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File 1988-0043

Project Name: Nellie Bechtel Gardens – Final Plat

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>	
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		Reduction of assessor's map.	
		Evidence of title, deeds, easements	
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X Letter from Gordon Buford to Henr Faussonne re:
X		Review Summary	X Rough draft for Public Hearing – 7/26/83
X	X	Review Sheet Summary	X X Memo from Karl Metzner to Mark Eckert, Mesa Co. Administrator re: Nellie Bechtel ownership of a governmental entity will remain a PZ unless transferred to private ownership – 9/26/88
X	x	Development Summary – 12/9/88	X X Memo from Kathy Portner to Dan Wilson re: recommending planned zone – 10/12/88
X	X	Planning Commission Minutes - ** - 11/1/88, 12/6/88	X X Memo from Kathy Portner to Mark Eckert re: determining the most appropriate zoning - 10/13/88
X		Notice of Public Hearing – 12/6/88	X X Letter from Mark Eckert to Kathy Portner re: how funds from HUD will be used – 10/13/88
X		Public Notice Posting – 10/20/88	X Memo from Kathy Portner to Alan Hassler, County Atty's Office re: property will have to be rezoned to PD – 10/18/88
X		Development Application – 10/7/88	X X Memo from Dan Wilson to Alan Hassler re: Planned Residential is the only zoning we support, because the development already exists – 10/24/88



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Mark Eckert
Mesa County Administrator

FROM: Karl Metzner *KM/tt*
City Planning Department

DATE: September 26, 1988

RE: 3032 North 15th Street

As long as Nellie Bechtel Gardens remains in the ownership of a governmental entity, the PZ zoning would have to remain. If the property is transferred to private ownership, we will initiate a re-zoning to an appropriate multi-family zone. If this is anticipated, it would be helpful to us if we could have a copy of the development plan. This will allow us to determine the proper zone by comparing the existing situation to the development standards required in our various multi-family zones. If you know when a transfer to private ownership will occur, we will try to coordinate the zone change to correspond, as closely as possible, to that transaction.

Please let me know if we can be of any further assistance.

KM/tt

2945-013-06-018
MICHEAL R. RARDEN
3031 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-06-007
THE OVERSOUL FOUNDATION
2680 CAPRA WAY
GRAND JUNCTION, CO 81506

ALAN HASSLER
COUNTY ATTORNEY'S OFFICE
P.O. BOX 20,000-5004
GRAND JUNCTION, CO 81502

2945-013-06-019
FRANCES VOYTILLA
3041 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-06-004
JAMES P. ARMBRUSTER
3020 NORTH 14TH STREET
GRAND JUNCTION, CO 81506

2945-013-06-020
LENA SNIDER
3051 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-06-005
YAMAHA MOTOR CORP., USA
6555 KATELLA AVENUE
CYPRESS, CA 90630

2945-013-06-006
E.H. TIMMERMAN
14000 E. LINNALE PLACE #601
AURORA, CO 80014

2945-013-00-042
ESTHER L. FAUSSONE
DBA E & E LTD.
3318 CRESTVIEW WAY
GRAND JUNCTION, CO 81506

2945-013-06-008
CAROLYN R. WILSON
2920 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-06-001
GARY LEE & JOYLIEN WEATHERS
636 LEAH
GRAND JUNCTION, CO 81504

2945-013-06-013
CAROL SUE STOVER
4071 EDENHURST AVENUE
LOS ANGELES, CA 90039

2945-013-06-003
DENNIS E. & SHIELA M. BODIE
7539 S. GALLUP COURT
LITTLETON, CO 80120-4124

2945-013-06-016
WLM. E. & GERALDINE STYERS
3011 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-00-009
LEE & DAVID JOHNSON
1920 HIGHWAY 13
RIFLE, CO 81650

2945-013-06-015
JERRY L. & MARGARET A. BRABEC
2941 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-00-016
ANGELINA M. RAULE
& AGNESS TYLEND
BOX 656
EAST CARBON, UTAH 84520

2945-013-06-017
REWAIN W. & JOSEPHINE WINCH
3021 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

2945-013-00-044
ROBERT P. & KATHERINE STOKES
626 27 $\frac{1}{2}$ ROAD
GRAND JUNCTION, CO 81506

2945-013-06-014
EUGENE V. & JEANNINIE ROME
2931 NORTH 15TH STREET
GRAND JUNCTION, CO 81506

MARK ECKERT
P.O. BOX 20,000
GRAND JUNCTION, CO 81502-5001

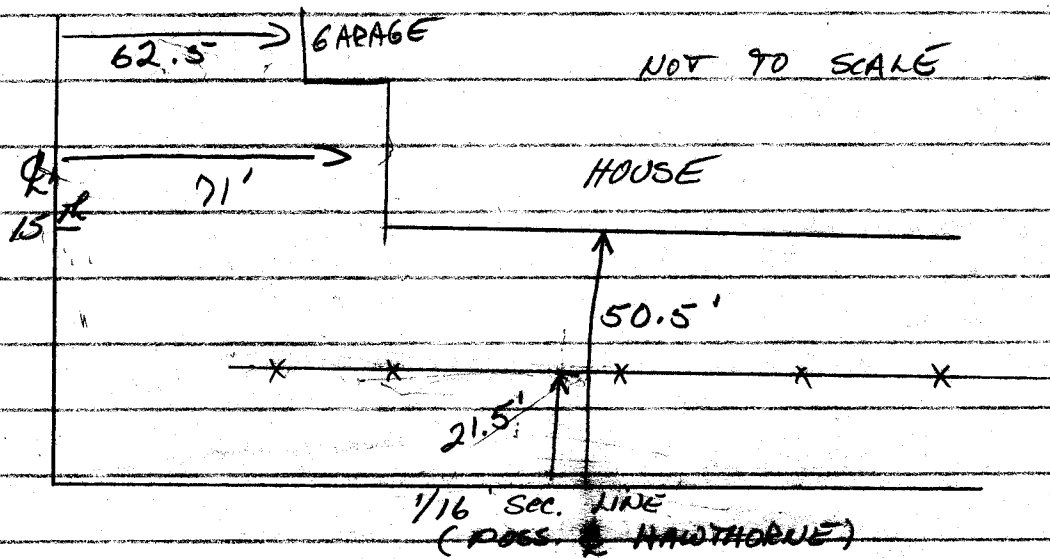
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#4388

FOR CO. BLDG AUTH. PROJECT

Re: Hawthorne^(CF 1/4) Ave R.O.W @ 15th

House on N.E. COR

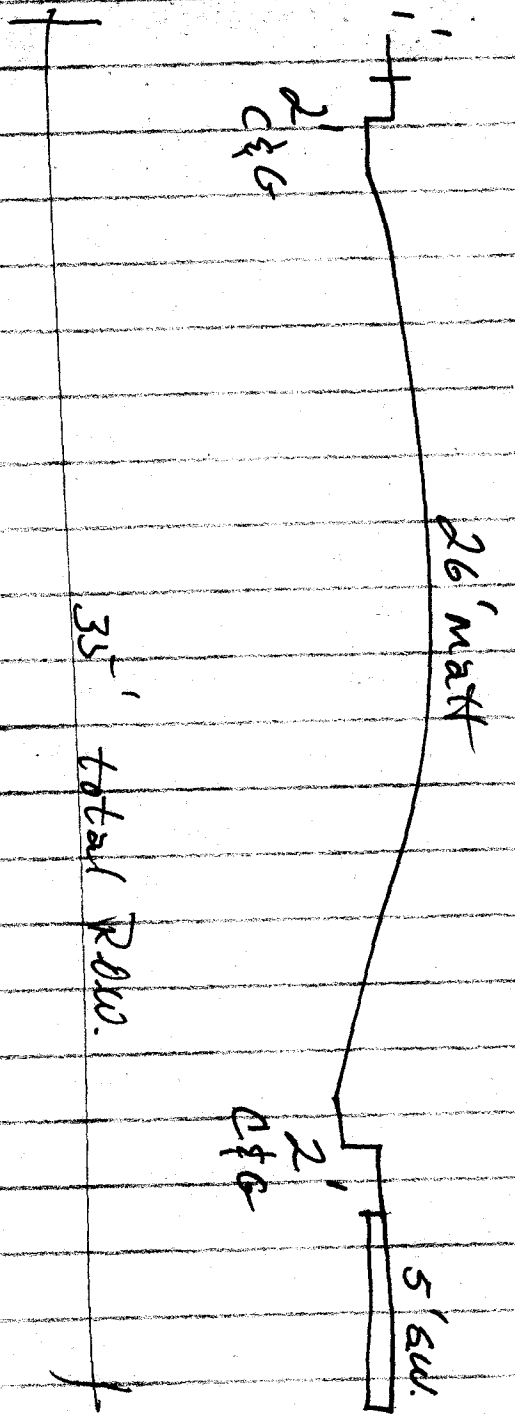


CLASSIFICATION - Hawthorne - Local 55' ROW,
15th - Collector 66' ROW.

SEPARATORS - Hawthorne - 45'
15th - 50'

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Revised design for 7/14 Hawthorne Ave



HAWTHORNE
DRIVE

Billie Ann

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1983

FILES

FOR

REFERENCE

ROUGH DRAFT

GJPC Public Hearing 7/26/83

Item: MESA COUNTY BUILDING AUTHORITY

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II. ANNOUNCEMENTS, PRESENTATIONS, AND/OR VISITORS.

A. MESA COUNTY BUILDING AUTHORITY

Karl Metzner, Planning Staff, presented the Mesa County Building Authority's proposal for an elderly low-cost housing project and made the following comments:

1. Location: 15th Street and F 1/4 Road.
2. Density: Highest existing zoning in the area is Planned Residential at 8 units/acre; this proposal is for slightly over 19 units/acre. This increase in density is one of the reasons for requesting public input. (96 units on slightly less than 5 acres)
3. Access: Off of 15th Street.
4. Design: Central common area, recreation facility, open space area.
5. Parking: Although slightly lower than the City standards for multi-family housing, it does fit with other existing parking approved for other elderly housing projects.
6. Future Extension of F 1/4 Road (27 1/2 Road and 15th Street) has been approved by the City and the Right of Way will be dedicated. 15th Street is a Collector Road and all Right of Way will be given at the time of building submittal.
7. Emergency Access: Scheduled for northeast corner, off of the future F 1/4 Road extension.

Karl mentioned that three County Commissioners were present to answer questions and introduced Maxine Albers, George White, and Dick Pond.

QUESTIONS

Commissioner Litle asked for the timeframe of construction.

Gordon Buford answered that it is scheduled to begin as soon as they can, to be completed by April or May, 1984.

Commissioner Rinker asked when F 1/4 Road is schedule to go in.

Karl Metzner responded that the timeframe is undetermined at the present time, but he estimates it will be within the next five years.

Commissioner Quimby asked and received confirmation from Karl Metzner that the south parcel of land is owned by one property owner.

Mr. Gardner said he did not know what the difference was, but that the Mesa County Building Authority is the official title for their non-profit corporation.

Commissioner Quimby asked Mr. Gardner to clarify the elderly requirements, as to whether it is restricted to low-income or low income and moderate income.

Mr. Gardner replied, "Low, moderate, or any kind. There is a requirement that 20% of the occupants will be low-income."

Commissioner Quimby commented that she was glad to see them appear before the Planning Commission tonight, but that she was sorry it took a letter from the Commission to get them here, since this is a development within the City and the Planning Commission knew nothing about it.

Mr. Gardner apologized for not informing the Planning Commission before now. He added that the project has been underway for more than 18 months.

Chairman Transmeier ^{ASKED} Karl Metzner if this project has gone through a full technical review.

Karl indicated that it had and all concerns have been resolved.

Chairman Transmeier noted that one concern of the Planning Commission was that since this is a public zone, they wanted to give the public an opportunity to be heard. He then asked for comments from the public.

PUBLIC COMMENTS

Mark Fleck, 3011 North 15th St., stated he was basically in favor of the project on the condition that they get the street paved since they currently have a real dust problem.

Commissioner O'Dwyer asked Karl Metzner for the status of 15th St. from Patterson and up.

Karl Metzner answered that the City is trying to put together a Street Improvement District this year to improve 15th St. from Patterson Road to Crestview.

Henry Faussone responded to the paving question, saying it has been difficult to get the property owners that parallel 15th Street to agree on street improvements for this area between Patterson and Crestview Drive. He stated that the City initially determined that the best procedure would be to pave from Hermosa Court to Crestview (where some resemblance of oil exists on 15th St. from Patterson to Hermosa).
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Chairman Transmeier asked for the criteria for "low-cost elderly."

Bob Gardner, Secretary for the Mesa County Building Authority, then introduced other members of the Authority who were present in the audience:

Henry Faussone - President
Gordon Buford - Construction Manager for the project

To answer Chairman Transmeier's question, Mr. Gardner provided background information on the project. His statements included:

1. The project is unique in the sense that it is a "non-subsidized" public housing project. The facility will be owned by the community, but during the course of the debt reduction for the bonds that have been sold, it will be managed by the Mesa County Building Authority (on behalf of the community).
2. Entrance requirements are the same found for any public housing project -- 62 years of age or older; low-income; and other criteria established by the State.
3. This is the first time in the U.S. that this sort of project has been done without subsidy from federal, state, or local governments -- the project is paid for by the people who occupy the rented units.
4. The estimated time for repayment of the bonds is less than twenty years.
5. 95 units will be occupied by tenants; 1 unit will be occupied by a manager.

Commissioner O'Dwyer asked if these bonds were "Industrial Revenue type."

Bob Gardner answered, "No, the bonds have been sold through the Mesa County Building Authority, which is made up of seven private citizens."

Commissioner Quimby asked what the responsibilities are of this Authority and whether they are an appointed or elected board.

Mr. Gardner stated that they were appointed by the County Commissioners and are responsible for managing the project (collecting the money, etc).

Commissioner Quimby asked what the difference is between this board and the Mesa County Housing Authority.

Petitions are being circulated now, but the process is slow (some property owners live out of town, etc.). Further discussion with the City (Jim Wysocki and Engineers) has provided the suggestion to extend the paving down to Patterson and consider a relatively full interchange at the intersection of Patterson and 15th St. Mr. Faussonne stated he cannot visualize this would be completed before next year. He also noted that since the County owns the property, they will be participating, and it will be coming before the Commission.

Karl Metzner added that the City has applied for monetary assistance for these improvements, but when the money will be available is not known.

Commissioner Quimby asked if the Planning Staff is comfortable and considers the five-year timeframe realistic and desirable.

Karl Metzner responded that the key is the development in the area, and given the present level of development and economic activity, it may be at least five years.

Mary Lynn Phillips, area resident, asked for the date of groundbreaking.

Mr. Buford answered that it would be as soon as they get approval from City Council.

Chairman Transmeier commented that this item doesn't really require the Planning Commission's approval because it is already in an approved zone. The Planning Commission has negotiated for a few changes in the plan which they feel are improvements in the process.

Mr. Buford commented that the County intends to participate in the 15th Street improvements.

Henry Faussonne added that the property is 330' wide and feels it represents a large "chunk" of 15th St. between Hermosa and Crestview and thinks it's fair to assume that without this project, the prospects for having it paved would be dimmer.

County Commissioner Maxine Albers addressed the dust problem by saying that it is a requirement during construction for the road to be watered regularly to keep the dust down. She also commented that during other construction projects (on Patterson Road), they have made a good effort to keep the dust down and it seems like the water trucks are running all the time.

Mary Lynn Phillips stated that it was her understanding that the water trucks are required to come by three times a day.

Henry Faussone explained that those arrangements had been made in order to establish the trash collection stops.

Mark Fleck commented that they haven't watered now for three months.

Chairman Transmeier thanked the County Commissioners and members of the Mesa County Building Authority for being present at the meeting that a vote is not required.

B. SURPLUS CITY

PETITIONER'S PRESENTATION

Jim Holmes, representing Surplus City, presented his request for the Planning Commission to consider leaving the curb cuts in front of the store as they are now.

COMMENTS

Jim Bragdon presented what he feels are the problems with the current curb-cut situation. He noted that the City Engineer and the City Traffic Engineer have the authority to alter any curb cuts within the city that are considered traffic hazards and that they try to use the authority in a reasonable manner. He stated this particular curb cut situation borders on being "super dangerous." Since this property has recently come in for developmental changes, we have analyzed the curb cuts for safety and other considerations and feel two major problems exist:

1. The curb cut existing next to Spruce Street has been a problem for a long time.
2. The other existing curb cut is 85' long.

Mr. Bragdon indicated that he has tried to find out what the future plans are for the area and found them to be uncertain. He, therefore, analyzed the current plan and has suggested that one curb cut be placed in the middle of the property to serve Jolly Jug and any future development to the north of it. Mr. Bragdon added that he doesn't think there is adequate parking now and some of what does exist will have to be eliminated.

Other problems include the fact that Grand Avenue is also Hwy 340 (State property) and in discussing with the State Traffic Engineers it was proposed to reduce the 85' curb cut



CITY - COUNTY PLANNING

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

(303) 244-1628

June 16, 1983

Mr. Robert Gardner
Design Centre Ltd.
652 White Avenue
Grand Junction, CO 81501

Dear Bob:

I've noticed a couple of articles in The Sentinel recently regarding the county building authority project at 15th & F $\frac{1}{4}$. It appears, from the articles, that the project is close to beginning some type of construction. When Steve Ausmus and I met with you on May 9, 1983, I advised you that there could be several concerns about the proposed site plan and that we would be glad to do a courtesy review of the project well in advance of a building permit request. This would help avoid delays at the last minute and allow more time for the resolution of any problems. We have not yet received any materials to review. I strongly recommend as early review as possible to avoid any last minute problems. Initial concerns which have already surfaced are: F $\frac{1}{4}$ (Hawthorne Avenue) extension, drainage and irrigation.

Your cooperation in this matter would be greatly appreciated.

Sincerely,

Karl Metzner
Director of City Planning

KM/sw

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CITY - COUNTY PLANNING

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

(303) 244-1628

June 28, 1983.

Mr. Robert Gardner
Design Centre Ltd.
652 White Avenue
Grand Junction, CO 81501

Re: Review of County Building Authority Project - 15th and F 1/4

Dear Bob:

Thank you for sending us the Building Authority project plans for us to review. We have reviewed them in conjunction with the City Public Works Department and have the following comments.

1. The building permit process and procedure will be required for this project as per Chapter 9 of the Grand Junction Zoning and Development Code (G.J.Z.D.C.).
2. Right of way dedications and improvements (or guarantee of improvements) will be required for both 15th Street and Hawthorne Avenue (F 1/4 Road). Since the present design does not allow room for Hawthorne Avenue, a redesign of the project will be necessary. Exact right of way requirements for both roads have not yet been determined, but we will have specific figures within a week. Hawthorne will be designated a local street and 15th a collector.
3. 96 dwelling units would require 173 parking spaces (Sec. 5-5, G.J.Z.D.C.). The plan as submitted shows 147 spaces by our count. If a parking space reduction is desired, a letter requesting and justifying such a reduction should be submitted with the building permit request.
4. We have not reviewed the adequacy of fire protection facilities. These should be coordinated directly with the Grand Junction Fire Department.
5. Building setbacks must meet PZ zoning requirements.

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Letter to Robert Gardner
June 28, 1983
Page 2

6. Detailed landscaping plans will be required at the time of building permit submittal. This plan should meet the requirements of Sec. 5-6-6, G.J.Z.D.C., and should describe the type of irrigation system to be employed.
7. Due to the size of this project, a drainage plan with runoff calculations to city standards will be required. Because of the present status of street improvements on 15th Street, both the interim and ultimate disposal of storm runoff should be discussed.

Aside from these technical concerns and requirements, the City Planning Commission has expressed concern about the overall impact of this project on the neighborhood. The density of present development is around 6 units per acre, with some approvals for future development at 8 units per acre. The proposed project at over 19 units per acre represents a significant density increase without the benefit of input from the residents of the area.

Please let us know if we can be of any assistance in resolving these concerns and requirements.

Sincerely,

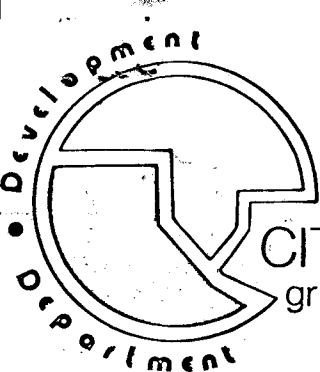


Karl G. Metzner
City Planning Director

KGM/mm

xc: Jim Wysocki
Gerald Ashby
Mark Eckert
Bennett Boeschstein

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CITY - COUNTY PLANNING

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

(303) 244-1628

June 29, 1983

Mesa County Board of Commissioners
Mesa County Courthouse
Grand Junction, CO 81501

one sent to each commissioner.

Dear Maxine:

There have been recent indications that the elderly housing project, proposed by the County Building Authority at 15th and F 1/4 may be close to reality. Our planning and public works staffs have just had the opportunity to review the proposed plan and have sent a list of technical concerns to the design representative. In addition to the technical concerns, the Planning Commission is concerned about the overall impact of the development on the existing neighborhood.

In most cases, a development of this size and density would have to go through the public hearing process to obtain development approval. This process would allow formal citizen input on how the development might affect their neighborhood and properties. A project of this magnitude should actively seek input from the neighborhood, even though a formal public hearing may not be required. We strongly urge that the building authority seek neighborhood input on the plan and project by hosting a neighborhood meeting for the citizens of the area. In many cases, input from present residents can improve a development project as well as dispelling misconceptions about the project and improving neighborhood relations.

We are also concerned that plans have been finalized and construction bids requested before the City was given the opportunity to review the project for compliance with City regulations and policies. This does not seem to be in the best interests of intergovernmental cooperation as expressed in our adopted Intergovernmental Agreement. We request that a short presentation be given to the Planning Commission by a representative of the development so that we can better understand

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Letter to Mesa County Commissioners
June 29, 1983
Page 2

the possible effects of the project. This information will also better enable us to review other development projects which may be proposed in the area.

We appreciate your consideration and cooperation.

Thank you,



The Grand Junction Planning Commission
Ross Transmeier, Chairman

mm

xc: Jim Wysocki
Mark Eckert

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CITY - COUNTY PLANNING

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

(303) 244-1628

MEMO

TO: Jim Wysocki

FROM: Karl Metzner *KMM*

DATE: July 1, 1983

RE: Hawthorne Avenue Street Design

Attached are some options for the Hawthorne Avenue street design. Considering only right-of-way requirements, options 4, 5 and 6 would work with the proposed plan by squeezing some of the internal dimensions. None of the options, however, would meet the required front yard setback requirement of 40 feet from the centerline of Hawthorne. Technically, a variance of this requirement would require a hearing before the City Board of Adjustment. Since the County Building Authority is creating its own hardship, I'm not sure if the Board would approve a variance.

While I'm not opposed to some degree of compromise, I think we need to be careful about what kind of precedent we set for other development proposals. Our own Housing Authority has been consistently required to meet all city zoning requirements in their developments. The best solution from the City's standpoint would be a redesign of the project.

My recommendation on the right-of-way would be option 3 or 4.

KGM/mm

Enc.

*Bennett
+
Karl*

*Look at 15th ST
R.O.W.*

*+
Eng.*

*Row
23 - 23.5.*

*Bd of Adj.
Variance F $\frac{1}{4}$ Rd.*

#43 88

Original Move E.
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FLIP PKgt
create 2nd
entrance 24'

Options in Street Design for
County Building Authority Project

1. Standard Local Street

55' R.O.W. - 2 - 11' driving lanes
2 - 6' parking lanes
2 - 2' curb/gutter sections
2 - 4' divider strips
2 - 4' sidewalks (detached)
2 - 6" maintenance & construction strips

2. Amended Local Street (With attached sidewalks)

47' R.O.W. - All dimensions same as above except delete the
2 - 4' divider strips

3. Court Section (No on street parking allowed)

44' R.O.W. - 2 - 11' driving lanes
2 - 2' curb/gutter sections
2 - 4'6" divider strips
2 - 4' sidewalks (detached)
2 - 6' maintenance & construction strips

4. Amended Court Section #1 (With attached sidewalks)

35' R.O.W. - All dimensions same as above except delete
2 - 4'6" divider strips

5. Amended Court Section #2 (No sidewalks)

27' R.O.W. - 2 - 11' driving lanes
2 - 2' curb/gutter sections
2 - 6" maintenance & construction strips

6. Compromise Court Section (S.W. one side only)

31' R.O.W. - Same dimensions as above except add one 4' S.W.

The problem with a sidewalk on one side only is - who gets the sidewalk on their side and who pays for it.

Another concern would be the existing approval for Hawthorne Place at Crestview. If a reduced right-of-way is given to the County then the same right-of-way section should be give to Hawthorn Place.

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2 entrances
(to N.W. corner)
flip

28' math
+ 4 c.g.

4 or 5 SW detailed

6-8 Parking

4 2' or 45'

Solid
Prop line fence

5 SW

8'

2' c g

11' or 12'

11' or 12'

2' c g

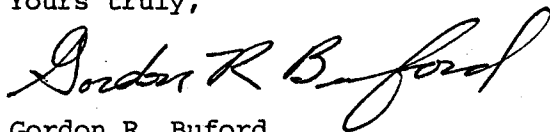
39' or 41'
No parking lanes

!! Check on Irrig!!

Using the design section of the road, that I have enclosed, seemed to us the most fair and equitable way to solve everyone's needs. The alternatives at the very least, entale an extensive redesign of streets and site development which would cost several thousand dollars on top of the thousands that have already been spent.

Please contact me on this matter at your earliest convenience.

Yours truly,

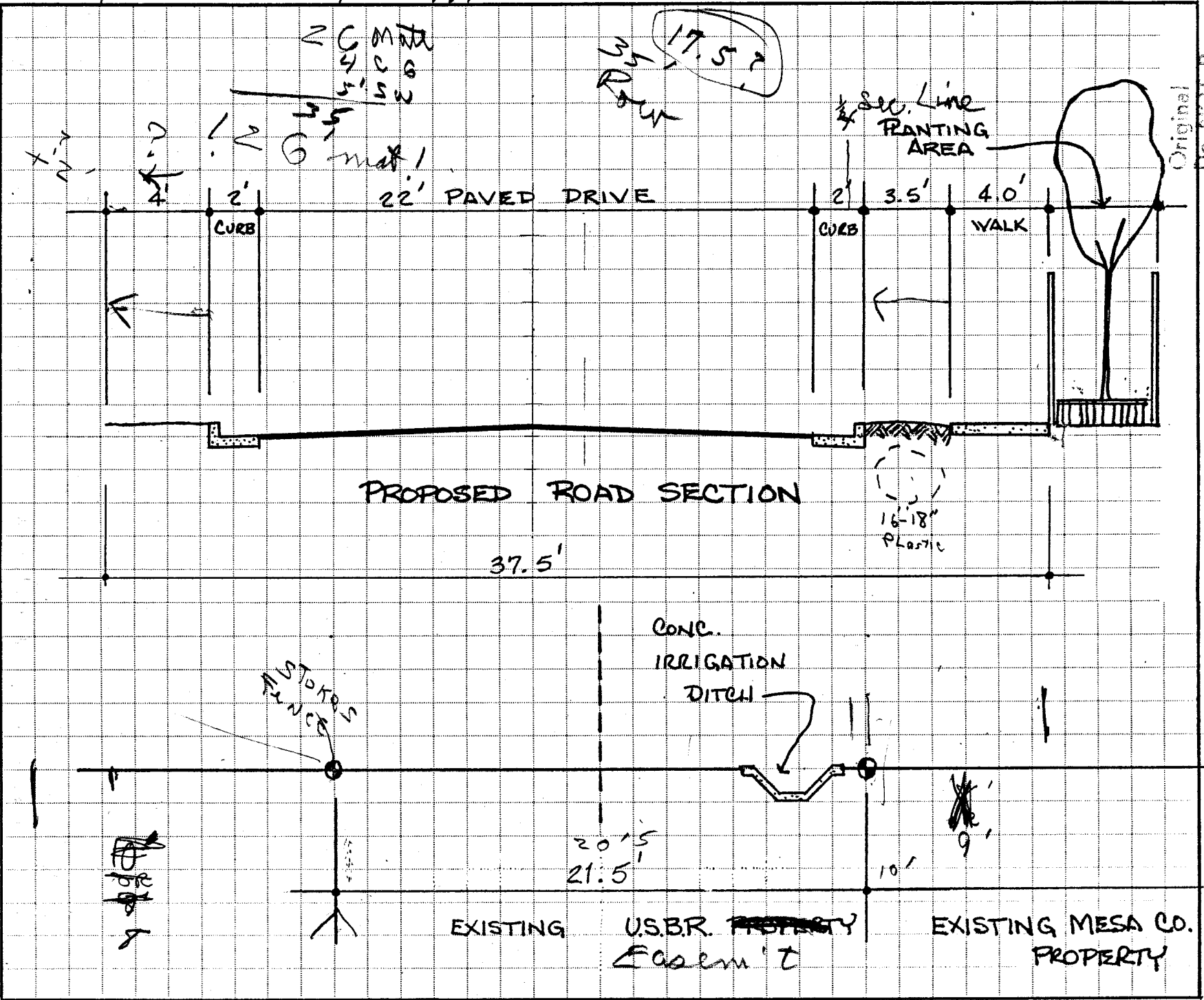


Gordon R. Buford
Project Manager, Nellie Bechtal Gardens Project

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$27\frac{1}{4} = 36'$ or $37'$ MAT??



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H. 10' 5' 28' 2"



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Dan Wilson
FROM: Kathy Portner *KP*
DATE: October 12, 1988
RE: Nellie Bechtel Gardens

Nellie Bechtel Gardens, located at the southeast corner of 15th Street and F 1/4 Road, was proposed and built by the Mesa County Building Authority in 1983. Because it was a public entity's project, review by the Planning Commission was not required. However, at the urging of City planning staff and Planning Commission, this item was heard by the Commission on 7/26/83 to solicit public input.

Mesa County has a contract to sell the property. It is currently zoned PZ and will have to be rezoned appropriately for private ownership. According to Karl, such a rezone is initiated by our department.

The development consists of 96 units on 4.54 acres for a density of 21 units per acre. The closest straight zone that might fit such a density is RMF-32. However, there are several existing factors that would make this development nonconforming in that zone.

--Because the housing was to be used for the elderly, the parking requirements were reduced from 173 spaces to 147 spaces.

--The RMF-32 zone does not allow more than 4 dwelling units per structure (Section 4-2-6.H). Each of the existing structures has 8 units.

--Existing buildings would not meet the required front yard setbacks of 50' from center line of 15th Street and 45' from center line of F 1/4 Road if it were built.

We are recommending a Planned Zone which would encompass the development as built. It would also give us some additional control over a relatively high density zoning in the midst of low density, single family zoning.

/kp

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Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Mark Eckert
FROM: Kathy Portner *KP*
DATE: October 13, 1988
RE: Nellie Bechtel Gardens

At the County's request, City Planning has initiated a rezoning process for Nellie Bechtel Gardens. To accommodate the time constraints imposed by the contract to sell, I asked Jack Morgan to start gathering the necessary information while we determined the most appropriate zoning.

The development consists of 96 units on 4.54 acres for a density of 21 units per acre. The closest "straight" zone that might fit such a density is RMF-32. However, there are several existing factors that would make the development nonconforming in that zone.

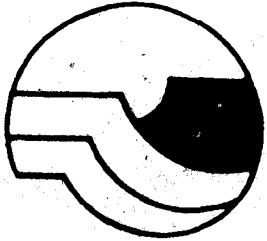
- Because the housing was to be used for the elderly, the parking requirements were reduced from 173 spaces to 147 spaces.
- The RMF-32 zone does not allow more than 4 dwelling units per structure (Section 4-2-6.H). Each of the existing structures has 8 units.
- Existing buildings would not meet the required front yard setbacks of 50' from center line of 15th Street and 45' from center line of F 1/4 Road ROW.

Because of the above factors, we are recommending a Planned Residential zone which would encompass the development as built. Such a zoning would restrict the use and/or number of units to fit the reduced parking that is available.

Please be advised that for us to process this rezoning request for the November hearings, all the information I have requested from Jack Morgan must be submitted by October 14th, which is a week extension from the original deadline given.

/kp
xc: Dan Wilson
County Attorney's Office

#43 88
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Mark S. Eckert
County Administrator
(303) 244-1603

October 13, 1988

Kathy Portner
Grand Junction Planning
Grand Junction City Hall
250 North 5th Street
Grand Junction, CO 81501

RE: Rezoning of 3032 North 15th Street,
Grand Junction, Colorado

Dear Mrs. Portner:

The current offer to purchase the above-captioned property is contingent upon certain financing from the Department of Housing and Urban Development (HUD) being granted through the Colorado Housing Finance Authority (HFA).

Should this particular financing be granted, the funds would be used to do a Moderate Rehabilitation project to convert the complex from a ninety-six (96) unit elderly housing complex to a fifty-six (56) unit low-income family housing complex. The major rehab would consist of the conversion of the eighty (80) existing one-bedroom units to forty (40) two bedroom units.

Should the financing not be obtained, there would be no conveyance to this prospective buyer and the complex would remain as it currently exists.

Sincerely,

Mark Eckert

Mark Eckert
Acting County Administrator

Enclosures

Original
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From Office

#43 88



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

MEMORANDUM

TO: Alan Hassler, Assistant County Attorney
FROM: Dan Wilson, City Attorney
DATE: October 24, 1988
RE: Nellie Bechtel Rezone

After further discussion with Planning on the Nellie Bechtel Rezone, we have concluded that Planned Residential is the only zoning we can support. Because the development already exists, a final development plan can be approved with the rezone (section 7-5-1 of the Zoning and Development Code). The rezone and final development plan request is currently being reviewed for the November 1st Planning Commission hearing and the November 16th City Council hearing.

A final plat of the property will also be required as per section 7-3-4 of the Zoning and Development Code. However, that could be reviewed for the December 6th Planning Commission hearing. Planning Commission has final approval authority on plats. The submittal deadline for the plat would be November 1st. If you cannot meet that deadline, please contact Kathy Portner at 244-1446.

DW/KP: kp

REVIEW SHEET SUMMARY

FILE NO. 43-88 TITLE/HEADING Nellie Bechtel Rezone PZ to PR43-88 DUE DATE 10/25/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 3032 North 15th Street

Petitioner: Mesa County Acres: 4.54

PETITIONER ADDRESS 750 Main Street P.O. Box 20000, Grand Junction, CO 81502

ENGINEER n/a

DATE REC. AGENCY COMMENTS

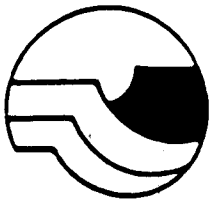
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

10/25/88	City Engineer	The streets and sewer lines which serve this development east of 15th Street are, and will remain, privately owned and maintained. These facilities were not constructed in accordance with city standards and procedures. No improvements guarantee was ever provided or acquired for street improvements on F 1/4 Road along the north property line. Plans for construction of this street do not exist at this time.
10/24/88	Public Works	Inadequate right-of-way for F 1/4 Road should this road ever be extended. Additional 10.5' would be required. Could not determine why 14.5' was previously dedicated for F 1/4 Road.
10/25/88	Planning	<p>Nellie Bechtel Gardens is currently zoned PZ (Public Zone). The property must be rezoned for private ownership. The development consists of 96 units on approximately 4.54 acres for a density of 21 units per acre. The closest "straight" zone that might fit such a density is RMF-32. There are, however, several existing factors that would make the development non-conforming in that zone.</p> <ol style="list-style-type: none"> 1. Because the housing was to be used for the elderly, the parking requirements were reduced from 173 spaces to 147 spaces. 2. The RMF-32 zone does not allow more than 4 dwelling units per structure (section 4-2-6.H). Each of the existing structures has 8 units. 3. Existing buildings would not meet the required front yard setbacks of 50' from centerline of 15th Street and 45' from centerline of F 1/4 Road ROW. <p>Because of the above factors, we are recommending a Planned Residential zone which would encompass the development as built. Such a zoning would restrict the use and/or number of units to fit the reduced parking that is available. As per section 7-3-4 of the Zoning and Development Code, a final plat will be required as a condition of approval. The plat can be reviewed for the December 6 Planning Commission hearing.</p>

RESPONSE NECESSARY

by 10/31/88

to be picked up 10/25/88



Mesa County Attorney's Office

P.O. Box 20,000-5004

Grand Junction, Colorado 81502-5004

(303) 244-1612

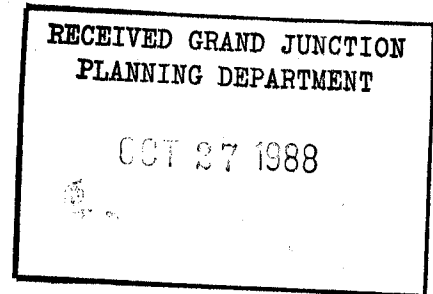
MEMORANDUM

TO: Grand Junction Planning Dept.
Grand Junction Planning Commission

FROM: Petitioner, Mesa County

RE: File No. 43-88 - Nellie Bechtel Rezone

DATE: October 26, 1988



RESPONSE TO REVIEW SHEET SUMMARY

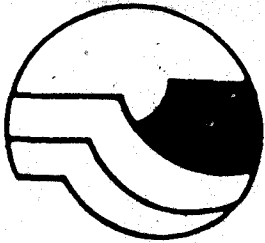
1. City Engineer: a) The private ownership and maintenance of the streets and sewer lines serving the property do not present any particular problem. The private lines and streets serve only this property. The owner is responsible to the point of connection with public streets or mains. b) See discussion below.

2. Public Works: In 1984, before the project was developed, the City of Grand Junction requested and received a 14.5 foot dedication for F 1/4 Rd. The County is not in position to remedy any perceived problem with the amount of right of way or lack thereof and lack of improvement agreement. As noted by the City Engineer, there are no plans for construction of this street. The canal would present a large and very expensive problem for construction of F 1/4 Rd.

3. The County has notified the City that the County will accept Planning's recommendation of a P.R. zone provided the procedure can be completed in the same time frames as a regular rezoning. This should address the concerns about non-conformance with the RMF-32 zone. It should be noted that if present plans were to come to fruition, the number of units would be reduced so that the project is more conforming with RMF-32. For example, there would be more than enough parking spaces, and eight of the twelve buildings would require with the dwelling units per structure requirements. Since the project is built, there is no feasible way to meet the set back requirements. These set backs were accepted by the City in 1984.

An improvements plat has been filed with the application. This should meet the City's requirement for the final plat.

A boundary plat is being prepared for filing so that the property will no longer be described by a metes and bounds description.



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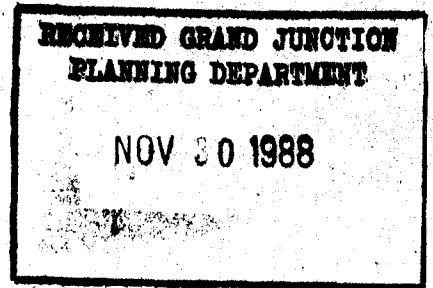
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Maxine Albers
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Mark S. Eckert
County Administrator
(303) 244-1603

November 30, 1988



Cathy Portner
Grand Junction Planning Commission
250 North 5th Street
Grand Junction, CO 81501

RE: File No. 43-88
Location: 3032 North 15th Street

Dear Cathy:

The contemplated sale of the above-captioned property has failed to materialize. The sale was contingent upon the purchasers obtaining specific financing which they did not receive.

The county therefore requests that the petition for rezoning be held in abeyance until further notice.

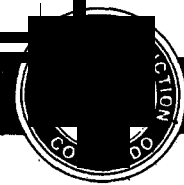
The county does, however, request that the scheduled hearing on the acceptance of a final plat on the property be held December 6, 1988, as scheduled.

Thank you for your courtesies and cooperation extended to us during this process.

Sincerely,

John P. Morgan
Financial Analyst

development summary



File # 43-88 Name Nellie Bechtel Rezone Date 11/3/88

6

PROJECT LOCATION: 3032 North 15th Street

PROJECT DESCRIPTION: A request to rezone from PZ to PR43-88 for a density of 12.3 units/acre and a final plan.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE		YES	NO*	TECHNICAL REQUIREMENTS		SATISFIED	NOT SATISFIED*
Complies with adopted policies		X		Streets/Rights Of Way		X	
Complies with adopted criteria		X		Water/Sewer		X	
Meets guidelines of Comprehensive Plan		n/a		Irrigation/Drainage		X	
				Landscaping/Screening		X	
				Other: _____			

* See explanation below

Nellie Bechtel Gardens is currently zoned PZ and must be rezoned for private ownership. The development, as it exists, would not meet the required setbacks or parking for a "straight" multi-family zone. A reduced number of parking spaces was allowed because the development was to be used for the elderly. The potential buyer's financing is based on reducing the number of units from 96 to 56 for low-income housing. With 56 units, the existing parking would be adequate. A final plat will be reviewed at the December 6 Planning Commission hearing. There is inadequate ROW for F $\frac{1}{2}$ Road if it were ever extended. However, at the time the development was proposed, a 14.5' dedication was agreed upon. An improvements guarantee was never obtained for street improvements for F $\frac{1}{2}$ Road, but the City has no plans for construction at this time. The streets and sewer lines within the development will remain privately owned and maintained.

STATUS & RECOMMENDATIONS:

Staff is recommending a PR zone for a density of 12.3 units/acre, which would fit the buyer's proposal and meet the parking requirements. If the rezone is approved by Council, the final reading of the ordinance should be postponed until the sale of the property is final to avoid having to rezone back to PZ if the sale falls through.

Planning Commission Action

11/1/88 Planning Commission recommended approval of the rezone to PR43-88 for a density of 12.3 units/acre.

REVIEW SHEET SUMMARY

FILE NO. 43-88 TITLE/HEADING Nellie Bechtel Gardens Final Plat DUE DATE 12/6/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 3032 North 15th Street

Petitioner: Mesa County Acres: 4.54

PETITIONER ADDRESS 750 Main Street P.O. Box 20000, Grand Junction, CO 81502

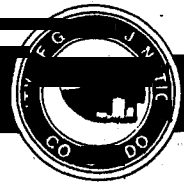
ENGINEER County Engineering

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

11/23/88	U.S. West	Please provide 15' wide utility easement on north and south sides; also 10' wide easement on west side of lot #1 due to existing buried telephone cables.
11/10/88	City Public Works	Please note clerical corrections on plat.
11/10/88	City Engineer	No comment.
11/14/88	City Attorney	See comments on plat.
11/29/88	Planning	Final plat must be recorded within one year of approval.

development summary



File # 43-88 Name Nellie Bechtel Final Plat Date 12/9/88

PROJECT LOCATION: 3032 N. 15th St.

PROJECT DESCRIPTION: Final plat on a one lot minor subdivision.

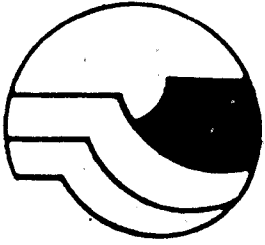
REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS: The County was required to plat the Nellie Bechtel property as part of the rezone process. Although the rezone is now on hold, they will go through with the platting.

Planning Commission Action 12/6/88 approved. No City Council action is required.



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Richard C. Pond
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Doralyn B. Genova
District No. 3
(303) 244-1606

June 14, 1989

Karl Metzner
Planning Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO. 81501

RE: Nellie Bechtel Gardens
3032 North 15th Street
Grand Junction, CO. 81506

Dear Karl:

The Mesa County Board of Commissioners request that the rezoning process on the above-captioned property be reactivated and completed, resulting in a change of zoning from the existing PZ to a PD 21.5.

We understand that the final plat has been approved and the City Council has approved the rezoning ordinance at its first reading on December 8, 1988.

Should you need further information or assistance, please contact this office.

Thank you for your courtesies and cooperation in this effort.

Sincerely,

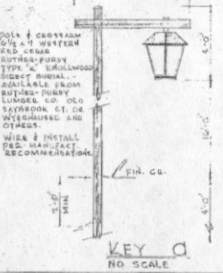
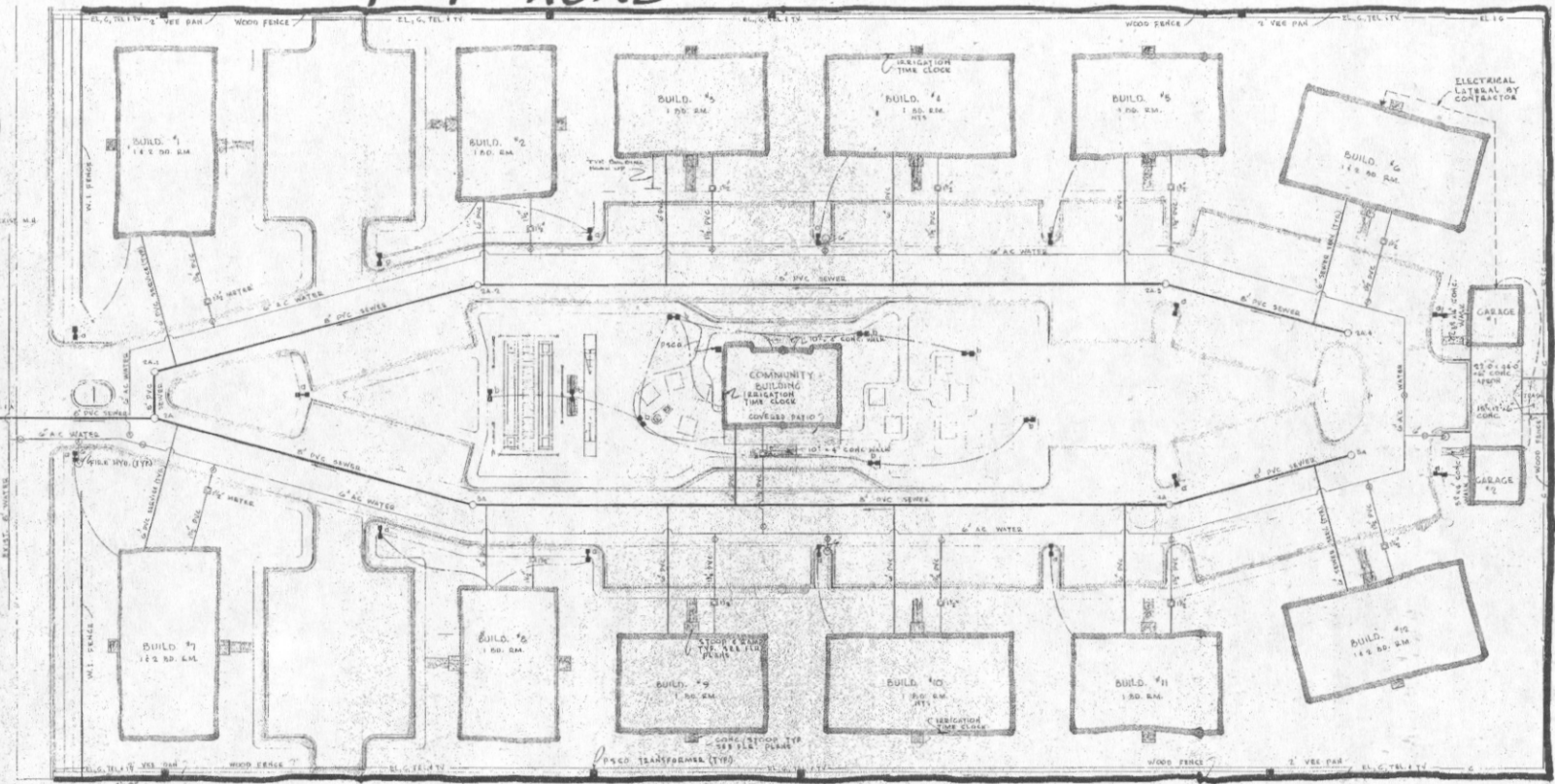
Mark S. Eckert

Mark S. Eckert
County Administrator

NEVA -

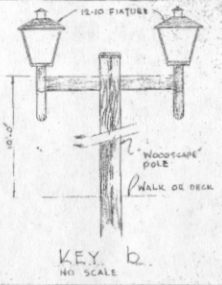
*I checked with
Dan & he said we
can just schedule
this for final reading
at any time. Let
me know if you
need anything.
Karl M.*

(27 1/4 ROAD) N 15th Street



FIXTURE AVAILABLE FROM
 HAZCO SUP. BARTLETT INC.
 LITTLESTOWN, PA. HAZCO
 2 1/2" DIA. 100 WATT 120V
 GRANITE SURF. LAMP IN
 PHOTO CELL & AREA POLE.

NOTE:
 CONTRACTOR MAY PROPOSE
 SURFITEE FIXTURES AND
 POLES OF HIS CHOICE ON
 AN "AS EQUAL BASIS" BY
 SUBMITTING SHOP DRAWINGS
 AND SPECIFICATIONS FOR
 APPROVAL WITH HIS RATE OF.



NOTE:
 • SEASONS CONCRETE SEAS ARE TO BE INCLUDED IN GENERAL BUILDING CONTRACT.
 • WATER & SEWER TAP LOCATIONS ARE APPROXIMATE.

#43-88



SITE PLAN

MESA COUNTY PUBLIC HOUSING AUTHORITY