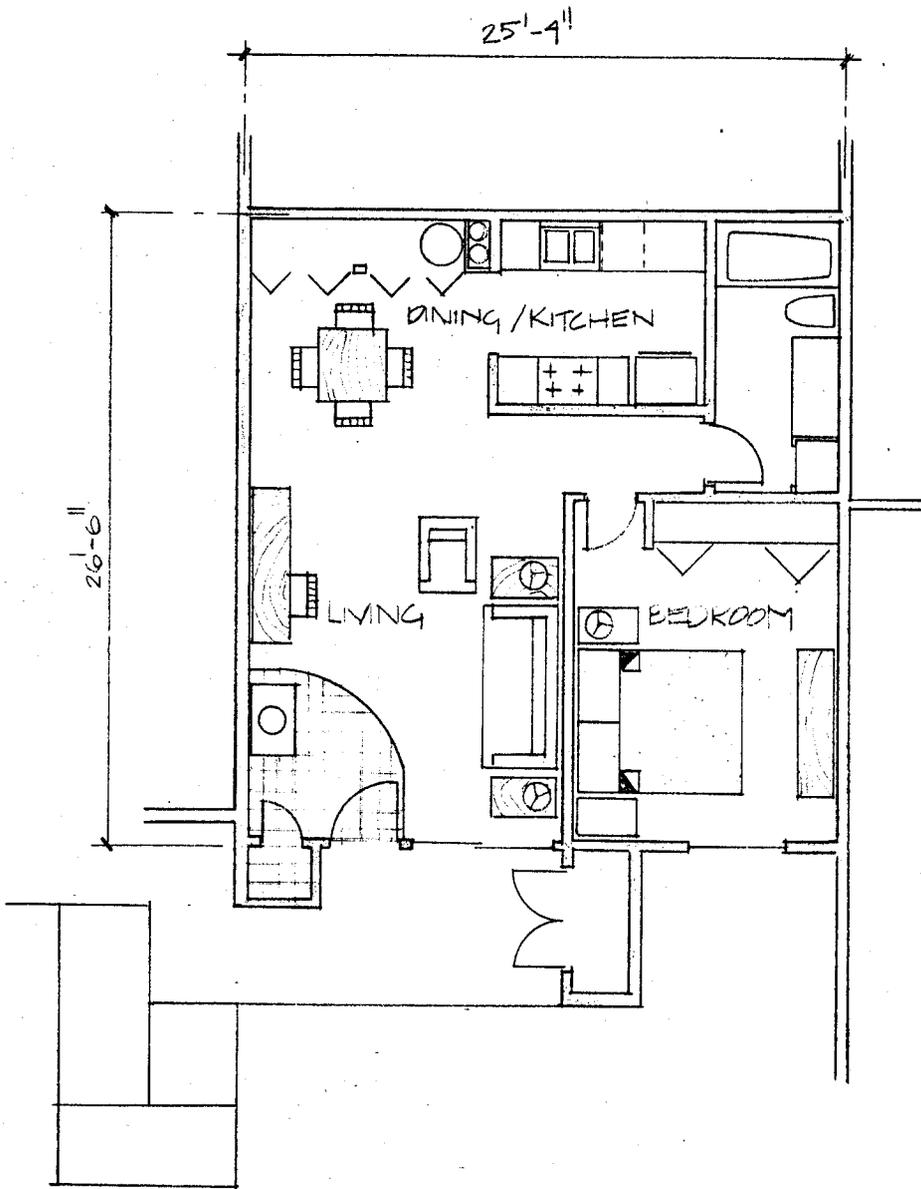
RESIDENTIAL

- PHASE I	138 - 1 BR units @ 700 s.f.	= 96,600	
	80 - 2 BR units @ 965 s.f.	= 77,200	173,800
	Mechanical Space @ 75 s.f. x 8 bldgs.	= 600	
	Laundry areas @ 116 s.f. x 4 bldgs.	= 464	1,064
	Club House		1,700
	Mini-Storage Units		4,350
- PHASE II	60 - 1 BR units @ 700 s.f.	= 42,000	
	40 - 2 BR units @ 965 s.f.	= 38,600	80,600
	Mechanical Space @ 75 s.f. x 4 bldgs.	= 300	
	Laundry areas @ 116 s.f. x 2 bldgs.	= 232	532

COMMERCIAL

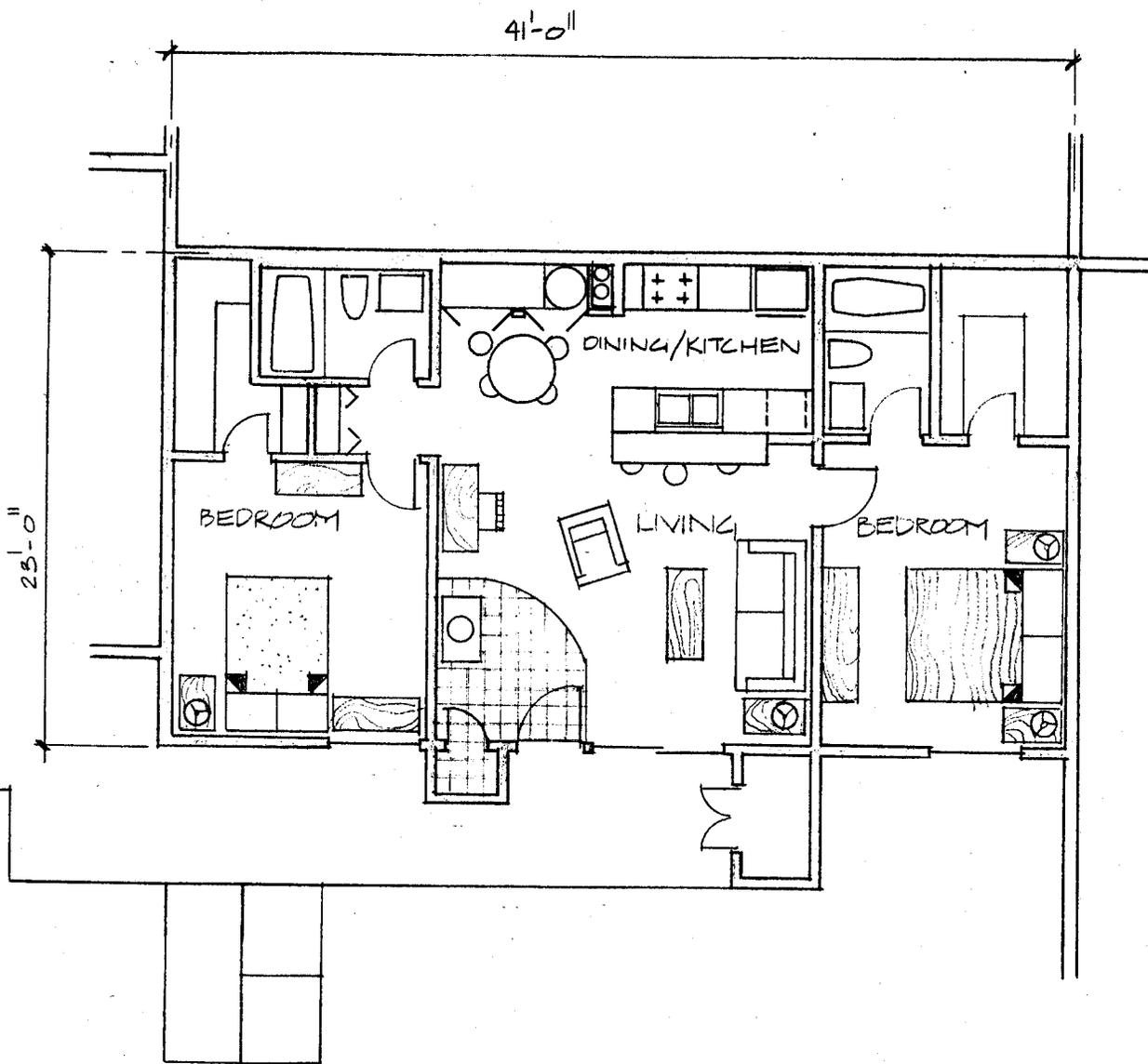
- PHASE III	2 Buildings @ 4,000	= 8,000	
	2 Buildings @ 5,000	= 10,000	
	1 Building @ 6,000	= 6,000	24,000

SQUARE FOOTAGE



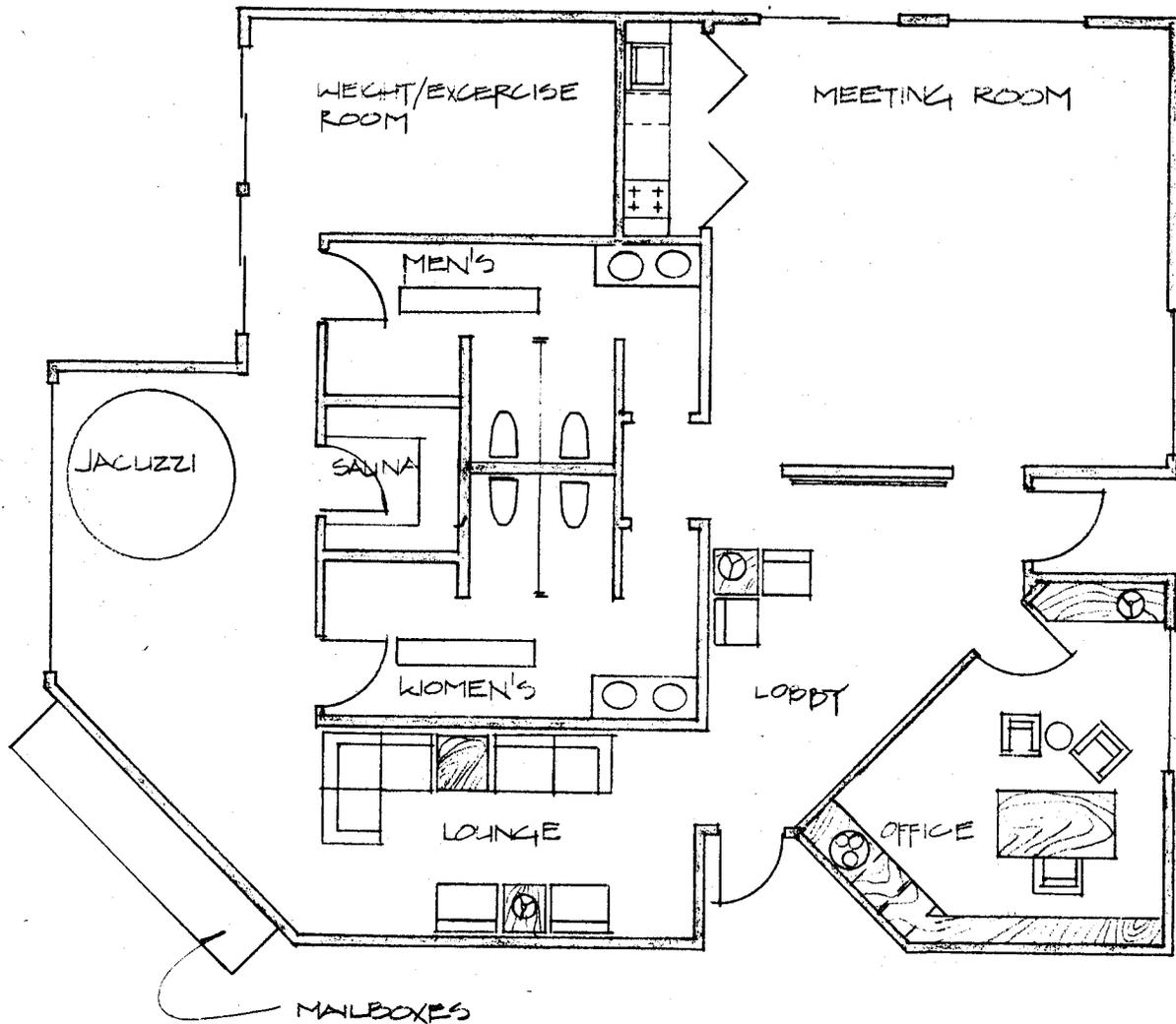
	Square Feet	
ONE BEDROOM UNIT		700
PHASE I	138 units	96,600
PHASE II	60 units	42,000
TOTAL	198 units	138,600

TYPICAL ONE BEDROOM APARTMENT SCALE: 1/8"-1'-0"



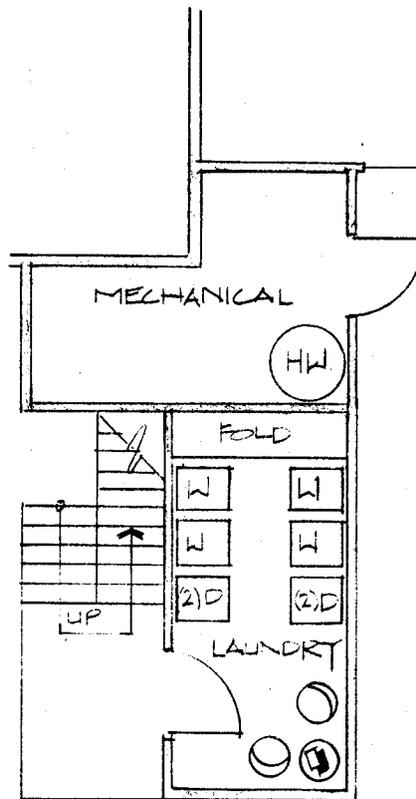
		Square Feet
TWO BEDROOM UNIT		965
PHASE I	80 units	77,200
PHASE II	40 units	38,600
TOTAL	120 units	115,800

**TYPICAL TWO BEDROOM APARTMENT SCALE: 1/8"-1'-0"**



	Square Feet
PHASE I	
CLUB HOUSE	1,700
PATIO/POOL AREA	3,000
TOTAL	4,700

**CLUB HOUSE SCALE: 1/8"-1'-0"**



		Square Feet
LAUNDRY		116
4 washers		
4 dryers		
PHASE I	4	464
PHASE II	2	232
	<u>6</u>	<u>696</u>
MECHANICAL AREA		75
PHASE I	9	675
PHASE II	4	300
	<u>13</u>	<u>975</u>
MINI-STORAGE UNITS		
PHASE I		4350

TYPICAL COMMON LAUNDRY AREA SCALE: 1/8"-1'-0"

RAILROAD TIES

AREA FOR GARDENING

OUTDOOR STORAGE

EXPOSED AGGREGATE PATIO

DENSE PRIVACY HEDGE

RAILROAD TIES STAGGERED

MECHANICAL

LAUNDRY

OFFICE COPY  
#1982

LINE OF BALCONY ABOVE

EXPOSED AGGREGATE PATIO

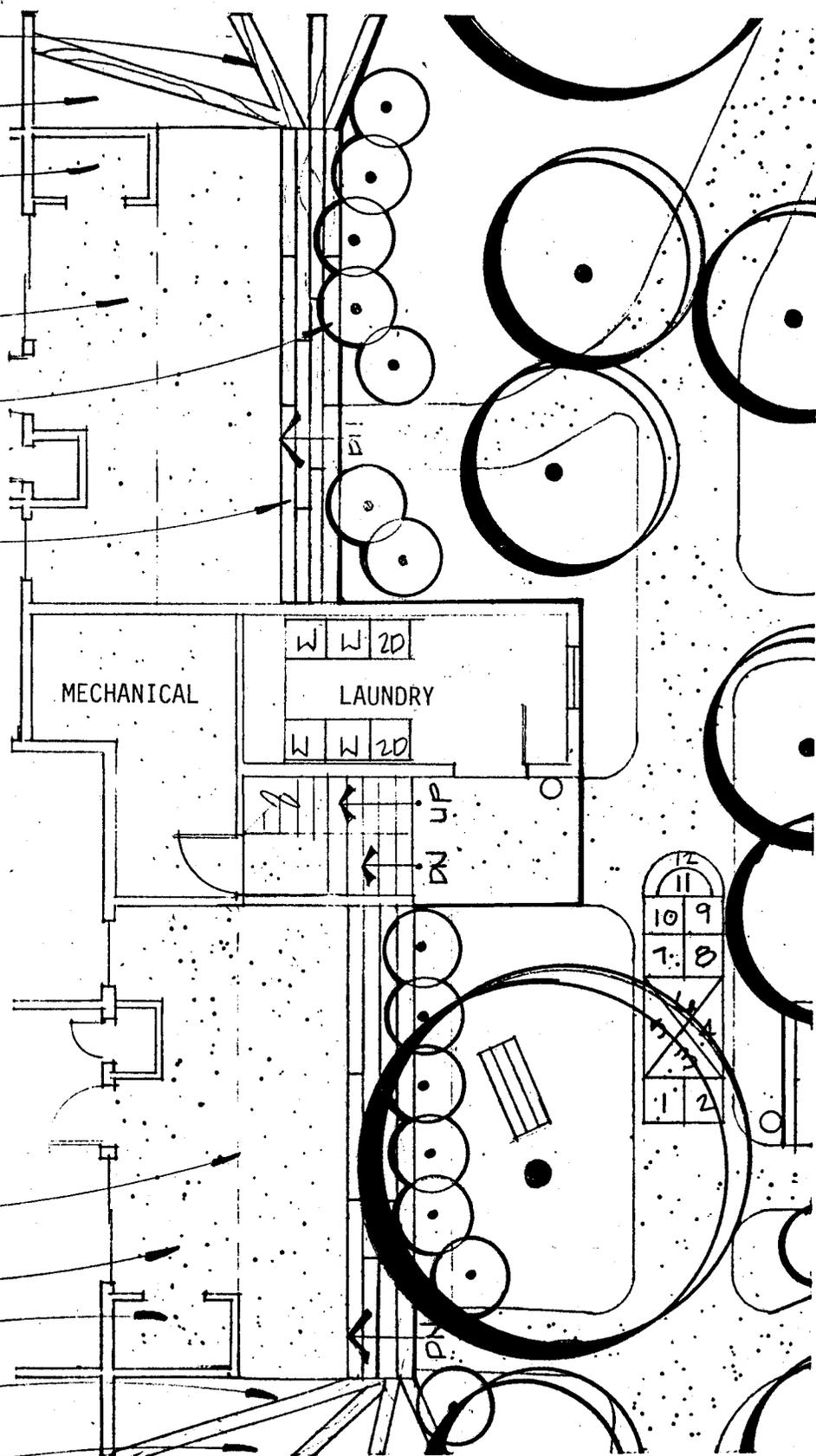
OUTDOOR STORAGE

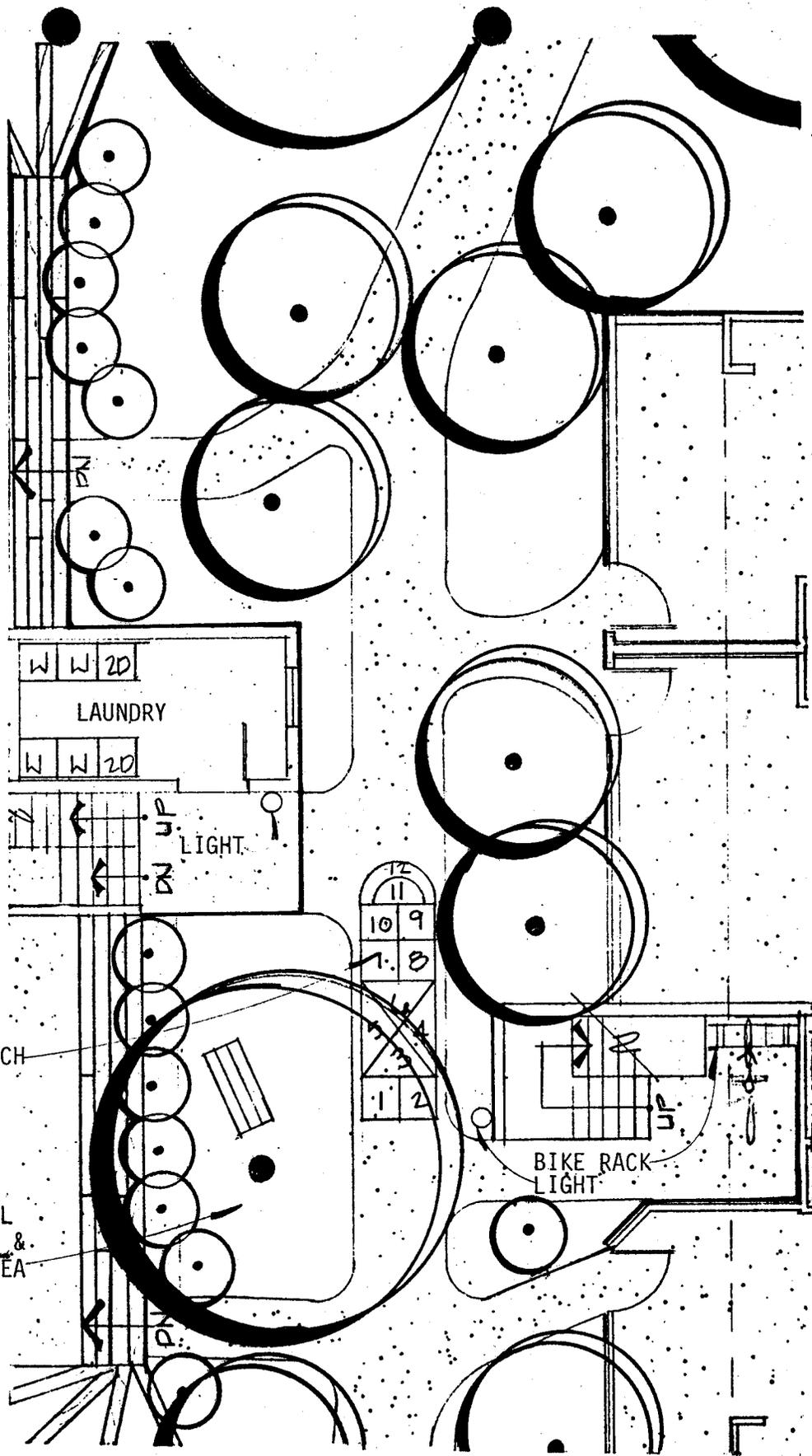
RAILROAD TIES

AREA FOR GARDENING

**NORTH**   
SCALE: 1/8" = 1'-0"

**TYPICAL LANDSCAPE PLAN FOR  
SUNKEN PATIO ENTRANCE**





HOPSCOTCH

OFFICE COPY  
 FORMAL SEATING &  
 PLAY AREA

#19-82

NORTH



SCALE: 1/8" = 1'-0"

TYPICAL LANDSCAPE PLAN FOR  
 COURTYARD WITH LAUNDRY

LAWN

OUTDOOR STORAGE

EXPOSED AGGREGATE  
PATIO

5' WOOD  
PRIVACY FENCE

5' WOOD  
PRIVACY FENCE

EXPOSED AGGREGATE  
PATIO

ENTRANCE GATE

LINE OF BALCONY  
ABOVE

EXPOSED AGGREGATE  
PATIO

5' WOOD  
PRIVACY FENCE

OUTDOOR STORAGE

LAWN

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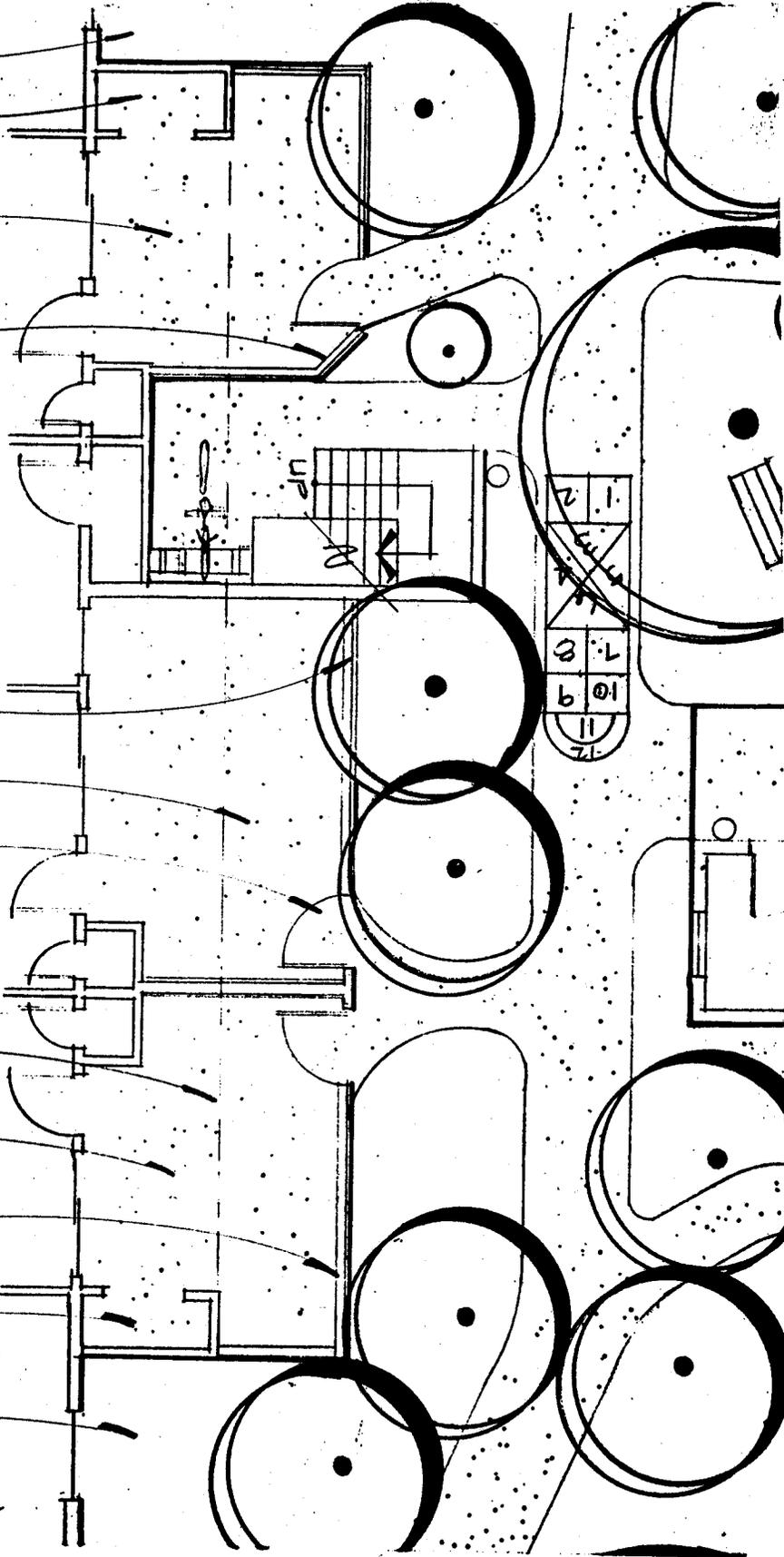
#1982

**SOUTH**



SCALE: 1/8" = 1'-0"

**TYPICAL LANDSCAPE PLAN FOR  
PATIO ENTRANCE AT GROUND LEVEL**



2943-182-00-060

Sheldon J. Mandell  
1231 W. 42nd Street  
Chicago, IL 60609

#19-82

2943-182-00-046

Mesa Development Company  
Chandler & Associates, Inc.  
1401 Denver Club Bldg.  
Denver, CO 80202

#19-82

2943-182-002

Florence D. Wilcox  
2700 G Road 8C  
Grand Junction, CO

81501

#19-82

2943-182-09-001

Murl R. Anderson  
Tim J. Crowley  
490 - 28 1/2 Road  
Grand Junction, CO

81501

#19-82

2943-182-00-049

James F. Squirrell  
P. O. Box 115  
Cimarron, CO 81220

#19-82

2943-182-08-002

Village Development Co.  
Harry P. Mavrakis  
516 28 Road  
Grand Junction, CO

81501

#19-82

2943-182-00-061

Furr's Cafeterias Inc.  
P. O. Box 6747  
Lubbock, TX 79413

#19-82

2943-182-00-052

Joanne Duran  
946 Bookcliff Ave.  
Grand Junction, CO

81501

#19-82

2943-182-00-928

State of Colorado  
National Guard  
482 28 Road  
Grand Junction, CO

81501

#19-82

2943-182-00-972

VPW West Slope Post  
No. 3981  
476 28 Road  
Grand Junction, CO

81501

#19-82

Fore-Site International  
c/o Dave Weber  
6150 Richmond Suite 212  
Houston, TX 77667

#19-82

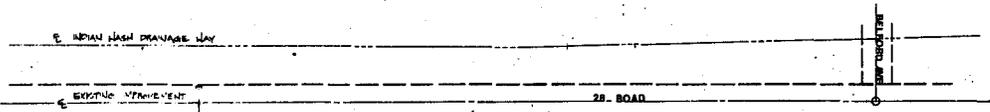
Chambliss Assoc.  
c/o Conni McDonough  
P.O. Box 2104  
Cuty 81502

#19-82

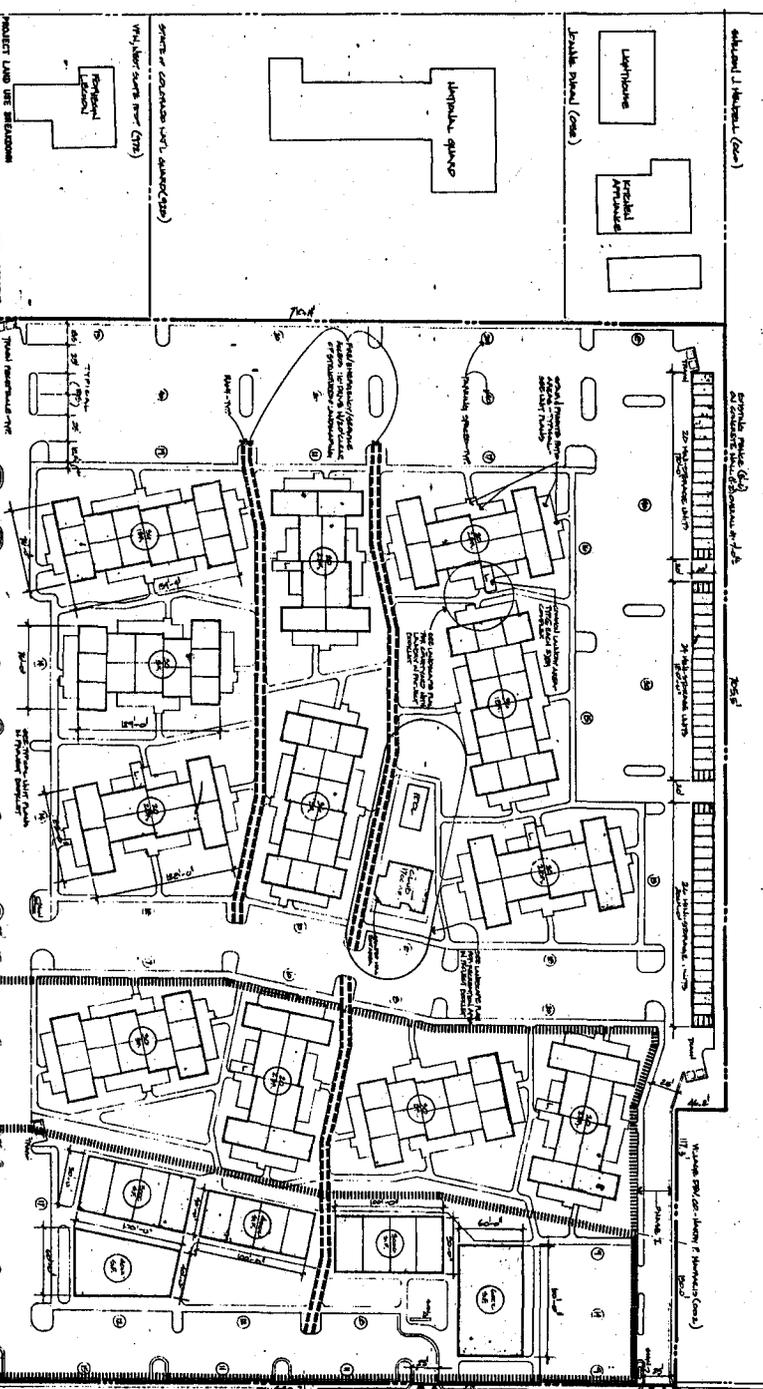


New list

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PROJECT LAND USE BREAKDOWN	ACRES PERCENT
RESIDENTIAL (15)	2.7 17.1
STRUCTURES OFFSPACE, WALKS, POOL	2.0 12.5
LANDSCAPED OFFSPACE	2.4 14.9
PROJECT AND CIRCULATION	2.4 14.9
LANDSCAPED OFFSPACE, WALKS	0.6 3.8
OFFSPACE (5)	0.5 3.2
LANDSCAPED OFFSPACE, WALKS	1.1 6.7
PARKING AND CIRCULATION	1.2 7.0
LANDSCAPED OFFSPACE, WALKS	1.1 6.7
PUBLIC B.O.M.	1.1 6.7
TOTAL	15.8 100



**PLANNED RESIDENTIAL ZONE**

PHASE I & II - 28.3 BIRTH/DEATH HOME

PHASE III - COMMERCIAL ZONE

NOTE: A SUBJECT EXPERT WILL BE REQUIRED TO PROVIDE DIMENSIONS FOR PUBLIC SERVICES AND SERVICES VEHICLES.

8 CO. TO, TOWN RESOURCES

SCALE: 1"=60'

**CHAMBERLAIN ASSOCIATES / ARCHITECTS**

1277 N. 21st Street, Suite 104  
Grand Junction, CO 81505

**BWE**

Bain, White & Associates  
1277 N. 21st Street, Suite 104  
Grand Junction, CO 81505

**ALB**

ALB SITE INTERNATIONAL PROJECT

**dominion heights**

ALB SITE INTERNATIONAL PROJECT

**1**

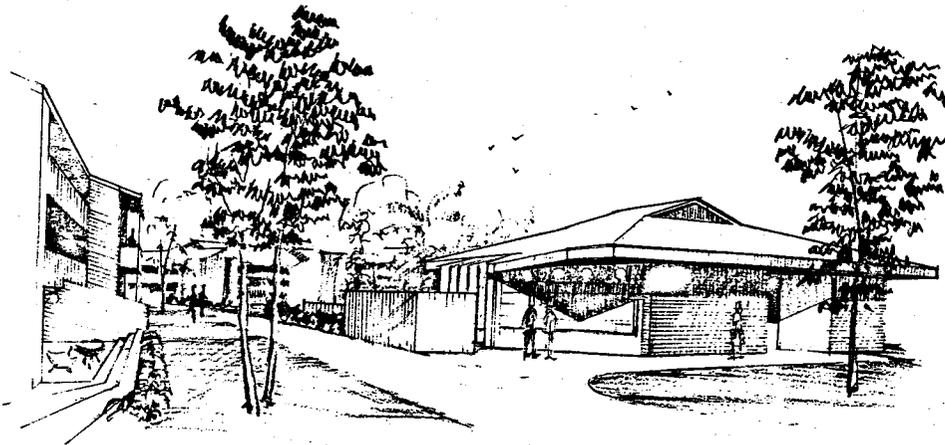
SHEET



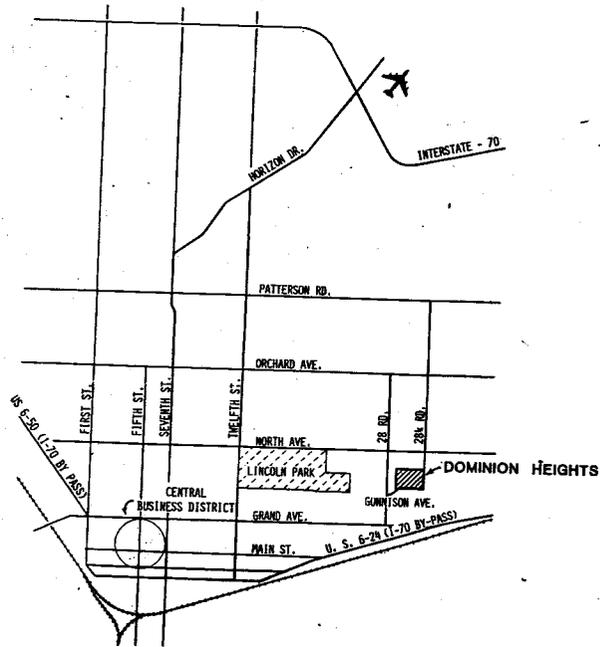
# dominion heights

## PRESENTATION INDEX

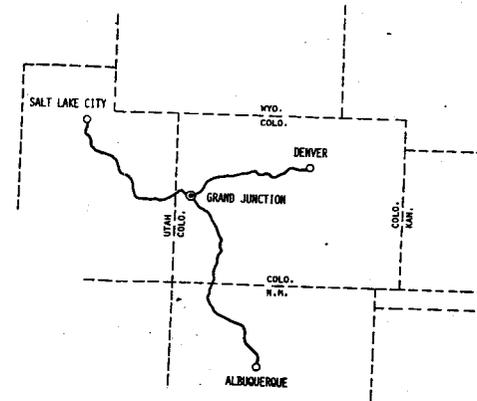
- 1 PRELIMINARY SITE PLAN
- 2 LANDSCAPE AND ROOF PLAN
- 3 ELEVATIONS AND SECTIONS
- 4 ELEVATIONS
- 5 SOILS, GRADING AND DRAINAGE PLAN
- 6 UTILITIES AND PUBLIC IMPROVEMENT PLAN
- 7 SURVEY



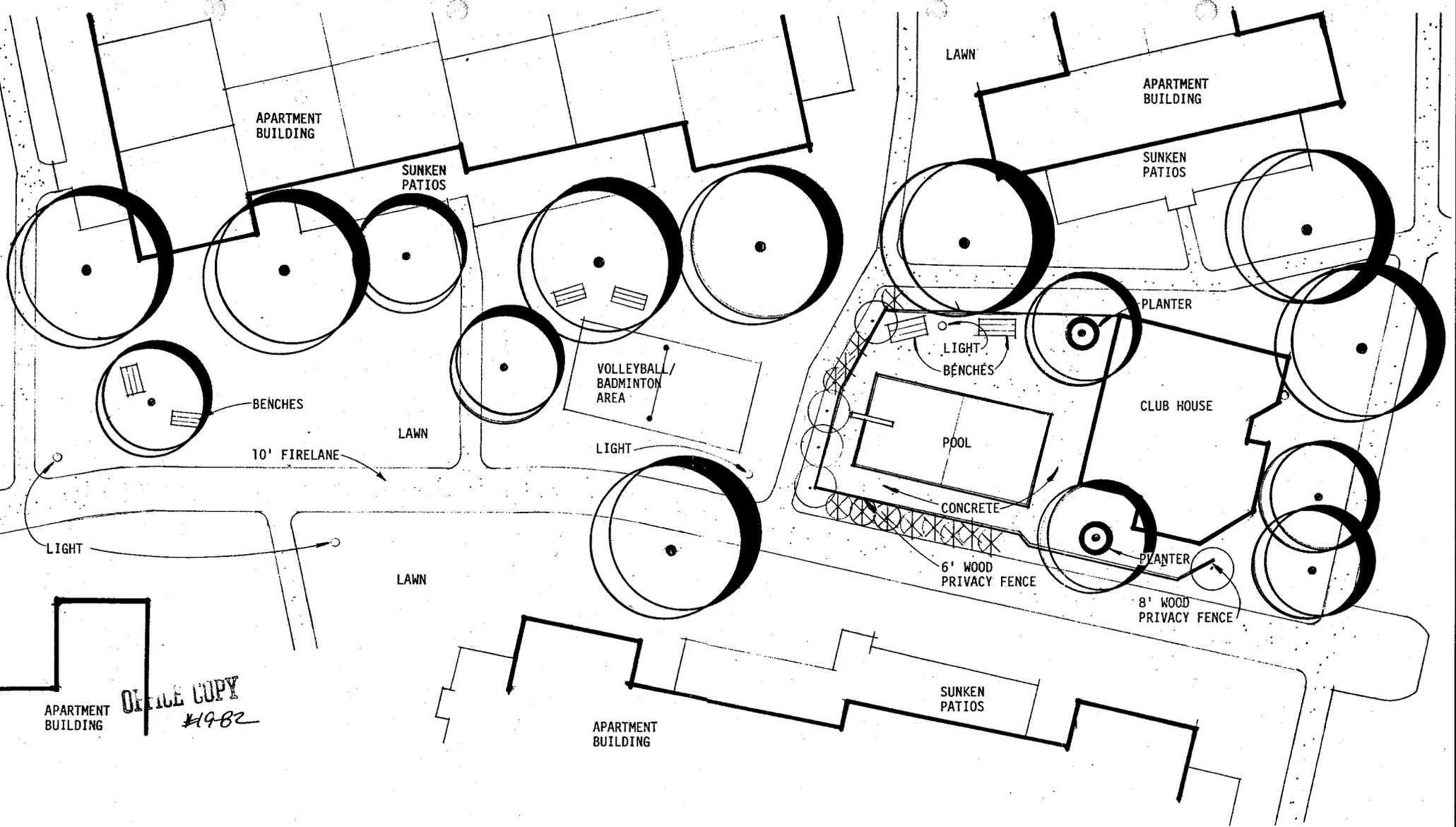
OFFICE COPY  
#1982



VICINITY MAP-CITY OF GRAND JUNCTION



REGIONAL MAP



APARTMENT BUILDING

OFFICE COPY  
#1982

APARTMENT BUILDING

SUNKEN PATIOS

BENCHES

10' FIRELANE

LIGHT

LAWN

APARTMENT BUILDING

LAWN

APARTMENT BUILDING

SUNKEN PATIOS

PLANTER

LIGHT  
BENCHES

CLUB HOUSE

POOL

CONCRETE

6' WOOD PRIVACY FENCE

PLANTER

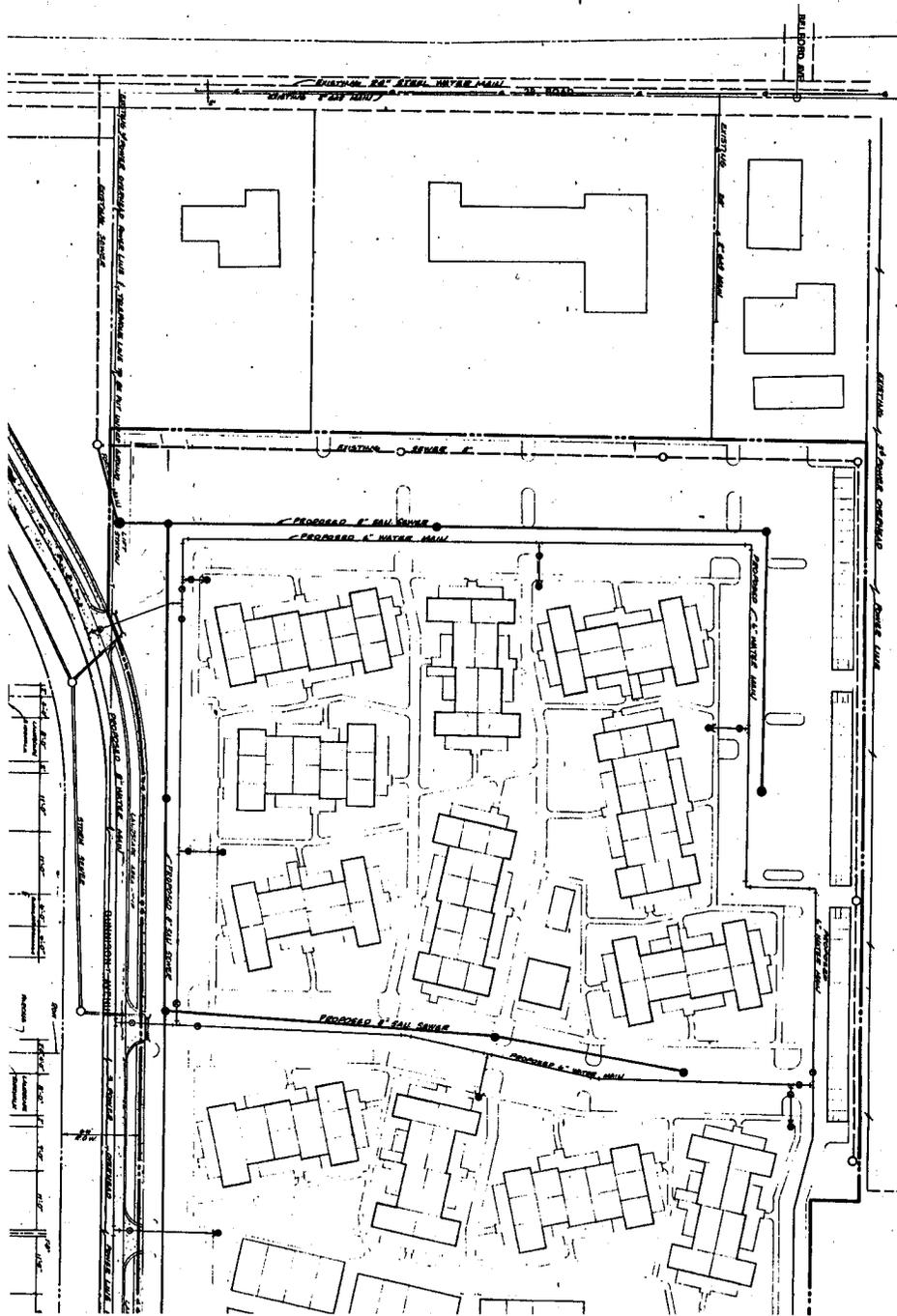
8' WOOD PRIVACY FENCE

SUNKEN PATIOS

LANDSCAPE PLAN FOR RECREATION AREA

NORTH  
SCALE: 1"=20'

OFFICE COPY  
#19-82



OFFICE COPY  
#19-82

E. BROAD WASH. DRAINAGE WAY

RELANDING AVE

28. ROAD

JUNCTION

DETAILED MAP  
MILLINGTON DRAINAGE DIST.

Assumptions:  
Total Project Area = 15.8 acres  
Total Project Length = 1.7 miles  
This area is subdivided and will be considered as  
residential undeveloped.

Storm: 2.4 in. 24-hr. 100-year  
SWE: 1.7 in. 24-hr. 100-year  
SWE: 1.7 in. 24-hr. 100-year

Drainage:  
Storm: 2.4 in. 24-hr. 100-year  
SWE: 1.7 in. 24-hr. 100-year

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SWE: 1.7 in. 24-hr. 100-year

**CHAMBLISS ASSOCIATES / ARCHITECTS**  
1000 PINE BLVD. SUITE 100  
GRAND JUNCTION, CO 81501

**BWE**  
BUREAU OF WATER ENGINEERING  
107 W. 2ND ST. SUITE 100  
GRAND JUNCTION, CO 81501

**dominion**  
LAND-USE CONSULTANTS  
1000 PINE BLVD. SUITE 100  
GRAND JUNCTION, CO 81501

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GRAND JUNCTION, CO 81501

**SCALE: 1"=50'**

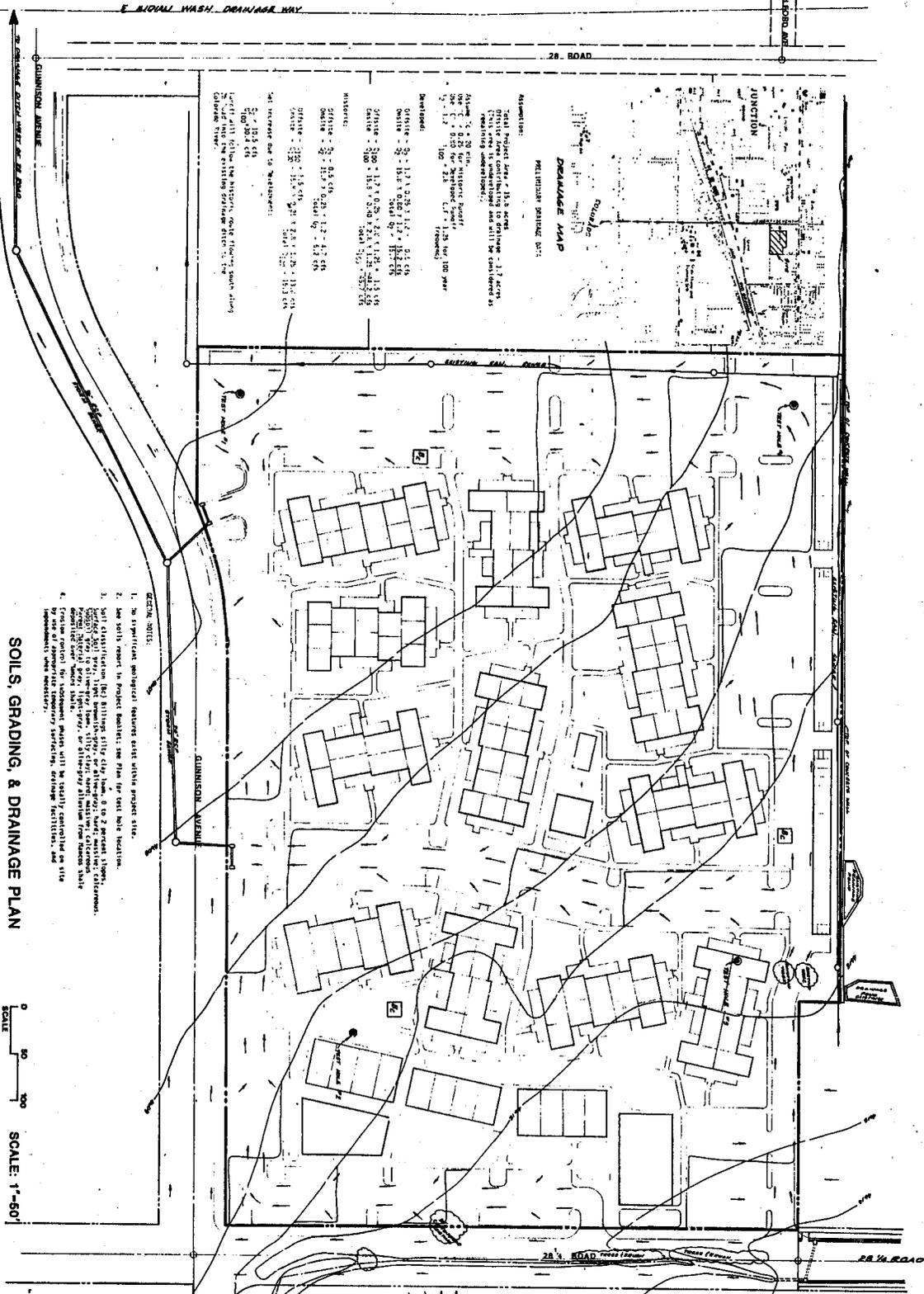
**SOILS, GRADING, & DRAINAGE PLAN**

0 50 100  
SCALE

SCALE: 1"=50'

- DESIGN NOTES:**
1. No significant physical features exist within project site.
  2. See soils report in project booklet for flow for that site location.
  3. See grading report in project booklet for proposed grading plan.
  4. Consideration for treatment plants will be totally controlled on site.

- LEGEND**
- STORM SEWER
  - DETAILED PLAN
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SOIL CLASSIFICATION
  - 1' GRADIENT MINIMUM



**REVIEW SHEET SUMMARY**

FILE NO. 19-82 DUE DATE 3/12/82  
 ACTIVITY Rezone C-1 to PR-28 & PC - Dominion Heights  
 PHASE Preliminary PUD ACRES \_\_\_\_\_  
 LOCATION Northwest corner of 28 1/4 Rd. and Gunnison Ave. alignment  
 PETITIONER Fore Site International, Inc.  
 PETITIONER ADDRESS 6150 Richmond, Suite 212, Houston, Texas 77057  
 ENGINEER Basin West Engineering  
 ARCHITECT/REPRESENTATIVE: Chambliss Associates

**OVERALL CONSIDERATIONS**

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

HAS NOT BEEN ADDRESSED  
 GENERALLY BEEN ADDRESSED  
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/4/82	Mountain Bell	All Bldgs would be served by building entrance cables but a blanket easement will be req'd to provide feed for this complex's entrance cables.
3/11/82	City Fire	This office has no objections to this rezone. We will require that 6 inch looped line shown on utilities composit plan be increased to an 8 inch line. Number of hydrants appear sufficient. However, we will request to meet with architects for possible relocation of one or more hydrants. Plans on construction type and size of building be submitted for the purpose of determining required fire flow.
3/11/82	G.J. Drainage	O.K.
3/12/82	State Health	Please send additional information on the water and wastewater for this development for review by the Water Control Division.
3/12/82	Transportation Eng.	The north access for the residential area (off of 28 1/4 Road) has a jog to the north, and directs traffic towards the ministorage units. I can forsee a problem here, and it would be safer if the traffic could be redirected.
3/12/82	Public Service	Gas: No objection to rezone. Request 10' front lot easement on north side of Gunnison Ave. from 28 Rd. to 28 1/4 Rd. Also request all open and common area be designated as utility easement. Request that developer contact P.S.Co. concerning gas loads and meter locations. Electric: Existing 3 Ø overhead power line on center line of Gunnison Ave. will have to be rerouted as this project is developed.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/82	City Engineer	Streets, storm sewers, sanitary sewers and waterline layouts in general look good. Fruitvale Sanitation Dist. approval will have to be obtained for that lift station since they will be maintaining it. 20ft. wide easements should be granted on the sanitary sewers, waterlines and storm sewers including those lines which are offsite and not in dedicated street right of way. The petitioner should obtain and dedicate the right of way needed for the Phase I street improvements on Gunnison Avenue to 28 Road. It is important that Gunnison Avenue alignment be as shown to fit the City street network. The phase I pavement on 28 1/4 Road must be a minimum of 22 ft. wide and the right of way on the ease side has been dedicated. Locating the right of way line in the sidewalk as shown will create future maintenance responsibility problems. If a 6ft. wide walk is desired, 2 1/2 ft. of additional right of way should be dedicated so the entire sidewalk ( and 6 inches for forms during repairs) is inside the street right of way. (NOTE: City standards require 5 ft. wide sidewalks).

A 20 ft. radius should be dedicated at the northwest corner of Gunnison and 28 1/4 Road. I recommend that slightly wider driveway entrances be considered to facilitate traffic movements on and off the public streets. The driveway locations shown look good.

3/15/82	Planning Staff Comments	<ol style="list-style-type: none"> <li>1) Detailed lighting scheme needed.</li> <li>2) Any neighborhood input?</li> <li>3) Trash p/u coordinated with Sanitation Dept.</li> <li>4) Detailed signage needed.</li> <li>5) Directional flow arrows for internal traffic circulation may be needed.</li> <li>6) Any crosswalks provided?</li> <li>7) Is the 20' aisle width wide enough to accommodate a parked car in front of storage and still allow for access?</li> <li>8) Would prefer curb blocks to prevent bumper overhang onto sidewalks.</li> <li>9) All parking will be striped and paved.</li> <li>10) An appraisal will be required per sec. 5-6 (open space) prior to approval by CC.</li> </ol>
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3/17/82 Late - City Parks  
City Utilities

Comments plus by Pet's rep  
3-17-82  
mail out - not required

4/12/82 MINUTES OF 3/30/82

MOTION: (COMMISSIONER SUSAN RINKER): "ON ITEM #19-82, REZONE C-1 TO PR-28 AND DOMINION HEIGHTS--PRELIMINARY PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THE REZONE, PER REVIEW AGENCY COMMENTS."

COMMISSIONER BILL O'DWYER SECONDED THE MOTION.

CHAIRWOMAN QIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

MOTION: (COMMISSIONER SUSAN RINKER): "ON ITEM #19-82, REZONE C-1 TO PR-28 AND DOMINION HEIGHTS--PRELIMINARY PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY PLAN, PER REVIEW AGENCY COMMENTS."

COMMISSIONER BILL O'DWYER SECONDED THE MOTION.

CHAIRWOMAN QIMBY CALLED FOR A VOTE AND THE MOTION CARRIED UNANIMOUSLY.

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COMMISSIONER BILL O'DWYER SECONDED THE MOTION.

CHAIRWOMAN QIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.



This is to inform you that your project File # 19-82

Project Name Dominion Heights

approved on 4/21/82 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. 7-5-4-C-5  
(Final Plan)

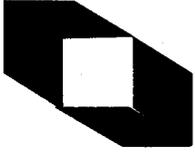
Following the approval of a Preliminary Plan, the applicant shall file with the Department a Final Development Plan and Final Subdivision Plat in accordance with the approved development schedule. Approval of a Preliminary Plan is effective in accordance with the subdivision regulation (Chapter 6). An approved preliminary area may be finalized by more than one final plan and plat.

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:

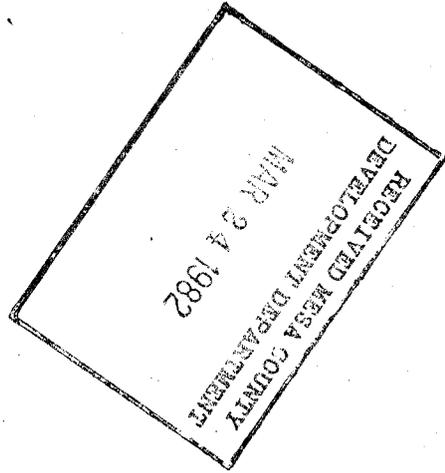
- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next 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.



March 24, 1982

City Planning Commission  
c/o Bob Goldin  
City Planning Department



RE: Response to Dominion Heights Review Comments

Mountain Bell:

Easements adequate to properly serve Mountain Bell's needs will be provided.

City Fire:

The 6 inch looped water main, as shown on the Utility Plan, will be increased to an 8 inch main and hydrants will be located where required by the Fire Department.

State Health:

The Water Control Division will be contacted and any additional information which they request will be furnished.

Transportation Engineer:

Contact will be made with the Transportation Engineer to address the driveway concerns prior to final design of the site plan.

Public Service:

Easements adequate to properly serve Public Service's needs will be provided. Contact will be made with Public Service to address concerns and modifications to existing service lines.

City Engineer:

The lift station is located on private property, and a part of the on-site system, and will be owned and maintained by the Project Owner.

20' wide easements for all on-site water, sewer and storm sewer lines will be provided where necessary.

City Engineer (Cont.):

Petitioner is in the process of attempting to achieve full right of way dedication for Gunnison Avenue between 28 Road and 28½ Road.

Phase I pavement on 28½ Road will be a minimum of 22 feet in width.

Contact will be made with the City Engineer to select the best approach to achieve clear maintenance responsibility for the referenced sidewalks and if additional r.o.w. is the best solution it will be provided.

A 20' radius will be provided at the northwest corner of Gunnison Ave. and 28½ Road.

Planning Staff:

A detailed lighting scheme and signage design is contingent on the final architecture designs which will be completed after approval of this preliminary plan. The lighting plan and signage design will be a part of the submittal for the final plan.

Trash collection and pick up will be coordinated with the Sanitation Department.

Traffic flow, parking and pedestrian crossing information will be included in the project construction document requirements for signage and surface painting. All parking and drives will be paved.

The 20' aisle will be increased to provide for adequate access.

The sidewalks have been proposed as 6'6" wide to allow for a 24" to 30" vehicle overhang and retain 4' for walking. This concern will be discussed with the City Engineer prior to preparation of the final site plan.

An appraisal will be submitted prior to recording, at the time the open space fee is required to be paid. The appraisal will reflect the land value prior to the preliminary submittal.

The manager of Furr's Cafeteria, Pay & Pak and K-Mart; the Lighthouse leaseholder and the property owner, Joanne (Ouran) Belle; and the lease holder in the VFW building were all contacted and informed of the proposed project, invited to view the plans at the office of Chambliss Associates, and informed of the hearing date, time and place and invited to participate in the hearing if they had comments or concerns that they wished to convey to the City prior to approval. They offered no comments or objections.

Planning Staff (Cont.)

Harry Movrakis, Village Development Co. was contacted and indicated he had no problem with the proposal, supports the request and believes that this type of project will fulfill a need in the area as well as enhance the adjoining properties and the neighborhood. He was encouraged to state this in the hearing.

Mr. Dielon Harwood, spokesperson for the VFW could not be reached by phone on March 23 or 24. Continued attempts will be made.

The Mesa Development Co. representatives are aware of the proposal and the hearing date, due to Dominion Heights discussions with them concerning the full dedication of Gunnison Avenue.

No attempt was made to contact the State of Colorado, National Guard or property owners adjacent to the proposed Planned Commercial area.



## 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



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: All Petitioners  
FROM: City Planning Dept./Grand Jct. Planning Commission  
DATE: March 26, 1984  
RE: Extension Requests

A public hearing of the Grand Junction Planning Commission was held on March 20, 1984 to recommend extension requests to all those Petitioners requesting one.

Your project # 19-82 was granted an extension until April 1, 1985.

We appreciate your response and time in helping us with these items. It will benefit the City in dealing with future improvements. Enclosed please find a copy of the minutes of those hearings.

Good luck on your projects and we will be in touch next year.

Thanks again.

BG/tt

Enclosure

*file*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUN 07 1985

June 1, 1985

Grand Junction Planning Department  
559 White Ave. Room 60  
Grand Junction, Colorado 81501

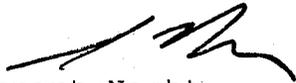
Attn: Mr. Mike Sutherland

In reference to your letters requesting a thirty-three foot (33) easement along the width of our property for  $\frac{1}{2}$  of Gunnison, Road; this letter is to serve as formal agreement by Grand Mesa Plaza Ltd., property owner, to grant said easement. Forward all documentations to this office for examination and signature.

I also appreciate your help in having our zoning extended for one year. Written documentation would be appreciated by this office.

Yours truly,

FORE-SITE INTERNATIONAL



Stuart Nacht

cc: Les Smith  
L.D.S. Foundation