

Table of Contents

File 1984-0016 (2 of 2)

Project Name: Grand Jct. Retirement Residence - Final Plat Plan

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 **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s **e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d **t** guide for the contents of each file.
 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
X	X	Review Sheet Summary
		Application form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
X		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Development Application - 8/14/84
X		Development Application - 7/30/84	X	X
X		Letter from Frank Nisley Jr. and Assoc., Inc. to Gerald Ashby, City Atty. re: appraisal - 6/15/84	X	X
X	X	Letter from Ron Rish to Don Newton re: City accepts the street from its intersection with 7 th Street to the ends of the curbs and gutters - 6/27/86	X	
X	X	Letter from Ron Rish, Armstrong Consultants, Inc. to City Engineer re: test results appear satisfactory - 6/27/86	X	
X	X	Planning Clearance - **	X	
X		Letter from David Clay, Loan Admin. Officer to Gary Berdnt, Federal Express re: loan secured for \$3,150,000.00 - 3/7/86	X	
X	X	Improvements Agreement - **	X	
X		Record of Final Plat & Plan Recording	X	
X	X	Letter from Don Newton to Ron Rish re: construction plans and specifications questions and comments - 11/19/85	X	
X		Memo from Don Newton to Jim Shanks re: approved plans for 8" water line and extension of Horizon Way - 11/20/85	X	
X		Letter from Thomas A. Logue to Planning Commission re: unresolved issues - 9/18/84	X	X
X		Cross Section	X	

PROJECT NARRATIVE
FOR
THE GRAND JUNCTION RETIREMENT RESIDENCE

Location:

The Grand Junction Retirement Residence is located on 4.7 acres southwest of 7th Street and the Grand Valley Canal, near the Horizon Drive intersection with 7th Street. The Independent Ranchman Ditch lies along the south property line.

Proposed Land Use:

The proposal calls for the development of a 101 unit retirement facility. The Grand Junction Retirement Residence concept is designed for those senior citizens who are still ambulatory, but in need of some support services. Support services that will be provided within the project include, 3 prepared meals daily, housekeeping, laundering, private bus transportation and various other recreational activities.

The Retirement Residence provides one and two bedroom studio units for the typical single person in their late 70's or 80's. Approximately 10 percent of the total building population of 110 are expected to be couples.

More than 49 percent of the total building site is in open space. All of the open areas will be extensively landscaped. Ground covers include several varieties of grass, decorative stone and bark mulch. Deciduous shade trees will be placed throughout the site and parking areas to serve as sun screens. Screening is accomplished by using conifer trees and shrub planting. In addition to landscaping of the open areas, an outdoor covered dining patio, craft area, and formal gardens are provided. All landscaped areas will be irrigated, utilizing a pressurized system. Irrigation water is from Grand Valley Water Users' Association shares.

The architectural style and character is represented in the accompanying perspective illustration. Examination of both the site plan and perspective illustration reveal a central atrium which serves as a major design element. Organized around the atrium is a multi-purpose room, dining room and kitchen, crafts room, T.V. room and lounge areas.

Original
Do NOT Remove
From Office

#16 84 2/2

Land Use Schedule:

Horizon Drive Right-of-way	0.381 acre
Independent Ranchman Ditch Right-of-way	0.502 acre
Grand Valley Canal Right-of-way	0.422 acre
Building and Parking	1.107 acre
Open Space	<u>2.344 acre</u>
Total	4.756 acres

Access:

Access to the proposed retirement center will be via a single drive to the proposed Horizon Drive extension. The Horizon Drive extension, classified by the city as a local street, joins 7th Street, a major arterial now under construction, approximately 380 feet east of the drive.

A total of 37 parking spaces are provided for the residents, visitors, and employees of the complex. Past experience indicates an average need of one resident space for each 4 rooms or 25 spaces in this case. Private bus service is provided for all residents of the retirement center.

Trip generation by the Grand Junction Retirement Residence is estimated as follows:

- 5 service trips per day
- 3 bus trips per day
- 10 resident trips per day
- 20 visitor trips per day
- 12 employee trips per day
- 70 vehicle trips per day total

Utilities:

Sanitation sewer service will be provided by the City of Grand Junction. A single 6" service connector will be made to the existing 15" Horizon Drive Interceptor located along the north bank of the Independent Ranchman's Ditch.

The City of Grand Junction will also provide necessary water for domestic and fire protection needs. An 8" water main will be extended in the future Horizon Drive right-of-way from an existing main in 7th Street. Domestic service will utilize a 3" service line. Fire hydrants will be placed on 8" lines. All water mains will be constructed in accordance with current city standards and specifications.

Electric, gas and telephone lines exist within the 7th Street right-of-way and are available for extension to the site.

Emergency Services

The Grand Junction Fire Department will provide fire protection service to the proposed project. In addition to the three fire hydrants located in the drive area, the building is fully fire sprinkled, and has automatic generator powered smoke removal through the atrium. Each room is connected to the manager with both emergency pull cords and voice communications. St. Mary's Hospital is located one-fourth mile south of the site along 7th Street, at Patterson Road.

Drainage:

The Independent Ranchman Ditch is prone to flooding in the event of a major storm. According to a flood hazard reports prepared by the U.S. Army Corps of Engineers and Drainage in the Grand Valley, May, 1981, by Armstrong Engineers and Associates, Inc. in the event of a 100 year frequency storm, flooding will not occur outside of the channel banks.

Following are drainage calculations for historic and developed flows generated by the site in question:

$$\begin{aligned} Q &= CIA \\ C &= 0.70 & A &= 4.8 \text{ acres} \\ I &= 5 \\ t_c &= \frac{600 \text{ ft.}}{1.5 \text{ ft./sec.}} = 66 \text{ secs. Historic} \\ &= \frac{350 \text{ ft.}}{1.5 \text{ ft./sec.}} = 23 \text{ sec. Developed} \end{aligned}$$

Page Four
Grand Junction Retirement Residence

Historic Q100	=				6 cfs.
Developed Q100	=	0.70	(1.25)	5	(4.8) = 21 cfs.
Q50	=				20 cfs.
Q25	=				18 cfs.

Development Schedule:

Site construction will begin this fall. It is anticipated that the Grand Junction Retirement Residence will be completed and available for occupancy in the spring of 1985.

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 2/2

Mesa County

City of Grand Junction

#16 84 2of2

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

#16 84 2of2

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

Bill Putnam 16-84
627 Sage Court 2of2
Grand Junction, Co
81501

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

#16 84 2of2

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

#16 84 2of2

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

#16 84 2of2

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

#16 84 2of2

ALFRED CARRICK
712 REES HILL RD.
SALEM, OREGON 97309
#16 84 2of2

Sharon Gordon 16-84
629 1/2 26 1/2 ROAD 2of2
GRAND JUNCTION, COLORADO
81501

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

#16 84 2of2

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

#16 84 2of2

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

#16 84 2of2

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

#16 84 2of2

Clifford Curry
471 High S.E.
Salem, Oregon 97309
#16 84 2of2

~~81501~~

REVIEW SHEET SUMMARY

FILE NO. 16-84(2/2) TITLE/HEADING Grand Junction Retirement Residence DUE DATE 8/23/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Phase: Final Plat and Plan Petitioner:

Alfred B. Carrick Location: S.W. 7th Street and Grand Valley Canal

PETITIONER ADDRESS 712 Reese Hill Rd., Salem, OR 97309

ENGINEER 2784 Crossroads Blvd., #208, Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/20/84	Mtn. Bell	Add 10' utility easement as shown on plat.
8/22/84	Ute Water	The Ute District has no objections to this project development. The District does object to the apparent intent of the City of Grand Junction to provide this project's water services. Mesa County land parcel #2945-023-00-026 is clearly within the Ute Water Conservancy District boundary and service area. The proposed City services would originate from an 8" water main which is a dead end system, without looping opportunity. The immediately available Ute Water main is also 8", but is already a part of an existing looped system. In addition to the existing loop, the opportunity to create yet another loop via 8" mains in the Horizon Drive extension to and through Northridge Estates Filing #4, is a very real possibility. Such a second loop would benefit not only this project site but the Northridge development as well.
8/22/84	Grand Valley Irrigation	The right-of-way will have to be checked (but not until after the ditchbank has dried out some after all this rain.) Access will have to be provided to the north side of the Independent Ranchman's Canal. Access would be best off of the west side of 7th Street and adjacent to the Canal. This will necessitate a curb cut at that location.
8/21/84	Parks & Rec.	Need appraisal for open space fee. Suggest soils tests to determine compatibility of all landscape materials and ground covers.
8/22/84	Transportation Engineer	There should be a second access point at the west end of the parking lot. Connection from this drive to the paved surface should meet the needs of the Fire Dept.
8/21/84	Public Service Gas:	No objection to proposed Final Plat and Plan of Grand Junction Retirement Residence.
	Electric:	Requires ten (10) foot utility easement from 7th Street to point of service.
8/17/84	Police Dept.	#1: Limited access. All traffic will egress and enter 7th Street at the Horizon Drive intersection. This problem will remain until the extension of Horizon Drive is completed to 1st Street. #2: Limited view of the west and south areas of the complex. This will create problems if police need to respond to prowler or other types of calls for service.
8/16/84	County Planning	Mesa County has adopted arterial road right-of-way landscaping guidelines. We encourage the City to require the applicant to use these guidelines and landscape the 7th Street and Horizon Drive right-of-way. These guidelines include plant lists with plant species amenable to our area and recommended design standards. Continuing the intense right-of-way landscaping along 7th Street would enhance the entry of visitors to Grand Junction.

8/23/84

Fire Dept.

The Grand Junction Fire Department will require only two fire hydrants. The hydrant directly in front of the main entrance can be eliminated. If the developers wish this hydrant to remain, it must be located 40 ft. from building. The location of the other two hydrants as shown on utilities plan should be moved to the north in the right-of-way area, near the driveway entrance. A second driveway entrance will be required at the west end of the parking area. Horizon Drive should be improved up to the second driveway entrance. Fire Dept. siamese connection to sprinkler system must be within 150' of one of the fire hydrants. Fire flow requirements will be approximately 2000 gpm to 2500 gpm. Would recommend a looped water main system as this is about the limit for a dead end 8" water main, and also if there would be a water-main break, it would leave the building without fire protection water.

Standpipe system will be required in building. Fire alarm system and smoke detectors will be required. Elevators to return to first floor on activation of fire alarm. Building to meet uniform Fire and Building Code requirements. For clarification of any of the above, please contact the Fire Prevention Bureau.

8/24/84

City Engineer

Drainage on site should be designed to discharge at a rate not exceeding the 2 year historic run off rate up to the 10 year developed run off rate. A hydrology report must be approved by this office prior to building permit issue indicating the point/points of discharge, the 2 year/10 year volume calculations, the capacity of the receiving water way within 1/2 mile down stream, and a written agreement of the receiving water way owners to accept the intensified run off.

The City only plans to build the on site street to the curb returns off Seventh Street.

See planning notes about Land trade.

The Street should be 34' wide (2 ea-6 foot parking lanes and 2 ea-11 foot driving lanes). At the intersection with 7th Street the street will widen out as shown to allow a North bound left turn lane to be aligned with Horizon Drive intersection.

8/24/84

Public Works

Waterline should be redesigned to allow Fire hydrants to be in street right of way for City maintenance. Waterline does not need to go to west property line.

8/24/84

City Planning

This is a request for a final plan & plat for the Grand Junction retirement residence. The plan was revised to accommodate an aligned intersection at 7th & Horizon per the City Council direction at the ODP phase. In order to fulfill the ROW requirements, a City owned parcel & County owned parcel are in question. At this time, it has not been resolved who will pay for the parcel owned by the County. It has been recommended by our City Attorney and Staff the Retirement Residence purchase the County property for ROW, the City would dedicate their property for ROW and for the Retirement Residence's useage, with the City picking up the assessments on 7th Street for both the City and County property. This may result in a City Council decision, beyond the Grand Junction Planning Commission's jurisdiction. We are still in negotiations with the Petitioner at this time. The area shown on the plat & plan considered in a trade request is not an opinion. The City would require the dedication of ROW on the petitioner's property anyway as the result of the development request. Until this is resolved, the plat & plan may need to be revised to accommodate the ROW considerations.

Project Narrative:

In the narrative, emergency access is discussed. Please refer to GJFD's comments re: construction & access. Any encroachment, modification or alteration to the 100 year

8/24/84

City Planning
(con't)

floodplain will require a separate floodplain permit, approved prior to construction. Development schedule seems acceptable.

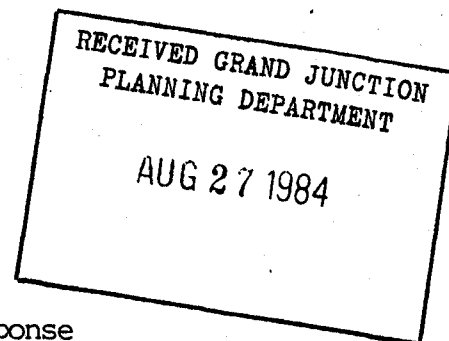
Site Plan:

- 1) Because a request from the original 2 story concept to 3 story structure is proposed, the neighborhood should be considered to protect views and impacts of this structure on the surrounding areas.
- 2) Parking stall dimensions must be a minimum of 18½' rather than the 18' shown on the plan.
- 3) Landscaping seems adequate, check for sight-distance concerns at the entry points. Types & species should be varified with the Parks Department prior to planting.
- 4) A conceptual of the structure should be available at the public hearing for review.
- 5) Is the trash pick-up to be City or private? If City co-ordinate location with Sanitation Engineer directly.
- 6) Access to the westerly parking lot should be provided. It is recommended a fully improved ROW section be construction just past the first access and a compacted gravel or other temporary access be provided to the west end of the parking lot until such time Northridge develops and a fully improved ROW is required. This would alleviate any cul-de-sac requirements.
- 7) A seperate sign permit will be required.
- 8) The plat can not be called Mesa View because there is already an existing Mesa View subdivision. The development can retain the name Mesa View name but not the plat. This project will be addressed off of "Horizon Place", not the name shown Horizon Drive.
- 9) The appraisal and open space fee will be required with the recording of the plat. The plat must be recorded prior to the issuance of the building permit.

MOTION: MR. CHAIRMAN, I MOVE THAT FILE #16-84 (2 OF 2) GRAND JUNCTION RETIREMENT RESIDENCE/MESA VIEW-FINAL PLAT AND PLAN BE TABLED UNTIL MORE INFORMATION IS OBTAINED AND FINALIZATION OF DECISIONS IS MADE ON THE CITY/COUNTY RIGHT-OF-WAY ON HORIZON PLACE, NORTHRIDGE'S PARTICIPATION OR NON-PARTICIPATION IN THAT EXTENSION, AND SOME ADDITIONAL INFORMATION ON THE PARKING SITUATION IS RECEIVED.

Mailed 8-24-84

GRAND JUNCTION PLANNING COMMISSION
RESPONSE TO REVIEW AGENCY COMMENTS
FOR
MESA VIEW RETIREMENT RESIDENCE



Agency	Response
Mountain Bell	The required easement will be added to the final plat prior to next scheduled Utilities Coordinating Committee meeting.
Ute Water	The Public Works Department for the City of Grand Junction has indicated that domestic water service can be provided to the Mesa View Project. The City has provided water to the existing single-family structure in past years. It is the Public Works Department's opinion that the City can provide service to a historic user under their current agreement with Ute.
Grand Valley Irrigation	The petitioner will continue to meet with the irrigation company to insure proper right-of-ways are provided prior to the next scheduled Utility Coordinating Committee meeting.
Parks and Recreation	Appraisal, open space fee, and soil salt tests will be provided prior to plat recording.
Transportation Engineer	A second temporary 24 foot wide gravel access will be constructed from the termination of the planned Horizon Drive improvements to the west parking area. At such time as Horizon Drive improvements are extended to Northridge a permanent drive can be constructed in accordance with City specifications.
Public Service Gas and Electric	The required easements will be added to final plat prior to the next scheduled Utility Coordinating Committee meeting.
City Police	1. The extension of Horizon Drive through Northridge is dependent upon their development schedule. It is anticipated that the extension could be completed within the next several years.

Agency	Response
City Police (continued)	2. An existing maintenance road is located along the Ranchman Ditch. Utilization of this road during a service call or emergency affords accessibility and viewing of the west and south sides of the building.
County Planning	Portions of the Landscape Guidelines have been incorporated into the landscaping plan for Mesa View Retirement Residence.
Fire Department	Hydrants will be relocated in accordance with the department's request. (See Response to Transportation Engineer comment in reference to second drive access.) Once detailed building plans are complete, they will be submitted to the Fire Department for additional fire flow calculations. All construction will be done in accordance with the latest edition of the <u>Uniform Building Code</u> . Minimum wall construction will be one hour rated. The building will include; stand pipe system, fully sprinkled, alarm system and smoke detectors. An automatic generator powered smoke removal system will also be provided. Inasmuch as, the project site is located in the fringes of the City's water service area, it is extremely difficult to provide a looped domestic water system. In the event of a water main break, during a fire, water could be pumped from the Ranchman Ditch which flows year round. The petitioner will continue to work cooperatively with the Fire Department throughout the entire building of the project.
City Engineer	The development regulations do not require a level of report requested by the City Engineer,

Agency	Response
City Engineer (continued)	however, the information requested has been prepared in draft form for use by the petitioner. A final draft will be forwarded to the City Engineer for his review prior to the City Council Hearing. The drainage report will address all issues raised by the City Engineer.
Public Works Department	The water main extension will be redesigned and resubmitted to the department for acceptance prior to actual construction.
City Planning	A detailed proposal for the Horizon Drive right-of-way, City and County property, will be prepared for staff review prior to the City Council meeting. According to the U.S. Army Corp of Engineer's Flood Hazard Information for the Horizon Drive drainage channel the elevation of a 100 year frequency storm at Station 13 + 00 is 4,618. The Mesa View Proposal does not call for any encroachment, modification, or alteration to occur below elevation 4,625. <ol style="list-style-type: none"><li data-bbox="711 1330 1295 1359">1. See attached site cross section.<li data-bbox="711 1404 1474 1464">2. Parking stalls will be increased from 18 feet to 18-1/2 feet in depth.<li data-bbox="711 1509 1474 1682">3. Sight distance will be checked at time of planting placement. Landscaping will be completed by a reputable local landscaping contractor familiar with local soil conditions.<li data-bbox="711 1727 1295 1756">4. See attached site cross section.<li data-bbox="711 1800 1474 1861">5. Trash removal will be provided by a private company.

Page Four
Grand Junction Planning Commission Response
for Mesa View Retirement Residence

<u>Agency</u>	<u>Response</u>
City Planning (continued)	<ol style="list-style-type: none">6. See Response to Transportation Engineer comments.7. A sign permit will be obtained by the sign company which will install the identification sign.8. The title of the final plat will remain "Grand Junction Retirement Residence", however, the project name is to be Mesa View Retirement Residence. Horizon Drive will be changed to Horizon Place.9. See Response to Parks and Recreation comments.

REVIEW SHEET SUMMARY

FILE NO. 16-84 (2/2) TITLE/HEADING Grand Junction Retirement Residence DUE DATE 9/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Phase: Final Plat and Plan

Petitioner: Alfred B. Carrick Location: S.W. 7th Street and Grand Valley Canal

PETITIONER ADDRESS 712 Reese Hill Rd., Salem, OR 97309

ENGINEER 2784 Crossroads Blvd., #208 Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/11/84	Police Dept.	<p>No change in comment. The developers agree with the initial comment that it may be some time before Horizon Drive is extended to 1st Street. The accessibility to the complex via 7th Street and Horizon Drive still remains.</p> <p>The existing maintenance road along the Ranchman's Ditch is not accessible from 7th Street. Coming from 1st Street, the road is not maintained, containing numerous holes and bumps. In addition, the road is not graveled, consisting of dirt which turns to mud during inclement weather. Police vehicles would not be able to travel this road with any safety or surety. If the road is upgraded, maintained, and access from 7th Street, there will be no problem.</p>
9/14/84	Fire Dept.	The fire hydrant at west driveway entrance should be moved to the west approximately 30 feet so that it is closer to the driveway. The Grand Junction Fire Dept. has no other objections.
9/14/84	City Engineer	The hydrology report and grading plan need to be coordinated to show how ten year runoff will reach the retention basin. The grading plan shows site runoff at three locations along the ditch. No calculation of flows have been shown to indicate that volumes do not exceed the 2 year historic runoff rate. The retention basin discharge pipe must be controlled to not discharge a greater volume than the difference between the 2 year historic and the total of direct flows. A written agreement from the ditch company has not been received indicating they will accept intensified runoff.
9/17/84	Transportation Engineer	My concerns have been addressed and I see no other problems.
9/14/84	Public Service Gas & Electric	No objections
9/17/84	Planning Dept.	<p>This item was tabled by the Grand Junction Planning Commission on August 28, 1984 to resolve A) alignment, B) parking, and C) outstanding review agency comments.</p> <p>A. The petitioner and representative have been meeting with the City to negotiate the right-of-way requirements. As it stands, the petitioner will 1) purchase from the City approximately 20,000 sq. feet at \$.75/sq. ft. of City-owned property for \$14,500. This money will be used to purchase the County-owned property and with right-of-way improvements along 7th Street, compensate the County for right-of-way for Horizon Place. 2) The City will deed over a portion of their property for right-of-way and the remainder over to the Retirement Residence. 3) The City will purchase the County-owned property with the Retirement Residence money and deed it over for right-of-way for Horizon Place. To date, all parties are acceptable to this, including Northridge #4. 4) Northridge has agreed to pay for one half of the Horizon Place right-of-way, at the time #4 develops.</p>

LATE

LATE

9/17/84 Planning Dept.
(con't)

A legal agreement is being drawn up by the City, #4 and the Retirement Residence to ensure compliance with this.

- B. The parking was to be reexamined to ensure adequate spaces were provided. Ratekin Towers' situation would be used as a basis. Speaking with Paul Malonowski of the Grand Junction Housing Authority, Ratekin has 77 spaces for the Authority's office (6 employees) and 110 units of residence. One unit in three own cars. Daily visitors average one unit in three on weekdays and weekends. The on-street parking is not used because of meters. At no time does Paul recall the total 77 spaces being utilized; usually, only a portion. The petitioner will be providing further details on parking.
- C. See revised review sheet and response comments for #3, review agency outstanding comments.

9/19/84 Parks & Rec.

Additional to soil test; Conduct prior to final selection and installation of any landscaping materials.

LATE

9/25/84

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON FILE #16-84 (2 OF 2), THE GRAND JUNCTION RETIREMENT RESIDENCE-MESA VIEW, THE FINAL PLAT, I RECOMMEND THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

PASSED 5-0

MOTION: (COMMISSIONER TRANSMEIER) "MR. CHAIRMAN, ON FILE #16-84 (2 OF 2), THE GRAND JUNCTION RETIREMENT RESIDENCE-MESA VIEW, IN CONSIDERATION OF THE FINAL PLAN, I RECOMMEND THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL CONTINGENT UPON STAFF COMMENTS AND A RE-REVIEW OF THE PARKING SITUATION TO SEE IF IT'S SATISFACTORY AT SUCH TIME THAT THE RESIDENT'S HALL BECOMES 90% OCCUPIED. THIS IS ALSO SUBJECT TO THE RIGHT-OF-WAY ACQUISITION AND PARK FEES AND ASSESSMENTS."

PASSED 5-0



THOMAS A. LOGUE

LAND DEVELOPMENT CONSULTANT

September 18, 1984

Grand Junction Planning Commission
City Hall
Grand Junction, Colorado 81501

Dear Members:

Last month the Planning Commission determined to continue your discussion in reference to Mesa View Retirement Center. This would allow additional time to address several unresolved issues. The accompanying material is intended to provide you with sufficient information to assess the relative merits of the final plat and plan request for Mesa View.

- A. Attached are the responses and corrective measures taken for each review agency.
- B. Acquisition of City Property - The petitioner for Mesa View will pay the fair market value to the City of Grand Junction equivalent to the area of land to be used. The final plat has been revised to reflect the addition of the City's land.
- C. Parking - The following traffic estimates are based on past experience gained from the development of 522 units in the western United States.
 - 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

<u>Facility</u>	<u>Number of Living Units</u>	<u>Occupied Parking</u>	<u>Occupied Parking/ Living Units</u>
Eugene Camlu Eugene, OR	60	8	13.3%
Royal Mark Portland, OR	80	15	18.8%
Holiday Park Shelton, WA	47	6	12.8%
Reno Camlu Reno, NV	70	20	28.6%
Celeste Villa Modesto, CA	80	18	22.5%
Holiday Gardens Fresno, CA	79	15	19.0%
Madrona Hills Salem, OR	<u>106</u>	<u>31</u>	<u>29.2%</u>
	522	113	

AVERAGE OCCUPIED PARKING/DWELLING UNIT 21.6%

In addition to the above, the Grand Junction Development Department staff evaluated the Ratekin Tower project in Grand Junction and found the parking ratio to be 33 percent.

In addition to the 39 paved parking spaces provided, Horizon Place has sufficient width to provide for parking along each side. Approximately 60 additional overflow parking spaces are available, should the need arise during holidays or other special occasions which may occur.

Mesa View Retirement Residence will provide private bus transportation to each resident.

Page Three
Grand Junction Planning Commission

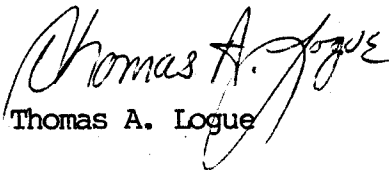
The final development plan has been revised to illustrate the location of an additional parking area. This area would be constructed only if adverse parking problems arise in the future.

Building Height

The petitioner will present the Planning Commission with a perspective rendering of the proposed Mesa View Retirement Residence at your next scheduled public hearing.

The petitioner and myself will be in attendance at the public hearing to discuss the proposal with you and answer any other questions which may arise.

Respectfully


Thomas A. Logue

TAL/jh



City of Grand Junction, Colorado 81501
250 North Fifth St.,

November 19, 1985

Mr. Ron Rish
Armstrong & Associates, Inc.
861 Rood Ave.
Grand Junction, CO 81501

Dear Ron,

I have received and reviewed the construction plans and specifications for street and water line extensions to the Mesa View Retirement Residence Development. As a result of this review I have the following questions and comments:

Sheet 2

1. The temporary gravel surface from the end of the full improvements on Horizon Place to the west driveway is shown as 18' wide. Please increase this to 22'.
2. The horizontal curves along the street curb and gutter are somewhat confusing. The beginning and end of these curves should be shown on the planview.

Sheet 3

3. At 8+79.16 and 9+16, all fittings required to deflect the water line at these locations should be shown on the plans.

Sheet 4

4. The steel tiedowns shown anchoring water valves to thrust blocks are no longer required (standard detail revised 4-6-82).
5. On typical section detail, will geotextile fabric be used under entire paved area or only under areas requiring subgrade stabilization? Note on pavement calculations says "geotextile fabric shall be placed on subgrade under pavement."
6. It should be clarified either in specifications or on Bid Schedule how water line pipe fittings are to be paid for.
7. The designer's P.E. stamp should be placed on the drawings with his signature.

#16 84

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Bab- ✓
FYI
KAT

Mesa View
Retirement
file

Reply Requested
Yes No

Date
12-18-85
←→

To: (XXXXX) Mark Achen From: (XXX) Jim Shanks



Don Newton, Karl Metzner & myself met with Ron Rish and Tom Logue of Armstrong Engineers to discuss the letter that was addressed to the City Council regarding drainage at the Mesa View Retirement Residence.

Their concern was that the Grand Junction Drainage District chose to communicate their foundless opinions to the City Council.

The underdrain system that was designed and built to control the groundwater adjacent to the roadway was, in our opinion, very well designed. In fact, we feel that the owner and engineer demonstrated that their concern for the durability of the street surpassed their concern to reduce costs. The materials and method used to construct this underdrain system, including the pipe and fabric, were more than adequate to serve their purpose. I think that it is important to note that this underdrain system is not a storm runoff system.

I think that the real agenda from the drainage district's point of view is the assessment and collection of their drainage fees.

JS:pb

cc: Don Newton
Karl Metzner
Jerry Ashby



City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

June 27, 1986

Mr. Ron Rish
Armstrong Consultants, Inc.
861 Rood Ave.
Grand Junction, Colorado 81501

Re: Mesa View Retirement Residence
Horizon Place Street Improvements

Dear Ron:

Today I have received test results for base course compaction, asphalt pavement compaction and asphalt extraction/gradation and Marshall Series tests for Horizon Place Street Improvements.

Although no concrete tests were submitted, Cliff Mays has assured me that all concrete placed was in accordance with City Specifications.

In light of the above, my inspection of the street on June 20, 1986 and your commitment to prepare and submit "As Built" drawings, the City hereby accepts the street from its intersection with 7th Street to the ends of the curbs and gutters. The City will be responsible for all future maintenance of the street; however, the developers of the Mesa View Retirement Residence shall guarantee all materials and workmanship from defects for a period of one year beginning today.

All public improvements associated with this development have now been accepted by the City for operation and maintenance.

Sincerely,

J. Don Newton
City Engineer


JDN:pb

cc: Gary Berndt, Coulson & Coulson Const. Co.
Parkerson Construction
Bob Reese, First American Title
Mike Sutherland, City Planning
Doug Cline, City Street Dept.

After the above items have been satisfactorily addressed, you may consider the plans and specifications approved for construction. As Built drawings and required test results must be submitted prior to final inspection or acceptance of the improvements by the city.

Please forward a copy of all revisions made to the plans and specifications prior to construction.

Sincerely,


J. Don Newton, P.E.
Acting City Engineer

JDN:pb

cc: Bob Goldin
Jim Shanks
Walt Hoyt

ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

— Grand Junction, Colorado 81501

— (303) 242-0101

June 27, 1986

City Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Mesa View Retirement Residence
Project No. 864846
Horizon Place Street Improvements

Submitted herewith for the public street improvements in
Horizon Place for the above project are:

1. Street base course compaction tests results dated 4/16/86 and 6/10/86.
2. Street asphalt compaction test results dated 6/17/86.
3. Construction review report dated 4/16/86.
4. Asphalt extraction/gradation and Marshall Series Test test results dated 6/19/86.

The above-listed test results were submitted to our office yesterday by Parkerson Construction Co. I have reviewed them against the project specifications and the test results appear satisfactory.

Alan Parkerson told me yesterday that C. Mays poured concrete on F Road concurrent with this project but did not arrange for any concrete tests on the Horizon Place project. He said you were aware of this.

The as-built drawings will be prepared and submitted to you next week by Armstrong Consultants following our field survey work to verify dimensions as-built vs the design plans.

The project developers are in a very real time crunch as you are aware. Your cooperation is requested in this matter and I am requesting your acceptance of the improvements for City operation and maintenance today based on my promise to provide the as-builts to you next week.

CONSULTING ENGINEERS

Don Newton
Page 2

Thank you for your help and patience. Please send me a copy of your acceptance letter.

Cordially,

ARMSTRONG CONSULTANTS, INC.

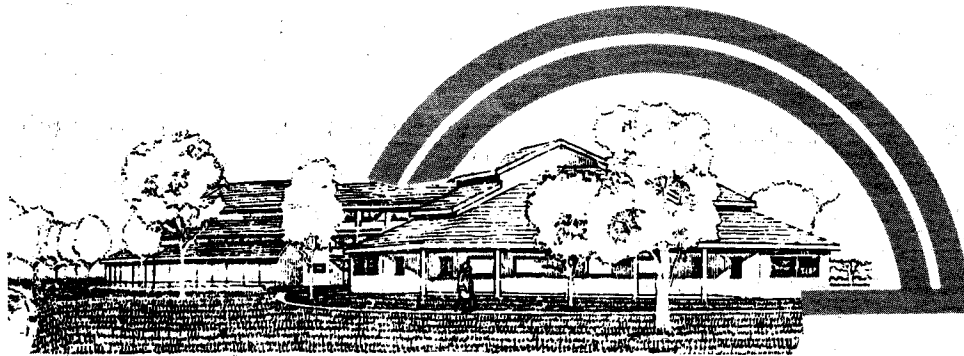


Ronald P. Rish, P.E.

Enclosure: Test Results

cc: Gary Berndt, Coulson & Coulson Construction Co.
Alan Parkerson
Bob Reese, First American Title
✓ Mike Sutherland, City Planning
Tom Logue, Armstrong Consultants, Inc.

RPR:cjh
DALY27



Mesa View
ELEGANT RETIREMENT LIVING

MARCH 31, 1988

MR. MICHAEL SUTHERLAND
CITY DEVELOPMENT PLANNER
CITY OF GRAND JUNCTION
250 NORTH FIFTH STREET
GRAND JUNCTION, COLORADO 91501

DEAR MR. SUTHERLAND,

MESA VIEW RETIREMENT, OWNED BY HOLIDAY RETIREMENT CORPORATION, REQUESTS PERMISSION TO CONSTRUCT 12 COVERED PARKING SPACES ALONG THE WEST PROPERTY LINE. THE 24.0 FOOT WIDE DRIVEWAY ACCESS AND THE PARKING SURFACE WILL BE 0.25 FOOT THICK ASPHALTIC CONCRETE WITH A 1 FOOT THICK COMPACTED #2 CRUSHED ROCK BASE. WE ALSO WILL PROVIDE UNDER GROUND DRAINAGE TO PICK UP SURFACE WATER FROM THE EXISTING PARKING SURFACE AND THE PROPOSED WHICH WILL DAY-LIGHT DIRECTLY INTO THE RANCHMAN'S DRAINAGE DITCH ALONG THE SOUTH PROPERTY LINE. THE DRAINAGE SYSTEM FOR THE PARKING HAS BEEN APPROVED BY MR. HENDERSON AND PHIL BERTRAND OF THE GRAND VALLEY IRRIGATION COMPANY ON MARCH 31, 1988. ENCLOSED WITH THIS LETTER IS A SITE AND ARCHITECTURAL PLAN OF THIS PROJECT WHICH SHOWS THE LOCATION AND CONSTRUCTION DETAILS WE PLAN TO FOLLOW.

THANK YOU

James D. Robertson

JAMES D. ROBERTSON
PROJECT MANAGER
COLSON AND COLSON CONST. CO.
HOLIDAY RETIREMENT CORP.
P.O. Box 14111
SALEM, OREGON 97309-2511

file #16-84 (2/2)

601 Horizon Place • Grand Junction, Colorado 81506 • (303) 241-0772