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File 1984-0016

Project Name: Grand Jct. Retirement Residence- Rezone RSF-4 to PR 28

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **d** guide for the contents of each file.
t **d** 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.

X	X	Table of Contents
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		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
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X	X	Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
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		*Final reports for drainage and soils (geotechnical reports)
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Memo to file re: City approval of drainage design -12/16/85	
X		Development Application- 4/27/84	X	X	Resolution of the Grand Junction Drainage District - 6/1/85
X	X	Development Schedule	X		Copy of Grand Junction Drainage District Policy
X		Letter from Bob Goldin to Clifford Curry re: explanation of development plan regulations - 5/8/84	X		Notice of Public Hearing - 6/26/84, 7/18/84, 9/25/84 & 8/28/84
X	X	Memo from Planning to All concerned Parties re: memo to explain review process - 6/14/84			
X		Handwritten Notes to file - 7/30/84			
X	X	Letter from T.M. Ford, Ute Wter Conservancy Dist. To Karl Metzner re: in his opinion, City has refused access to review information-7/31/84			
X	X	Memo from Darrel Lowder to Gordon Tiffany re: access road from 7 th St and Horizon Dr. intersection - 7/31/84			
X	X	Memo from Planning to Retirement Residence re: 7 th Street Access - 8/2/84			
X	X	Memo from Bob Goldin to Mark Achen re: update regarding 7 th St. -8/3/84			
X	X	Vicinity Map			
X	X	Buthorn Drainage			
X	X	Ordinance No. 2203 - **			
X	X	Letter from Donald McBride to City Council re: drainage problem with high water table - 12/4/85			

Clifford
Curry
Architect

April 30, 1984

Bob Goldin, Senior Planner
Grand Junction Planning
559 White Ave. #80
Grand Junction, Colo. 81501

RE: Request to rezone
from RSF to PR the property
located at the extension of
Horizon Dr. & 7th.

Dear Mr. Goldin:

By this letter we respectfully request a rezoning change to
Planned Residential Development.

CONCEPT

The Retirement Residence is a 101 room facility for the elderly. Our concept is designed for those who are still ambulatory, but in need of some support. Private rooms afford the advantages of independant living, while the services included provide support, security and friendship.

The private rooms include studio, one and two bedroom versions. Each is simular to an apartment except a kitchen is not included.

Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff are "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities.

Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples; making a total building population of 110. Fewer than 10% of the residents will be driving their own cars.

SITE DESIGN

The site is designed to facilitate the planned Horizon Dr. Extension. Our proposal is to trade the portion of the R.O.W. we own for the city remnant parcel fronting on 7th. This will make it possible for the city to develop Horizon when it fits its time schedule.

Our development will be built between the Horizon extention and the Independent Ranchmens Ditch. The vehicular access is proposed from Horizon. As an interim measure until the City improves Horizon we would like an easement thru the R.O.W.

Care has been taken to fit the building into the site. The design is of varying heights with inset roof covered balconies. The end and entry will have a lower scale.

The landscaping will be extensive. Preliminary plans include a densely planted buffer between the building and Horizon Dr.

The building will be shaped to create a formal entry courtyard. There will be screen planting between the parking area and buildings using conifer canopy trees and shrub plantings. Islands will be planted with canopy trees in the parking lot. Deciduous shade trees will be placed throughout the site to serve as sun screen. Flowering shrubs and canopy trees will be placed next to the front entry. Useable outdoor spaces include a covered dining porch, and a craft area, and the formal gardens. The site has more than adequate water rights for irrigation.

The plan includes 39 on site parking spaces and a covered service entry for loading and trash collection. (Our experience indicates an average need for 1 space for each 4 rooms or 25 spaces in this case.)

BUILDING DESIGN

The building construction will be wood frame with stucco siding, iron railings and a tile roof.

The building interior design has common areas for a variety of uses. There is a common dining room and kitchen for shared meals. There will be a multi-purpose room, beauty shop, crafts room, tv room, and lounges. The circulation is a central atrium.

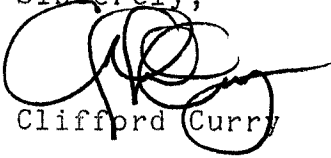
The center of the building will have an atrium to organize the design. The dining room will be for the view.

Each room will be connected to the manager with both emergency pull cords and voice communications. The building will be fully fire sprinklered, and have automatic generator powered smoke removal through the atrium.

An experienced development firm is making this proposal. The partners include Bill Colson and Al Carrick. Bill Colson is a principal in Holiday Management Co. He has participated in the design construction and management of 36 similar facilities in most western states.

We appreciate your earliest consideration as we would like to start construction this summer.

Sincerely,


Clifford Curry

EMPLOYEES

There will be five full-time and six part-time employees; five will be there at most times.

WATER CONSUMPTION

These are some figures on sewage flows for the Madrona Hills Retirement Center which Holiday Management Company operates in Salem, Oregon. Also included are the figures for an apartment complex in Salem which is of similar size to Madrona Hills Retirement Center. For comparison, water usage was used to figure sewer flow.

Madrona Hills Retirement Center provides the following services for its clients: private room, central dining room and food service, maid service, and a full line of social activity programs.

The average **retirement home** water usage for two months exclusive of ground irrigation was 49,700 cu.ft. The average census of Madrona Hills Retirement Center during this period was 105, which figures to a monthly per person average of 236.6 cu. ft. or 7.8 cu. ft. per day (approximately 59 gallons).

The **apartment complex** used for comparison is located at 585 Winter St., Salem, Oregon. The complex contains 101 apartments. The average water usage for a two month period was 106,600 cu.ft. exclusive of grounds irrigation. The average months use per apartment was 263.8 cu.ft. or 17.5 cu.ft. per day (approximately 131.2 gallons).

The **motel/hotel** used for comparison has 150 rooms plus a dining room that seats 120 and a lounge seating of 125. Its average water usage for a two month period was 171,500 cu.ft. exclusive of grounds irrigation. If this hotel was downsized to match our retirement center the water usage would be 114,333 cu. ft.

In summary, the retirement center used only approximately 46% of the water used by the apartments, and 43% of a comparable size hotel/motel with associated restaurant/bar.

The facts supplied were provided by Don Johanson of the City of Salem Department of Public Works who selected the comparison and calculated the water flows for me.

PROJECT BACK UP DATA

TRAFFIC

To help you understand the traffic loadings, we have prepared these estimates.

- 5 service trips per day
- 3 van trips
- 10 resident trips (10% may have cars; 1 trip a day each)
- 20 visitors to residents (if 20% have visitors per day)
- 20 other visitors per day
- 12 staff trips per day to and from work

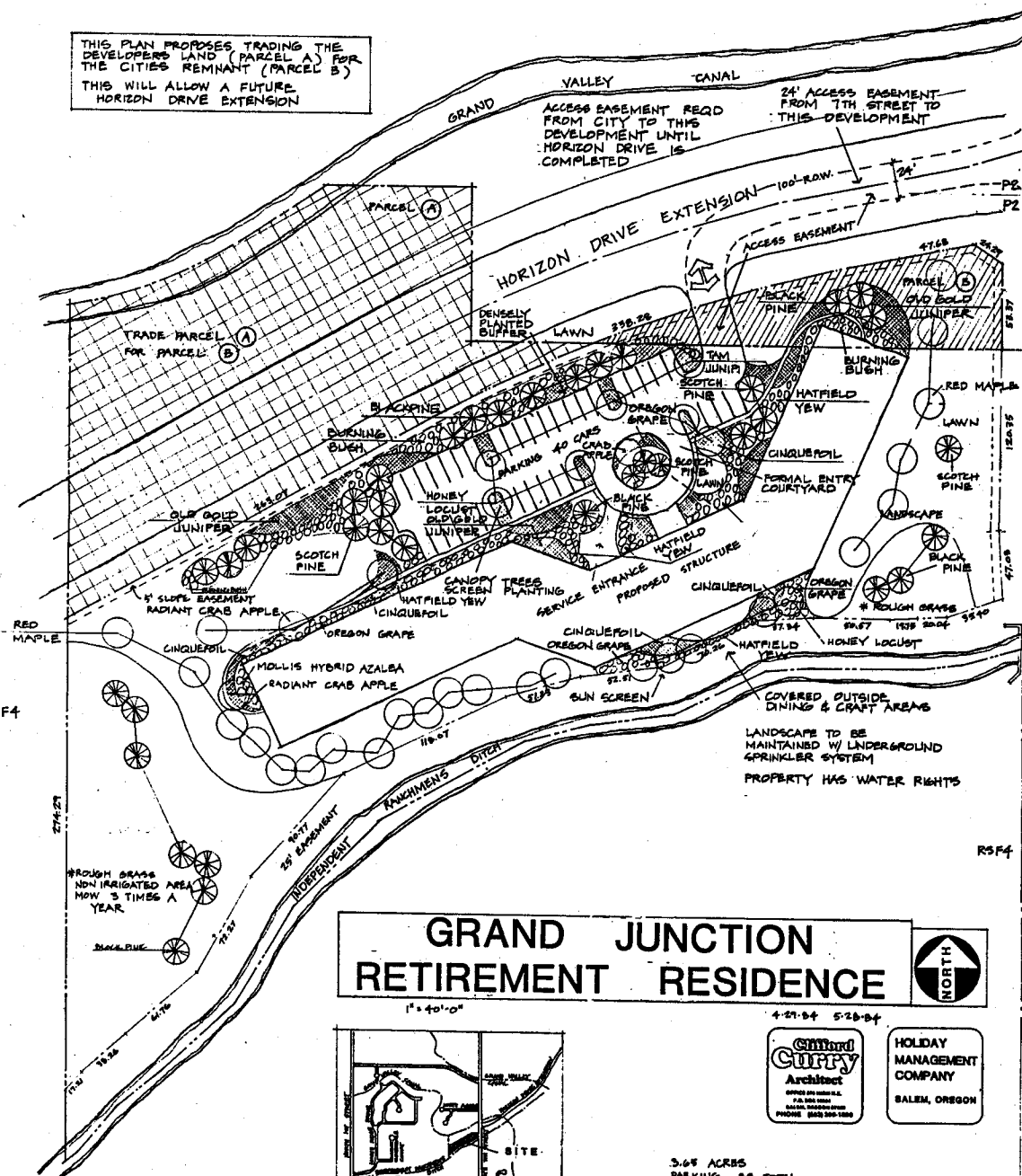
This would bring a total of 70 trips generated per day by the residential center.

PARKING NEEDS

Facility	Number of Living Units	Occupied Parking	Occupied Parking/ Living Units
Eugene Camlu Eugene, Or.	60	8	13.3%
Royal Mark Portland, Or.	80	15	18.8%
Holiday Park Shelton, Wash.	47	6	12.8%
Reno Camlu Reno, Nev.	70	20	28.6%
Celeste Villa Modesto, Ca.	80	18	22.5%
Holiday Gardens Fresno, Ca.	79	15	19.0%
Madrona Hills Salem, Or.	106	31	29.2%
	---	---	-----
	522	113	
AVERAGE OCCUPIED PARKING/ DWELLING UNIT			21.6%

THIS PLAN PROPOSES TRADING THE DEVELOPER'S LAND (PARCEL A) FOR THE CITY'S REMNANT (PARCEL B) THIS WILL ALLOW A FUTURE HORIZON DRIVE EXTENSION

COUNTRY RES



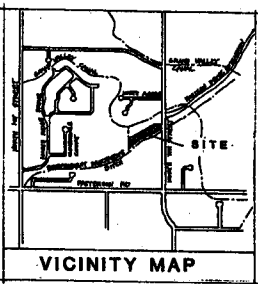
RSF4

7TH STREET

RSF4

RSF4

GRAND JUNCTION RETIREMENT RESIDENCE

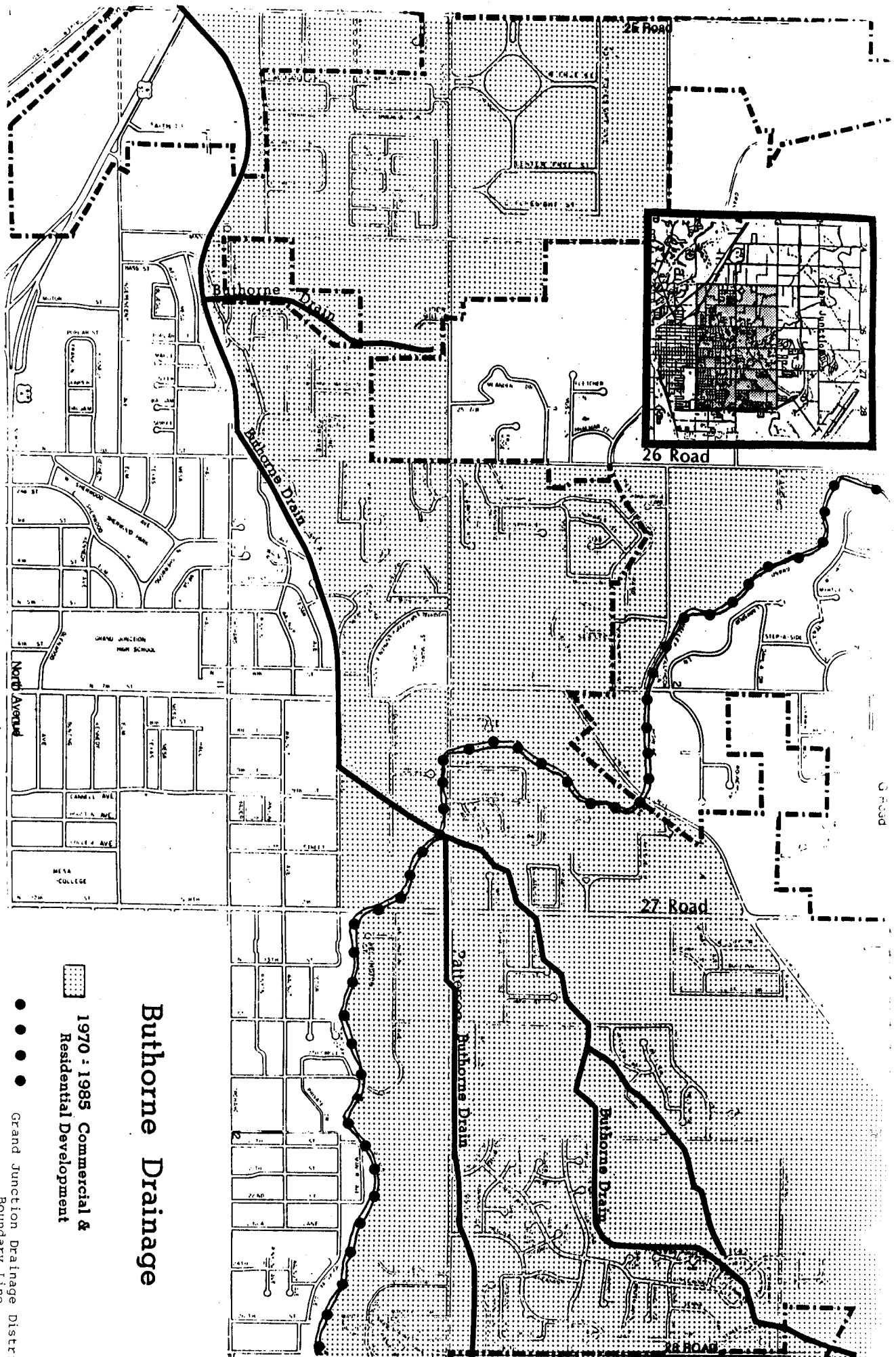


Clifford Curry Architects
 ARCHITECTS
 427-84 5-28-84
 1000 N. 10TH ST.
 SALEM, OREGON 97301
 PHONE (503) 340-1800

HOLIDAY MANAGEMENT COMPANY
 SALEM, OREGON

3.67 ACRES
 PARKING 51 TOTAL
 5 EMPLOYEES
 34 TENANTS & VISITORS
 SQUARE FOOTAGE 70,000
 HEIGHT 40'

16 84
 Original Do NOT Remove From Office



Butthorne Drainage

1970 - 1985 Commercial & Residential Development

Grand Junction Drainage District Boundary Line

Butthorne Drain

DEVELOPMENT SCHEDULE

JUNE 1 ODP SUBMITTAL
JUNE 26 PLANNING COMMISSION HEARING
JULY 2 FINAL PLAN SUBMITTAL
JULY 18 CITY COUNCIL HEARING
JULY 31 PLAN COMMISSION HEARING ON FINAL PLAN
AUG 15 CITY COUNCIL HEARING ON FINAL PLAN
SEPT 84 CONSTRUCTION
APR 85 COMPLETION

Nick H. & Helen C. Mahlere

Nick H. & Helen C. Mahleres

John T. & Sharon A. Gordon
629 1/2 261/2 Rd.
Grand Junction, Col. 81501

#16 84

Mesa County

City of Grand Junction

#16 84

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501

#16 84

Colson & Carrick #16 84
2741 12th S.E.
Salem, Oregon 97309

Bill Putnam
627 Sage Court
Grand Junction, Co
81501

James M. Flynn
165 Willow Brook Rd.
Grand Junction, Col. 81501

#16 84

Frank & Louise Jean Chiard
213 Willow Brook Rd.
Grand Junction, Col. 81501

#16 84

Systematics Corp.
2345 N. 7th. St.
Grand Junction, Col. 81501

#16 84

James W. Miller
Lois M. Miller
621 261/2 Rd.
Grand Junction, Col. 81501

#16 84

ALFRED CARRICK
712 REES Hill Rd.
SALEM, OREGON 97309
#16 84

Sharon Gordon
629 1/2 26 1/2 ROAD
GRAND JUNCTION, COLORADO
81501

Herman L. & Constance Crist
145 Willow Brook Rd.
Grand Junction, Col. 81501

#16 84

Mary L. Colosimo
1032 Lakeside Rd.
Grand Junction, Col. 81501

#16 84

Nick & Helen C. Mahleres
612 261/2 Rd.
Grand Junction, Col. 81501

#16 84

Mildred M. Vandover
604 Meander Dr.
Grand Junction, Colo. 81505

#16 84

Clifford Curry
471 High S.E.
SALEM, OREGON 97309
#16 84

~~81501~~

REVIEW SHEET SUMMARY

FILE NO. #16-84 TITLE HEADING Rezone from RSF-4 to PR-28 DUE DATE 6/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Alfred B. Carrick

Location: Appx. 1000 feet north of F Road and west of 7th Street Phase: Grand Jct.

Retirement Residence Acres: N/A

PETITIONER ADDRESS 712 Rees Hill Rd. Salem, OR 97309

ENGINEER Clifford Curry 471 High S.E. Salem, OR 97309

DATE REC. AGENCY COMMENTS

6/14/84 City Planning The existing zoning adjacent to this property is all single-family residential. This project is considered a Planned Residential with no specific density. The reason being that the individual units do not contain kitchen facilities, thus, in essence, it could be only one unit. Since no retail or business is proposed with this facility, this department feels a PR designation is the most appropriate.

The concern with this project is the Horizon Drive extension. While the City Council has not made any written resolution to officially prohibit the extension, the project will be reviewed with two different concepts: 1) with Horizon Drive extended and 2) without the Horizon Drive extension.

1) Extension of Horizon Drive: The overall concept of this project seems feasible for this corner of 7th and Horizon. The retirement residence would provide a buffer use between the single family and the 7th and Horizon intersection. As far as the trading of land, the ROW agent and City Council will have to make that decision. If Horizon Drive is considered to be extended, the City could acquire a good amount of land through the trade. The City will not be building the extension in the near future, thus, some type of access along the proposed Horizon Drive extension will be required.

Site Plan: (with the Horizon Drive Extension)

- 1) The layout seems acceptable. The specific types of landscaping should be verified with City Parks Dept.
- 2) Two-story buildings will not be out of place in this area.
- 3) The parking layout seems adequate but all lot dimensions must meet City Zoning and Development Code minimum standards. The turnaround in front must be able to allow for emergency fire and service vehicle maneuvering.
- 4) The specifics of dimensions, trash pick up, lighting, signage, will be required at preliminary stage.
- 5) What type of access off 7th is proposed, given the extension of Horizon Drive is not built prior to this project?

The Horizon Drive Extension not part of this project:

If Horizon Drive is not extended, we will require a reorientation of this project to reflect the access off 7th to be located just north of the Ranchman's Ditch. The reason being that we don't want the existing Horizon Drive to be continued on the west side of 7th even though it would just be an entrance to this project. The trading of land would also be affected and the ROW agent and City Council will still make that decision.

6/14/84	City Planning (con't)	Site Plan: (without Horizon Drive Extension)
		<ol style="list-style-type: none"> 1) Access will need to be modified to reflect entry further south. 2) The access off 7th will be a private drive, built to City standards per City Engineer. 3) The specifics of lighting, dimensions, trash pickup, signage, etc. will come at preliminary stage.
6/14/84	Public Works	It is my understanding that the Horizon Drive extension will not be constructed. If this is correct, the plan should be revised to reflect that. I have no problem with the rezone.
6/13/84	Fire Dept.	Access to property shown off Horizon Drive extension might have to change if Horizon Drive does not go through. Access street to meet City standards. Will require one or two fire hydrants depending on required fire flow for building. One fire hydrant must be within 150' of fire dept. siamese connection to sprinkler system for building. Water main for fire protection must be a minimum of 8". Building to meet Uniform Fire and Building Code requirements.
6/13/84	Mtn. Bell	None.
6/12/84	City Engineer	Horizon Drive extension has not been formally laid to rest. If Council wishes to extend Horizon Drive as an arterial roadway, the land trade seems appropriate. If Horizon Drive is dead, then this property should move its access south, adjacent to the ditch to avoid a two lane road segment in a four lane intersection.
6/6/84	Public Service Gas & Electric	No objections to rezone. C.B. D.M. 6-5-84
6/5/84	Parks & Rec.	Preliminary landscape is okay. It is suggested that a soils test be made and all landscaping be designed in accordance with that report. We will also need an appraisal to determine the 5% open space fee.
6/12/84	ROW Agent	<ol style="list-style-type: none"> 1) Horizon Drive extension on or off? No official action taken by City Council to abandon plans of the Horizon Drive extension. Council did remove budgeted funds for <u>this year</u>. 2) If extension is on--negotiations for land trade is feasible. 3) If extension if off--land trade or acquisition will require public bidding. 4) Need minimum of 20' wide easement for existing Horizon Drive Interceptor sewer line along the southerly property boundary line.
6/14/84	County Planning	Recommend requiring soil salt tests and to only use plant materials that are tolerant to the local climate and soil types. What is the intent for Horizon Drive?

sent
6/15/84

LATE

6/15/84 Transportation
 Engineer

If Horizon Drive extension is built, this configuration is O.K. with the exception of the single access point. Another access point to the parking lot on the west end should be added. This would also help with fire department access to the entire building.

If Horizon Drive extension is not built, or not built to the same cross-section as the rest of Horizon Drive, then the intersection of 7th Street and Horizon Drive should remain as a "tee" with no west approach. Access to this project, or a "meandering" Horizon Drive extension should intersect 7th Street, as far south of the existing Horizon Drive intersection as possible.

LATE

6/15/84 Comprehensive
 Planning

The living environment suggested in this proposal is an appropriate niche in the housing/living environment continuum. Although not an issue, I would have concern about such a project and its pricing structure in today's market. This type of development will promote the image of Grand Junction as a retirement community.

MOTION: "MR. CHAIRMAN, ON ITEM #16-84 REZONE RSF-4 TO PR-29, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

After discussion of the motion, it was passed by a vote of 5-0.

MOTION: "MR. CHAIRMAN, ON ITEM #16-84 OUTLINE DEVELOPMENT PLAN, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL CONTINGENT UPON THAT THERE BE NO LAND TRADES AND REORIENT THE SITE PLAN TO ACCOMMODATE THE ACCESS OUTSIDE OF AND WITH NO CONSIDERATION FOR HORIZON DRIVE."

After a discussion of the motion, it was passed by a vote of 5-0.

Send
Up/1/84

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date
June 14, 1984

To: (From) To All Concerned Parties From: (For) City Planning Dept.

This memo is to explain why the City review agencies have reviewed and commented on these development projects #16-84 and #17-84 from two alternatives: 1) With Horizon Drive being extended to 1st Street, and 2) If Horizon Drive is not extended.

As a result of researching past City Council minutes, no official written motion has been passed denying the Horizon Drive extension concept. Northridge #4 sketch plan was not denied, but neither was it approved. The Council asked that it be submitted with more information in a preliminary phase.

The City Public Works, Engineering, Fire and Planning Departments felt it was in the best interest to consider the possibility of the extension in one form or another. Thus, these projects are reviewed from two perspectives; one being should Horizon Drive be eventually extended, and the other being no extension to 1st Street. This will ensure the Petitioners are given proper technical review and direction regardless of the outcome for approval. Since both projects are considering the Horizon Drive extension from different perspectives, this review will allow the next phase to incorporate all the concerns.

*We will be
including you as
local representative
shortly.*

OFF  **AL TION SHEETO**

Acres 3.65
 Units 101 rooms
 Density _____

File No. #16 84
 Zone RSE4 & PZ
 Tax Parcel Number 16-84

REZONE & ODP

Activity REZONE from RSE4 and PZ to PR
 Phase GRAND JUNCTION RETIREMENT RESIDENCE
 Common Location 601 HORIZON PLACE

Date Submitted 5-31-84 Date Mailed Out 6-11-84 Date Posted 6-15-84 *Calced 6/12-84*
10 day Review Period Return by 6-14-84
 Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

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	RR		
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Public Works (ZSW)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Fire Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Walker Field	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
School District	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewer Dist. (FV, CGV, OM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
GJPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CIC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

BOARDS

APC	DATE	6/26/84	Appr. REZONE to PR 28. & ODP subject to
			① No land trade ② Access further south (just n. of
			Ranchman's Ditch) w/ no provision for Horizon Dr. off 7th
			subject to other staff comments
CC	DATE	7/18/84	Appr sub. to 2nd St access being resolved
			w/ Northridge / City / Retirement group.

STAFF

Don ✓ Legal OK 6-1-84

APPLICATION FEE REQUIREMENTS

37500 REZONE & ODP at submittal OK to: City of Grand Jct.
 Bob Golden
 244-1628



Review mailed
6/14/84

UTE WATER CONSERVANCY DISTRICT

POST OFFICE BOX 460
GRAND JUNCTION, COLORADO 81502

560-25 ROAD

TELEPHONE 242-7491

July 31, 1984

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 01 1984

Karl Metzner
City Planning Department
Room 60
559 White Avenue
Grand Junction, Co. 81501

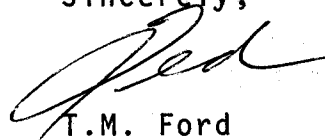
Dear Karl:

Ute Water's Sub-Division Co-Ordinator, Charlie Stockton, has tried on numerous occasion to obtain review information on a planned 101 unit retirement complex which reportedly will be constructed near the intersection of 7th Street and Horizon Drive.
*To date your people have refused access to this review information.

This planned complex is located within the Ute Water Conservancy District and most certainly must be served water by the District.

I sincerely hope that you will see that copies of the review information are forwarded to me at Ute Water so that the proper review comments can be made.

Sincerely,



T.M. Ford
Manager
Ute Water Conservancy District

TMF/bfw

8/1/84

TALKED TO TED - evidently Charlie Stockton has been talking to the county & we never got info. Told him we would get another packet out immediately.
KM

CITY OF GRAND JUNCTION, COLORADO
MEMORANDUM



Reply Requested
Yes No

Date
July 31, 1984

To: (From:) Gordon Tiffany From: (To:) Darrel W. Lowder
Mesa County Administrator City Right of Way Agent

Subject: Mesa County property on the west side of 7th Street at the
Grand Valley Canal, identified by tax schedule number:
2945-023-00-931

Pursuant to the City Council's workshop this morning, plans are to be implemented for an access road to extend westerly from 7th Street and Horizon Drive intersection, as a result of two submitted development proposals. (See attached maps)

Both the City and the County acquired the land over which this road will, in part, go for road purposes - at the time of the extension of Horizon Drive. We would ask that the County convey this land, in accord with the original purpose. We will prepare the necessary documents when the exact description is known.

The Council will be officially acting on this matter tomorrow night, August 1, 1984, at their regular scheduled meeting. We would appreciate your letting us know by then if possible if you are in agreement. If you have questions or need additional information, please let me know.

Attachments

cc - Gerald Ashby
Ken Reedy
Bob Goldin
Jim Patterson
Mark Achen



City of Grand Junction, Colorado 81501

250 North Fifth St.,

MEMORANDUM

TO: Grand Junction Retirement Residence (#16-84)
Northridge Filing #4 (#17-84)

FROM: Grand Junction Planning Department

DATE: August 2, 1984

RE: 7th Street Access

As per the City Council's directives, the staff and petitioners were required to get together to determine an acceptable access to 7th Street. The staff presented alternatives to the City Council who then determined the best access to 7th Street. They decided that the access would be an aligned intersection with Horizon Drive, extending along the northern portion of the Grand Junction Retirement Residence, westerly to Northridge #4, then extending south along the east property line of Northridge #4, connecting with the properties on the south and also accessing along 1st Street.

In further discussion with the City Council, the City will be responsible for the design of the intersection only, with the Retirement Residence responsible for the design of the right of way to their west property line, and Northridge #4 responsible for the design to accommodate access to both the Waller and Vandover properties on the south.

Details regarding the requirements for design standards should be directed to the City Engineering Department. These will be the street standards necessary to accommodate access, turn-around and construction details, not the actual design of the proposed roadway. The petitioners, themselves, are required to provide the detailed construction plans and profiles.

It is not yet determined who is responsible for actual improvements. We recommend that you contact the City Attorney, Gerald Ashby, for details regarding participation of costs.

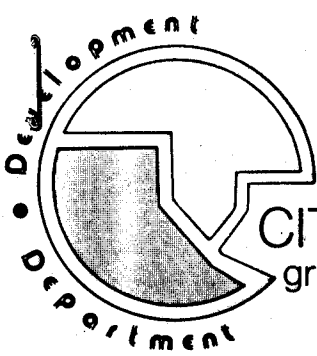
Also, per the City Manager, the regular processing timeframe will be waived. You may submit your final plan, with all technical issues, including right of way and plat requirements accommodated for no later than August 15, 1984. A ten day review will only allow you two days to respond to all comments prior to the Grand Junction Planning Commission public hearing on August 28, 1984.

Because this is a final plan and plat, if the technical requirements of review are not accommodated for, the Grand Junction Planning Commission may table or deny your proposal. It will be your responsibility to respond, in writing, to all issues prior to the Grand Junction Planning Commission public hearing, allowing time for the review agencies to address your responses.

If you have questions, please contact the City Attorney, City Engineering, or City Planning Departments.

BG/tt

xc: Gerald Ashby
Ken Reedy
Mark Achen
Tom Logue
Jim Bragdon
Karl Metzner
File #16-84
File #17-84



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: Mark Achen

FROM: Bob Goldin *BG*

DATE: August 3, 1984

RE: Update regarding 7th Street/Horizon Drive Roadway to 1st Street

In response to the City Council's directives of aligning the 7th Street and Horizon Drive intersection westerly to serve the Retirement Residence and Northridge #4, property owned by Mesa County was involved. You received a copy of the memo from our Right-of-Way Agent to the County Administrator requesting action by Mesa County on that property.

The County Commissioners and administration asked a representative of the City to discuss this with them at an informal meeting held on Friday, August 3, 1984. Ken Reedy (acting for the Director of Public Works) and myself attended this meeting. The situation was explained to them.

As a result of this explanation, the County will review the appraisal of the property and the assessments for 7th Street and the extension of the (Horizon Drive) local street. Based on these outcomes, the County indicated they will consider the property from their best alternative. They did want to discuss this matter at the next joint City Council/Mesa County Commissioners workshop. No decision was given, but a wider perspective involving assessments of City and County properties was also discussed. They are looking to achieve a fair and equitable solution to this for all parties involved.

BG/tt

GRAND JUNCTION DRAINAGE DISTRICT

P. O. BOX 21 - GRAND JUNCTION, COLORADO 81502
(303) 242-4343

RESOLUTION

BE IT HEREBY RESOLVED, THAT IN CONSIDERATION OF THE GRAND JUNCTION DRAINAGE DISTRICT'S LEGAL RESPONSIBILITY FOR STORM WATER MANAGEMENT AND IN ORDER TO MAKE NECESSARY IMPROVEMENTS TO THE EXISTING SYSTEM OF DRAINS AND TO EXPAND THE SAID SYSTEM, THE BOARD OF DIRECTORS OF GRAND JUNCTION DRAINAGE DISTRICT ADOPT THE FOLLOWING CAPITOL IMPROVEMENTS FEES.

FEE SCHEDULE AND LAND CLASSIFICATION:

FOR ALL LANDS LYING WITHIN THE BOUNDARIES OF GRAND JUNCTION DRAINAGE DISTRICT AND ALL LANDS THAT THE DRAINAGE FLOWS DIRECTLY AND INDIRECTLY INTO THE EXISTING SYSTEMS OF THE GRAND JUNCTION DRAINAGE DISTRICT.

1) LAND CLASS +

A) CLASS I + AGRICULTURAL LANDS OF MORE THAN 5 ACRES

1) NO FEE

B) CLASS II + AFT ZONED PARCELS OR LOTS OF LESS THAN 5 ACRES OR CONDITIONAL USE ZONED PARCELS

1) CLASS II LESS THAN 10,000 SQUARE FEET

\$200.00 PER 10,000 SQUARE FEET OR PORTION THEREOF

2) CLASS II MORE THAN 10,000 SQUARE FEET

\$225.00 PER EACH 10,000 SQUARE FEET OR PORTION THEREOF

C) CLASS III + RESIDENTIAL ZONED LOTS OR PARCELS

1) CLASS III LESS THAN 10,000 SQUARE FEET

\$220.00 PER 10,000 SQUARE FEET OR PORTION THEREOF

2) CLASS III MORE THAN 10,000 SQUARE FEET

\$250.00 PER EACH 10,000 SQUARE FEET OR PORTION THEREOF

D) CLASS IV + ALL OTHER LOTS OR PARCELS: DEVELOPED, OR UNDEVELOPED REGARDLESS OF ZONED USE.

1) CLASS IV \$250.00 PER 10,000 SQUARE FEET OR PORTION THEREOF

EFFECTIVE DATE JUNE 1, 1985. THE FEES SHALL BE PAYABLE TO GRAND JUNCTION DRAINAGE DISTRICT AND NO BUILDING PERMIT MAY BE ISSUED WITHOUT A PAID RECEIPT FROM GRAND JUNCTION DRAINAGE DISTRICT.

ADOPTED APRIL 25, 1985.

W. H. Barnes

ATTEST

A. L. Alexander

GRAND JUNCTION DRAINAGE DISTRICT

P. O. BOX 21 - GRAND JUNCTION, COLORADO 81502
(303) 242-4343

Bob -
FYI

AKL

12/4/85

Don't believe the drainage dist. has any standing on this since runoff will not be going into their system.

City Council
City of Grand Junction
250 N. 5th St.
Grand Junction, Co. 81501

RE: Mesa View Retirement Residence

Dear City Council,

On Monday, November 25, 1985, the petitioner, Alfred B. Carrick of the Mesa View Retirement residence project approached the Grand Junction Drainage District concerning the high water table and drainage problem on the above site now in progress.

After visiting the job site and reviewing the site plan, we noted a ~~very poor engineering design by Armstrong Engineers~~ for drainage on the north side of the property that is 700 feet of 6" perforated plastic pipe with only 2 (two) cleanouts. ~~How is this system to be maintained and by whom?~~

SOUND LIKE ITS DESIGNED TO INTERCEPT ANNUAL LEAKAGE.

If it's on site then it's private.

Any system that is to be maintained by the Grand Junction Drainage District must be engineered and installed to our specifications which means concrete pipe and manholes spaced not more than 350 feet apart for maintenance and inspections plus a deeded right of way for ingress, egress and maintenance of the drain tile system.

Further, after checking the records of the Grand Junction Planning Department, we find that the Grand Junction Drainage District ~~was never informed of the project at the time of the zoning or final plat and plan.~~ It certainly would behoove all parties concerned to be notified of any zoning changes as they occur.

Review sent to & done by G. V. WATER USERS. ALSO CITY

In April, 1985, the Grand Junction Drainage District passed a resolution enacting a Capitol Improvement Fee structure for drainage which is to be paid before building permits are issued. The City of Grand Junction planning department, the planning commission and the city council was notified by letter and a copy of the resolution. This fee has not been paid and apparently the building permit has been issued without clearance from the Grand Junction Drainage District or without the District being notified that the building permit was being issued. We did not request that the building department collect the fee. ~~We did request your cooperation in requiring clearance before the permit was issued.~~ *NOT OUR JOB TO REQUIRE THEIR PERMIT FEES BE PD.*

engineer reviewed & approved drainage system

It would benefit the Grand Junction Drainage District and the City of Grand Junction to have the City Manager, City

GRAND JUNCTION DRAINAGE DISTRICT

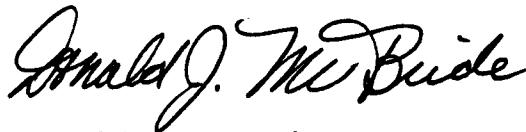
P. O. BOX 21 - GRAND JUNCTION, COLORADO 81502
(303) 242-4343

Engineer, Public Works Director, Operations Supervisor, and the Planning Department Director meet and discuss a co-ordination plan to insure proper design, installation and maintenance of any future subdivisions, zone changes, etc.

Our immediate priorities for discussion would be Mesa View Retirement Residences, Neighbors R.V. Park, and a major expenditure over the next few years to complete updating and replacement of the Buthorn Drainage Systems. The spirit of co-operation is essential to pinpoint the problem areas and keep overall construction and costs at a minimum.

Sincerely,

Grand Jct. Drainage Dist.



Donald J. McBride,
Manager

CC: City Manager - Mark Achen
Public Works Directors - Jim Shanks
City Engineer - Don Newton
Operations Supervisor - John Kinney
Planning Director - Carl Metzner

Note: When Tom Logue &
I did the pre-app,
we figured it was the
water user's district &
concerns. I screwed
up. - I should have
sent it to the GJ Drainage
District, as well as G.U.W.D.

The City Eng. Dept's
Criteria sheet in site
review should help
eliminate some of this

We should make a copy for
the file.