

# Table of Contents

File 1988-0045

Project Name: 621 26 1/2 Road - Rezone to PB and Outline Development Plan - Mercedes Cameron

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	<b>Table of Contents</b>			
X	X	<b>Review Sheet Summary</b>			
X		Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps - final copy			
X	X	<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or non-bound reports			
		Traffic studies			
X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet - DENIED	X	Three letters and five adjacent owners signatures in favor of project - various dates	
		Review Sheets	X	X	Letter to notify of withdrawal of proposal to rezone - 12/19/88
X	X	Review Sheet Summary			
X	X	Development Summary			
X	X	Development Application - 11/1/88			
X		Public Notice Posting - 12/14/88			
X	X	Planning Commission Minutes - ** - 12/6/88			
X		Chicago Title Insurance Company - Owner's Policy From -			
X		Quit Claim Deed - between Virginia Waller and James Waller - 10/11/78			
X		Warranty Deed - between Doris Broome and Mary Audley - 1/10/77			
X		Release of Deed of Trust between Virginia Waller and Mary Audley - 10/8/80			
X		Warranty Deed between Mary Audley and James Waller and Lois Waller - 3/28/88			
X		Contract of sale of real estate - 10/8/88			
X		Copy of 7 <sup>th</sup> Street Corridor Guideline			
X		Request for Treasurer's Certificate of Taxes Due - 10/20/88			
X	X	Memo to whom it may concern from Don Newton re: driveway will need to be widened and regarded to provide a flatter approach to 7 <sup>th</sup> Street - 12/27/88			

Mesa View Retirement Res.  
601 Horizon Place  
Grand Junction

Mesa View Retirement Residence  
2741 12th Street SE  
Salem, Or. 97302

David C. Lundgren  
605 26 1/2 Road  
Grand Junction, Co. 81506

Mildred M. Vandover  
604 Meander Drive  
Grand Junction, Co. 81505

C. W. Mottram  
609 26 1/2 Road  
Grand Junction, Co. 81506

Eugene L. Hansen  
610 26 1/2 Road  
Grand Junction, Co. 81506

Florence A. Dunham  
608 26 1/2 Road  
Grand Junction 81506

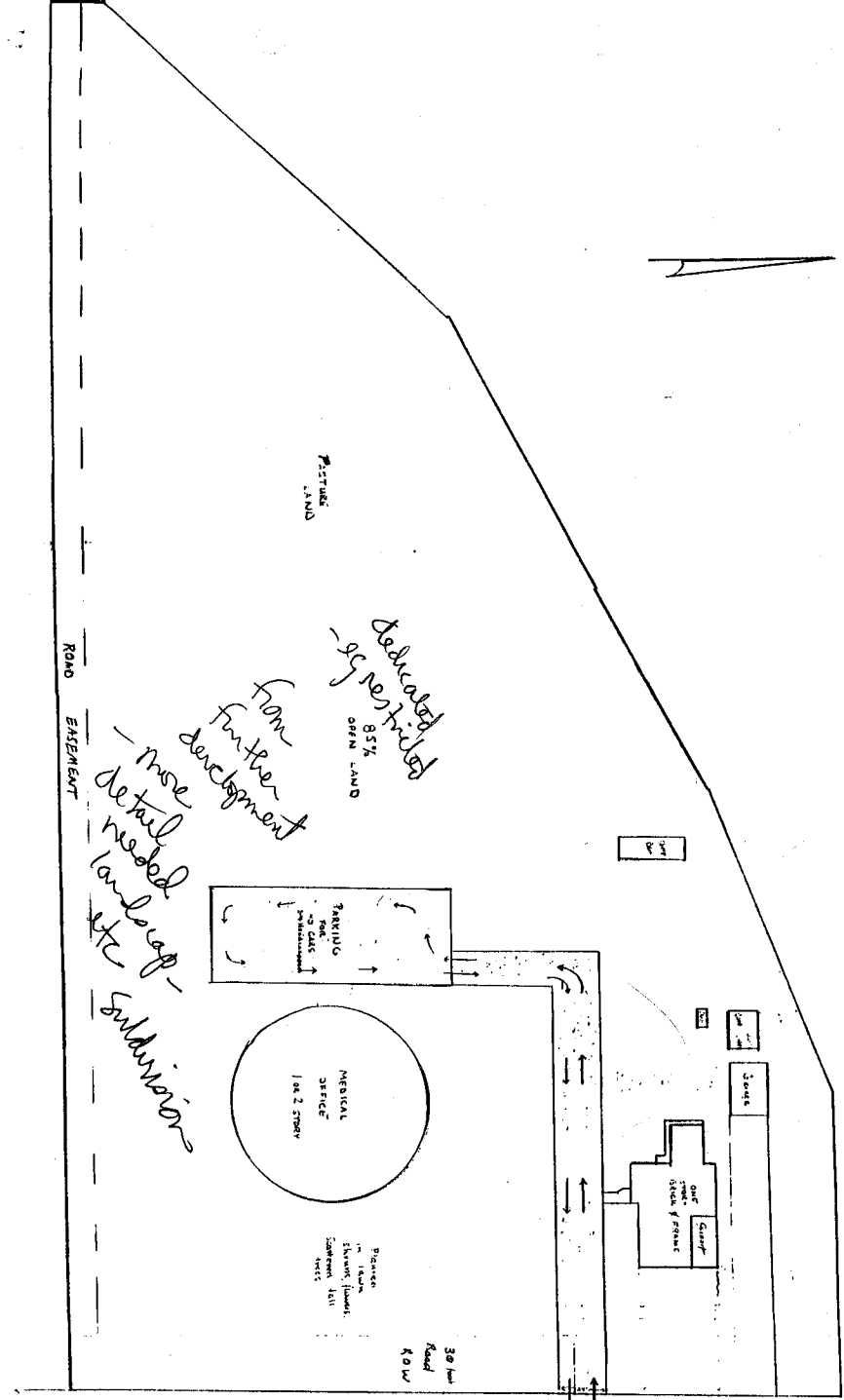
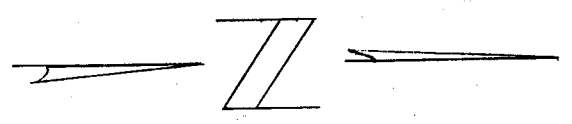
Nick H. Mahleres  
616 26 1/2 Road  
Grand Junction, Co 81506

Nick Mahleres  
612 26 1/2 Road  
Grand Junction, Co 81506

James W. Waller  
621 26 1/2 Road  
Grand Junction, Co. 81506

Grand Junction  
Mesa View Retirement  
Residence

MESA VIEW RETIREMENT RESIDENCE



*dedicated  
- 85%  
OPEN LAND  
from  
further  
development  
- more  
detailed  
land use  
etc  
subdivisions*

PK4 HOUSE & LAND

RSF4 HOUSE & LAND

7th STREET

33rd STREET HOUSE & LAND

30' ROAD ROW

Between 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

MEDICAL OFFICE  
1 or 2 STORIES

LABORATORY  
3000 SQ. FT.  
2 STORIES

OFFICE

CLASS

OFFICE  
CLASS  
OFFICE & FRONT

ROAD EASEMENT

PARKING AREA

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class II<sub>s</sub> Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water tables common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

Original  
Do NOT Remove  
From Office #45. 88

CHIPETA SILTY CLAY LOAM, 0 to 2 percent slopes, Class IVs Land (Cd)

The scattered areas of this soil normally border areas of Billings silty clay loams. It is a shallow soil developed in place from Mancos shale.

In areas not disturbed, the surface  $2\frac{1}{2}$  to 3 inches consists of gray or light-gray silty clay loam that has a slight crust but is otherwise moderately granular. Below 3 inches, the material becomes increasingly hard and compact, and it is soon replaced by thin hard plates of dark-gray or gray shale that show little weathering below depths of 12 to 18 inches. Clusters of gypsum occur throughout the unweathered shale. The entire soil profile is calcareous; the lime is well dispersed through the soil material.

Surface drainage is slow but adequate. Internal drainage and sub-drainage are very slow; the hard parent shale obstructs the penetration of roots, air, and water.

The salt content is slight from the surface downward. Nevertheless, because water moves laterally over the shale, seepy or waterlogged areas with a high salt concentration frequently develop.

Soil limitations are classified as severe for local roads and streets (high shrink-swell, slow permeability), dwellings with basements (high shrink-swell, shallow to shale), dwellings without basements (high shrink-swell), sanitary land fill (shallow to shale), septic tank absorption fields (very slow permeability, depth to shale), and sewage lagoons (high shrink-swell, piping).

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From Office 815 18

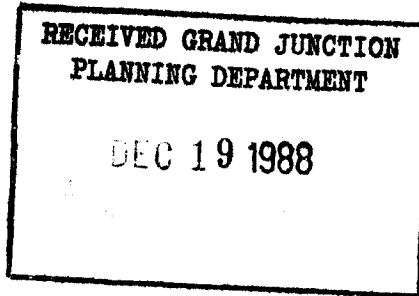
CHIPETA-PERSAYO SHALY LOAMS, 5 to 10 percent slopes, Class VIe Land (Cb)

The more strongly sloping areas of Chipeta-Persayo shaly loams have the same soil characteristics that were described for Ohipeta-Persayo shaly loams, 2 to 5 percent slopes. None of the complex is cultivated; it occurs in association with the complex having 2 to 5 percent slopes. The native cover consists of shadscale, a scattered growth of grasses, and some saltsage, rabbitbrush, and pricklypear cactus. The browse is better than on the associated undulating and sloping areas of Chipeta-Persayo silty clay loams.

Soil limitations are classified as severe for local roads and streets (depth to shale, slope), shallow excavations (depth to shale, slope), dwellings with basements (depth to shale, slope), dwellings without basements (depth to shale, slope), sanitary land fill (depth to shale, slope, clayey texture), septic tank fields (depth to shale, slope, slow permeability), and sewage lagoons (depth to shale, slope).



HOME OWNERS  
REALTY, INC.



December 19, 1988

City Planning Department  
and City Council

To Whom It May Concern:

This letter is to notify you that we have decided to withdraw our proposal to rezone 621 26.5 road from the present zoning to planned business. We appreciate your time and effort in our behalf. We may, at some time in the future, decide to resubmit this application.

Thank You,

Mercedes Cameron  
Mercedes Cameron

James W. Waller  
James Waller  
Lois M. Waller  
Lois Waller

# REVIEW SHEET SUMMARY

FILE NO. 45-88 TITLE/HEADING Rezone to PB and ODP-Waller Prop. DUE DATE 11/16/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Mr. and Mrs. James W. Waller

Location: 621 26 1/2 Road Grand Junction, CO Phase: ODP Acres: 3.877

PETITIONER ADDRESS 621 26 1/2 Road Grand Junction, CO 81501

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.

11/10/88	Police Dept.	No problems noted.
11/09/88	Fire Dept.	Our office hasn't any objection to this rezone. Before any building is to be done, we will need to review the plans to ensure compliance with the Uniform Fire Code.
11/02/88	City Attorney	<ol style="list-style-type: none"> <li>1. She is our family doctor.</li> <li>2. Master plan (corridor guidelines) compliance?</li> <li>3. Plat should reflect the restriction for further development, e.g. limit to "pasture" or other open space as shown.</li> <li>4. Before proceeding to prelim./final, will need more detail/plot plan, elevations, location of lighting, etc.</li> <li>5. Space for 40 cars seems to suggest a significant amount of traffic--high impact?</li> <li>6. Is a subdivision split contemplated between the office use and the residential home?</li> </ol>
11/09/88	County Planning	No comment.
11/10/88	Public Works	Review is difficult given lack of utilities composite and site drainage information. Would like to see alternative access connecting to Horizon Place to the north. Would like clarification of the intent of the "road easement" along the south edge of property. Is it existing or to be dedicated?
11/16/88	City Engineer	Future development of filing number four of Northridge Subdivision will require the extension of Horizon Place to the north side of the Ranchman's Ditch near the west end of the Waller property. This alignment will provide access to 7th Street through the signalized intersection at 7th Street and Horizon Place. This access should be included in the ultimate development plan for the Waller property. Detailed site, grading, drainage, and utility plans will be required prior to issuance of a building permit.
11/16/88	Planning Dept.	(see attached)

*Sant*  
11/16/88



The 7th Street Corridor Guideline identifies 7th Street between Horizon Dr. and Hill Ave. as an area of transition from single family residential to business. It also recommends that any rezone be done as a planned zone and that the existing residential character of the area between Horizon Dr. and Patterson Rd. should be retained regardless of the development.

A small scale clinic may be appropriate given the proximity to Mesa View Retirement Center and the hospital. The type and scale of development proposed would be compatible with the residential character of the neighborhood. The proposal also meets several of the criteria for rezoning (section 4-4-4 of the Zoning and Development Code).

The Outline Development Plan (ODP) process requires minimal site plan detail. Enough information is needed to answer the question, "Should these uses be allowed in this location, at this approximate density, related in this manner to surrounding uses?"

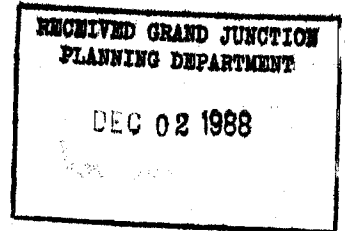
A preliminary plan must be submitted within 12 months of acceptance of the ODP approval. An extension may be requested in writing by the developer. Acceptance of the ODP for the PD zoning does not commit to approval of a subsequent preliminary plan. The preliminary plan stage will also require a preliminary plat. At that time, parks and open space fees will also have to be considered.

Site design details will be addressed at the preliminary plan and plat stage. We would like to see only one access onto 7th Street from the property. Traffic accessing directly onto 7th Street will be a consideration in determining the appropriate size of the facility. What are the intentions for the road easement along the south property line?

*and access*

File #45-88

Response by Petitioner to Review Sheet comments



Police Department: None

Fire Department: None

City Attorney: 2.) We believe that 7th Street corridor Guidelines are being met by this plan. To quote the guidelines published by city planning, "The existing residential character of the area between Horizon Drive and Patterson Road should be retained regardless of the development". Our project narrative indicates "an office for family practice....with the intention of appearing homelike.... specifically, external design would be residential appearing".

3.) No further development is anticipated under this plan and we intend to meet all "open space" requirements.

4.) Not required for O.D.P.

5.) Of the 40 proposed spaces, 16 of these would be doctors and their employees. These spaces would be fairly static throughout the day, i.e. not high turnover. An additional 16 spaces would be allocated to patients at the rate of 4 per physician per hour. An additional 8 spaces are considered overflow with one or two of these designated handicapped. It should be noted that the flow of traffic for this clinic will be primarily between the hours of 9:00 - 4:30 (off peak hours) and will be evenly spaced out as to timing. Further, the majority of this traffic would be visiting the 7th Street corridor for health care needs whether this clinic exists or not, so the additional traffic load will be minimized.

6.) No

County Planning: None

Public Works: Utilities composite and site drainage info, not required for O.D.P. Alternative access to Horizon Place is a moot issue at this time because of uncertain status of Northridge Filing 4. Road easement on south side is in process of being vacated.

City Engineer: Once again, access across Ranchman's Ditch to Horizon Place cannot be addressed in a definite sense at this time because of the uncertainty surrounding plans for Northridge and Mesa View.

Planning Department: We intend to have only one access onto 7th Street. The road easement along the south property line is being vacated.



# development summary



File # 45-88 Name Rezone and ODP Date 12/9/88

PROJECT LOCATION: 621 26½ Road

PROJECT DESCRIPTION: A request to change from Residential Single Family (RSF-4) to Planned Business (PB45-88) and an outline development plan (ODP) for a clinic on approximately 3.88 acres.

## REVIEW SUMMARY (Major Concerns)

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

\* See explanation below

The 7th Street Corridor Guidelines identifies 7th Street between Horizon Dr. and Hill Ave. as an area of transition from single family residential to business. The Guidelines also recommend that any rezone be done as a planned zone and that the existing residential character for the area between Horizon Dr. and Patterson Road should be retained regardless of the development. The clinic being proposed may be appropriate for the area given its size and the plan to make the outside appear homelike.

The proposed rezone also meets several of the Rezone Criteria as set out in Section 4-4-4 of the Zoning and Development Code. The petitioner feels there has been a change in character in the area due to the improvements done on 7th Street and that the 7th Street Corridor as a whole is in a state of transition. They also feel the proposal would be compatible with the surrounding area. The proposal is in conformance with the Corridor Guidelines and adequate facilities are available to serve this type of development.

The Outline Development Plan (ODP) process requires minimal site plan detail; therefore, many of the technical requirements cannot be reviewed until the preliminary plan stage.

**STATUS & RECOMMENDATIONS:** Enough information is needed to answer the question, "Should these uses be allowed in this location, at this approximate density related in this manner to surrounding uses?" According to the Code, "acceptance of the ODP for the PD zoning does not commit to approval of a subsequent preliminary plan".

The major concern for development on this property is access directly onto 7th St. A second access may be required onto Horizon place.

**Planning Commission Action** 12/6/88 recommended denial of the rezone with a vote of 4-2 for the following reasons:

1. It would change the character of the neighborhood.
2. Traffic concerns.

The petitioner has appealed the decision to City Council.

Memorandum

December 27, 1988

Subject: Access to Waller Property at 621 26.5 Road

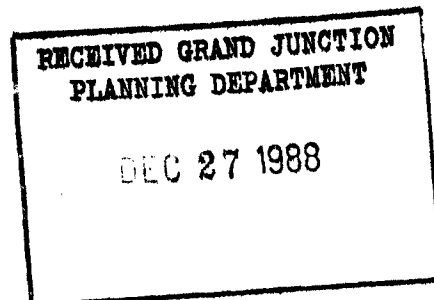
To whom it may concern:

From: Don Newton, City Engineer *DN*

Access to and from the proposed medical offices would be allowed at the existing curb cut on 7th Street. The five lane roadway will accommodate left turns in and out of the facility. The existing driveway will need to be widened and regraded to provide a flatter approach to 7th Street. The projected traffic of 15 to 25 vehicles per hour generated by these offices should have little impact on 7th Street.

At such time that the remaining filings of Northridge Subdivision are developed, Horizon Place will be extended to the Ranchmans Ditch at the west end of the Waller property. This street should become the ultimate primary access for all undeveloped properties south of the Ranchman's Ditch including the Waller Property.

xc: Grand Junction Planning Department  
Jim Shanks  
Dan Wilson  
Bud Waller





ITEM #45-88  
INITIATED BY James and Lois Waller  
ACTION PROPOSED Rezone and Outline Development Plan  
PRESENTED BY Kathy

**COMMENTS**

A request to change from Residential Single Family (RSF-4) to Planned Business (PB45-88) and an outline development plan on approximately 3.88 acres.

**SUGGESTED MOTION**

MOVED BY \_\_\_\_\_

Mr. Chairman, on item #45-88 A request to change from Residential Single Family (RSF-4) to Planned Business (PB45-88) a property located at 621 26½ Road, I move that we forward this proposal on to City Council with recommendation of (approval--list any conditions) (denial for the following reasons...).

Mr. Chairman, on item #45-88 An outline development plan for a clinic at 621 26½ Road, I move we (approve this with the following conditions...) (deny this for the following reasons...)

**CONDITIONS**

YES \_\_\_\_\_ NO \_\_\_\_\_ TABLE \_\_\_\_\_