

Table of Contents

File 1991-0027

Name: Town Park 26th Street & Orchard Avenue - Preliminary Plan/Vacation ROW

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>		
X	X	Table of Contents		
X	X	Review Sheet Summary		
X		Application form		
X		Review Sheets		
		Receipts for fees paid for anything		
		*Submittal checklist		
X	X	*General project report		
		Reduced copy of final plans or drawings		
X		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
X	X	*Mailing list to adjacent property owners		
X		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps – final copy		
X	X	*Final reports for drainage and soils (geotechnical reports)		
		Other bound or non-bound reports		
		Traffic studies		
X	X	*Petitioner's response to comments		
X	X	*Staff Reports		
X	X	*Planning Commission staff report and exhibits		
X	X	*City Council staff report and exhibits		
X	X	*Summary sheet of final conditions		
<u>DOCUMENT DESCRIPTION:</u>				
X	X	Action Sheet - DENIED	X	X
				Letter from Bill Cheney, City UtilityEng. to Dave Thornton re: all concerns addressed - 5/8/91
X		Public Notice Posting - 4/29/91	X	X
				City Council Workshop - petitioner is withdrawing the application, no action is needed - 5/13/91
X	X	Non-technical Soils Description Report - 3/20/90	X	
				Declaration of Covenants - not completed
X	X	Drainage Report - 3/31/91	X	X
				Preliminary Plan
X	X	Development Application - 4/1/91	X	
				Elevation Maps
X	X	Impact Statement/ Project Narrative	X	
				Landscape Plans
X		Commitment for Title Ins. - 3/18/91	X	
			X	Utility Coordinating Committee Meeting Agenda for utility easement vacation - 317 Hopi Drive - 5/8/91
X		Subdivision Summary Form - no date	X	
				Planning Commission Agenda for 5/7/91 mtg.
X	X	DIA - not enforced		
X	X	Letter from Wayne Lizer to Dave Thornton re: 4/4/91		
X	X	Letter from Wayne Lizer to Dave Thornton re: request for traffic generation analysis to be added to the project narrative - 4/4/91		
X		Legal Ad published 4/30/91		
X	X	Planning Commission Minutes - ** - 5/7/91		

A



Receipt # 4469
Date Rec. 4/1/91
Received By [Signature]

DEVELOPMENT APPLICATION

Original
Remove
Office

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

27 91

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input checked="" type="radio"/> Rezone			26th STREET & ORCHARD	PR-8 Frm To	
<input checked="" type="radio"/> Planned Development		<input type="radio"/> ODP <input checked="" type="radio"/> Prelim <input type="radio"/> Final	26th STREET & ORCHARD	PR-8	RESIDENTIAL - TOWNHOMES
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input checked="" type="radio"/> Vacation			20' of 26th Orchard Ave.		<input checked="" type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Blaine D. Ford
Name

David K. Hoffman
Name

Name

2522 Mira Vista
Address

925 N. 5th St.
Address

Address

Grand Jct., Co. 81501
City/State

Grand Jct., Co. 81501
City/State

City/State

242-1153
Business Phone #

243-9564
Business Phone #

Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Signature of person completing application

Date

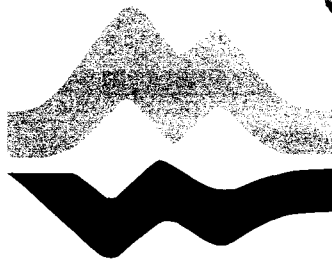
David K. Hoffman

3/26/91

Blaine D. Ford

3/28/91

Signature of property owner(s) - attach additional sheets if necessary



Mountain High Enterprises

Original
Do NOT Remove
From Office
27 91

A Service Company
Reputable Contracting

P.O. Box 1452
Grand Junction, CO 81502
Phone: 303/243-9564

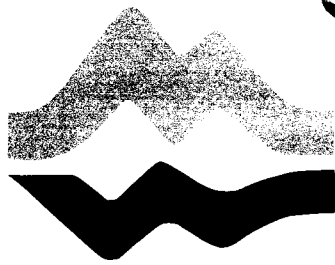


IMPACT STATEMENT / PROJECT NARRATIVE

TOWNPARK

- 1) We propose to rezone 2 (two) lots in The First Addition to Arbor Village Subdivision. This proposal would involve changing the zoning from RSF-8 to PR-8. The purpose of this rezone request is to best utilize a parcel that was poorly platted for the construction of single family homes. This rezone would allow for the ultimate development of 7 (seven) townhome units, with no change in density.
- 2) The area of this proposed development is that of 25th St & Orchard Avenue. This area is in the immediate vicinity of Melrose Park, and is North of Orchard Avenue. The parcel lies within the city limits of Grand Junction.
- 3) The intended development of this project will proceed as quickly as allowed by the approval process. As there will be only 7 (seven) units, the construction of improvements will not require phasing.
- 4) The area impacted by this project is the area of 25th St & Orchard Avenue. No additional consideration has been made regarding impact, because there is no increase in density.
- 5) The proposed townhome units were designed for compatibility with existing area housing, both in plan and elevation. The development also incorporates a landscaped common area for residents.
- 6) Residents will have the use of City domestic water, City sewer hookups, Grand Valley irrigation water (for common area landscaping), Public Service Co. for gas and electric service, and United Artists Cable for cable television service.
- 7) N/A

I believe the City should allow the vacation of 20 feet of R.O.W. on the North side of Orchard Avenue. In discussion with Karl Metzner and Don Newton, neither could see a present or future need for the excessive R.O.W. granted by the original subdivider. If the Orchard Avenue Corridor guidelines remain unchanged, there will not be a need for Orchard Avenue expansion, nor for the 20 feet of R.O.W. in question. The proposed rezone and preliminary, TOWNPARK, hinges on the approval of this vacation.



Mountain High Enterprises

A Service Company
Reputable Contracting

P.O. Box 1452
Grand Junction, CO 81502
Phone: 303/243-9564

8) We feel that the proposed project meets several of the criteria for rezones. As per 4-4-4, there is an **area need** in that the completion of development in a neighborhood is far better than leaving vacant sites that encourage trash and vandalism. There is a **community need** from the standpoint that well-planned infill projects "complete" the city and enhance the city's tax base. The proposed rezone is **compatible** because the intended improvements, the townhomes, are architecturally compatible with existing neighborhood dwellings, and there is no increase in density. The **benefits** come from improving a poorly platted and largely unbuildable site. **Utilities** are available and easily extended. Because (1) there is not an increase in density, and (2) because the scope of the project is so limited, we believe that this project would not require any upgrade in facilities currently serving area residents. Finally, we believe the proposed rezone to be within the intent of the Code.

City of Grand Junction
27 01

Mr. & Mrs. David L. McDonald
2528 Orchard Ave.
Grand Junction, CO 81501

Ms. Mable Bennett
2103 N. 26th
Grand Junction, CO 81501

Mr. & Mrs. Larry Hugney
2507 Walnut
Grand Junction, CO 81501

Mr. & Mrs. Lee Goerge
1915 N. 26th
Grand Junction, CO 81501

Secretary of Housing & Urban
Dev Attn Single Family Mgn.
1405 Curtis St.
Denver, CO 80202

Mr. & Mrs. Steven Odwyer
2523 Walnut Ave.
Grand Junction, CO 81501

Ms. May Brown
2110 N. 26th
Grand Junction, CO 81501

Mr. & Mrs. Ted Downing
2035 26th St.
Grand Junction, CO 81501

Mr. Blaine Ford
2522 Mira Vista Rd.
Grand Junction, CO 81501

Robert Ceverly & Becky and
Vivian Sell
1048 Lakeside Dr.
Grand Junction, Co 81501

Mr. Bradley Stolte
2043 26th St.
Grand Junction, CO 81501

Mr. & Mrs. Ronald Pray
2538 Pinyon Ave.
Grand Junction, CO 81501

Mr. & Mrs. Robert McClung
2050 N. 26th
Grand Junction, CO 81501

Administrator of Veterans
Affairs VA Regional Loan
P.O. Box 25126-44
Union Blvd.
Denver, CO 80225

Mr. Jerry Spomer
2537 Pinyon Ave.
Grand Junction, CO 81501

Ms. Lynn Baldozier
629 Livvy Ct.
Grand Junction, CO 81501

Mr. & Mrs. Lee Laurence
2507 Pinyon Ave.
Grand Junction, CO 81501

Mr. David Hoffman
925 N. 5th
Grand Junction, CO 81501

Mr. & Mrs. Richard Baca
1930 N. 26th
Grand Junction, CO 81501

Mr. & Mrs. Arnold Pruett
2523 Pinyon
Grand Junction, CO 81501

Mr. Blaine Ford
2522 Mira Vista Rd.
Grand Junction, CO 81501

Mr. & Mrs. Victor Robertson
1920 N. 26th
Grand Junction, CO 81501

Mr. & Mrs. Ernest Hunt
2524 Pinyon Ave.
Grand Junction, CO 81501

Mr. Blaine Ford
2522 Mira Vista Rd.
Grand Junction, CO 81501

Mr. & Mrs. Loren Phippen
1910 N. 26th
Grand Junction, CO 81501

Ms. Joyce Springer
2503 Pinyon Ave.
Grand Junction, CO 81501

Friends Church of Grand Jct.
24th & Orchard
Grand Junction, CO 81501

Mr. & Mrs. Steve Madie
1900N. 26th
Grand Junction, CO 81501

Mr. & Mrs. William States
2422 Pinyon Ave.
Grand Junction, Co 81501

Administrator of Veterans
Affairs C/O Jack Berry
417 N. 7th
Grand Junction, Co 81501

Ms. Jennie Mae Harwin
618 Irwin
Clifton, CO 81520

Ms. Vera Poyner
2413 Orchard Ave.
Grand Junction, CO 81501

Ms. Tracey Rainey
82 Ramblewood Trail
Laurenceville, GA 30245

City of Grand Junction
Melrose Park
Grand Junction, CO 81501

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

27 91

March 31, 1991

DRAINAGE REPORT
FOR
TOWNPARK
A REPLAT OF LOTS 11 AND 12, BLOCK TWO
OF THE FIRST ADDITION TO ARBOR VILLAGE SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL

Townpark is located on the North side of Orchard Avenue and 118 feet West of North 26th Street and is also Lots 11 and 12, Block Two of the First Addition to Arbor Village.

Although the site has some depressions, the average slope from North to South is approximately 0.5%. All sides of the proposed site are essentially developed, therefore it is assumed that no external drainage will contribute storm runoff to the site.

METHOD OF ANALYSIS

The Rational Method was used to determine the amount of storm runoff, using the formula, $Q = CC_fIA$, since this is a small area,

- where Q = runoff in cfs
- C = runoff coefficient
- C_f = rainfall frequency factor = 1 for a 10 year storm
- I = rainfall intensity (in./hr.)
- A = area in acres

For historic runoff, a value of 0.37 was used for "C" for an unimproved area.

For runoff after development, a value fo 0.60 was used for "C", which was determined by the composit method.

Runoff coefficients for the developed area, which includes the proposed structures, driveways, paving and sidewalks on Townpark Court, and landscaping in the "Private Open Space", was determined to be 0.83 for asphalt, concrete, and roofs, and 0.25 for the landscaped area.

There is approximately 0.51 acres in asphalt, concrete, and roofs, and 0.33 acres in landscaping. There is no exterior contribution.

A 10 year frequency storm was used for computing the historic rate of runoff, runoff after development, and for sizing the storm retention area.

Values of "I" were determined from intensity duration curves for the Grand Junction area (graph attached).

COMPUTATIONS

Historic

$$T_c = \frac{1.87(1.1-C)D^{\frac{1}{2}}}{S^{1/3}}$$

where T_c = Time of Concentration in minutes

S = Slope of Basin, %

C = Rational Method Runoff Coefficient

D = Length of Basin, Feet

$$\text{or } T_c = \frac{1.87(1.1-0.37)(320)^{\frac{1}{2}}}{0.5^{1/3}} = 31 \text{ min.}$$

from graph, $I_{10} = 1.45$

$$Q_{10} = CC_f IA = (0.37)(1)(1.45)(0.84) = 0.45 \text{ cfs}$$

RUNOFF AFTER DEVELOPMENT

Composit Runoff Factor

$$C_i A_i = \frac{(0.83)(0.51) + (0.25)(0.33)}{0.84} = 0.60$$

$$T_c = \frac{1.87(1.1-0.60)(320)^{\frac{1}{2}}}{0.5^{1/3}} = 21 \text{ min.}$$

From Graph, $I_{10} = 1.85$

$$Q_{10} = CC_f IA = (0.60)(1)(1.85)(0.84) = 0.93 \text{ cfs}$$

A Detention Area is required which will be located at the catch basin area in Townpark Circle and extending North and South within the street. The storm-water will be discharged into an existing storm sewer on the North side of Orchard Avenue through a 6 inch pipe from the catch basin and drop inlet.

The Detention Volume was determined by the Triangular Method:

$$V = \frac{T_c(Q_d - Q_h)^2}{2Q_d} \cdot 60$$

where V = Volume to be stored, cu. ft.

T_c = Time of Concentration, (for historic area), min.

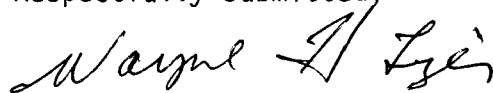
Q_d = Maximum runoff rate when fully developed, cfs.

Q_h = Maximum release rate for design storms under conditions prior to development

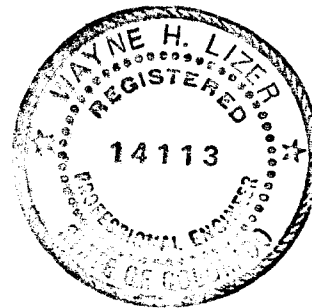
$$\text{or } V = \frac{31(0.93)(0.45)^2}{2 \cdot 0.93} \cdot 60 = 461 \text{ cu. ft.}$$

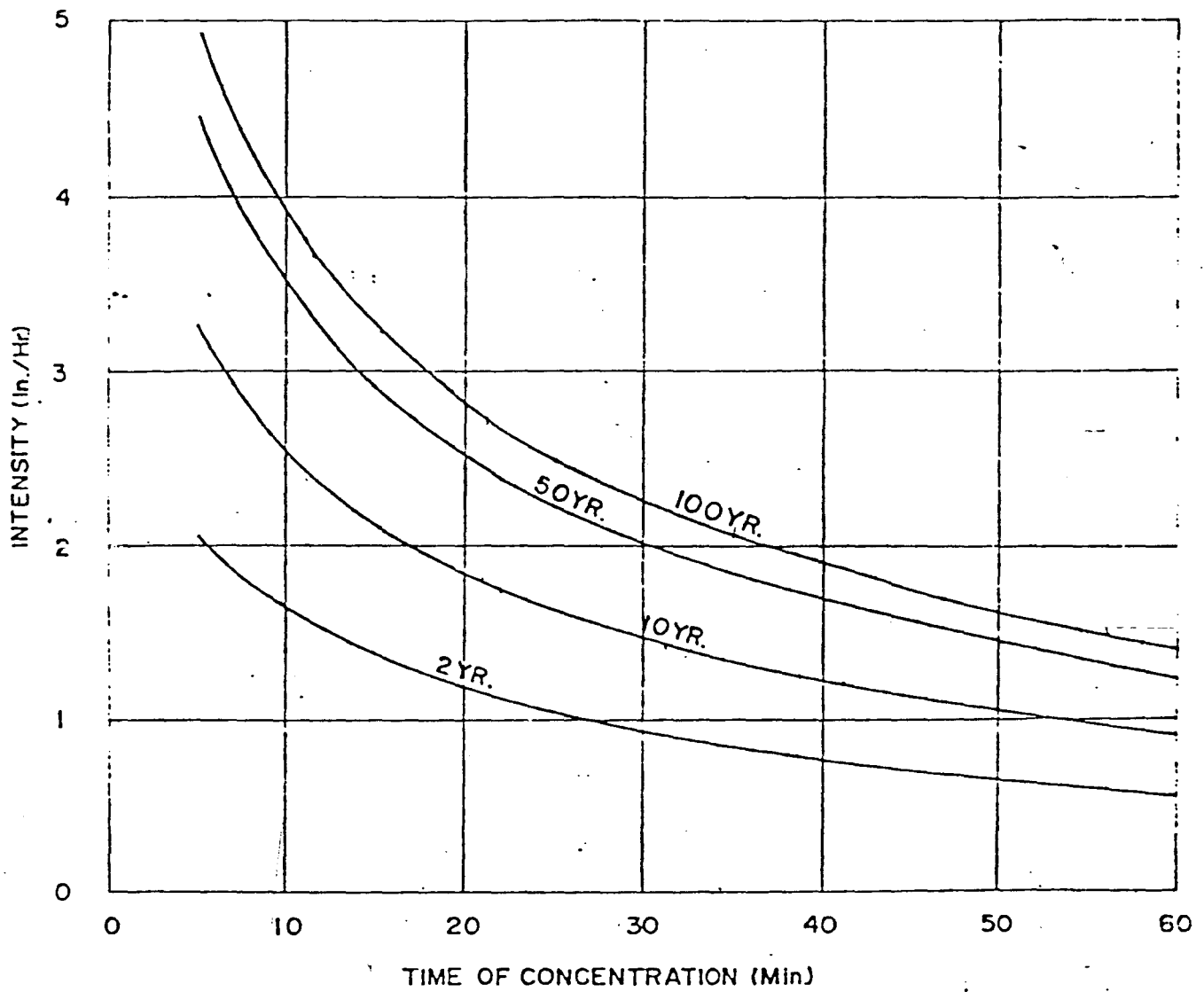
Considering the cross slope of the street at the cross pan at the low point of the street, and considering that the street will be crowned going North from the cross pan at Station 0+29, detention in Townpark Court will extend 12 feet to the South of the cross pan and approximately 114 feet North of the cross pan in order to provide the necessary 461 ft³ detention area.

Respectfully submitted



Wayne H. Lizer P.E., P.L.S.





INTENSITY DURATION CURVES
 GRAND JUNCTION, COLORADO

J

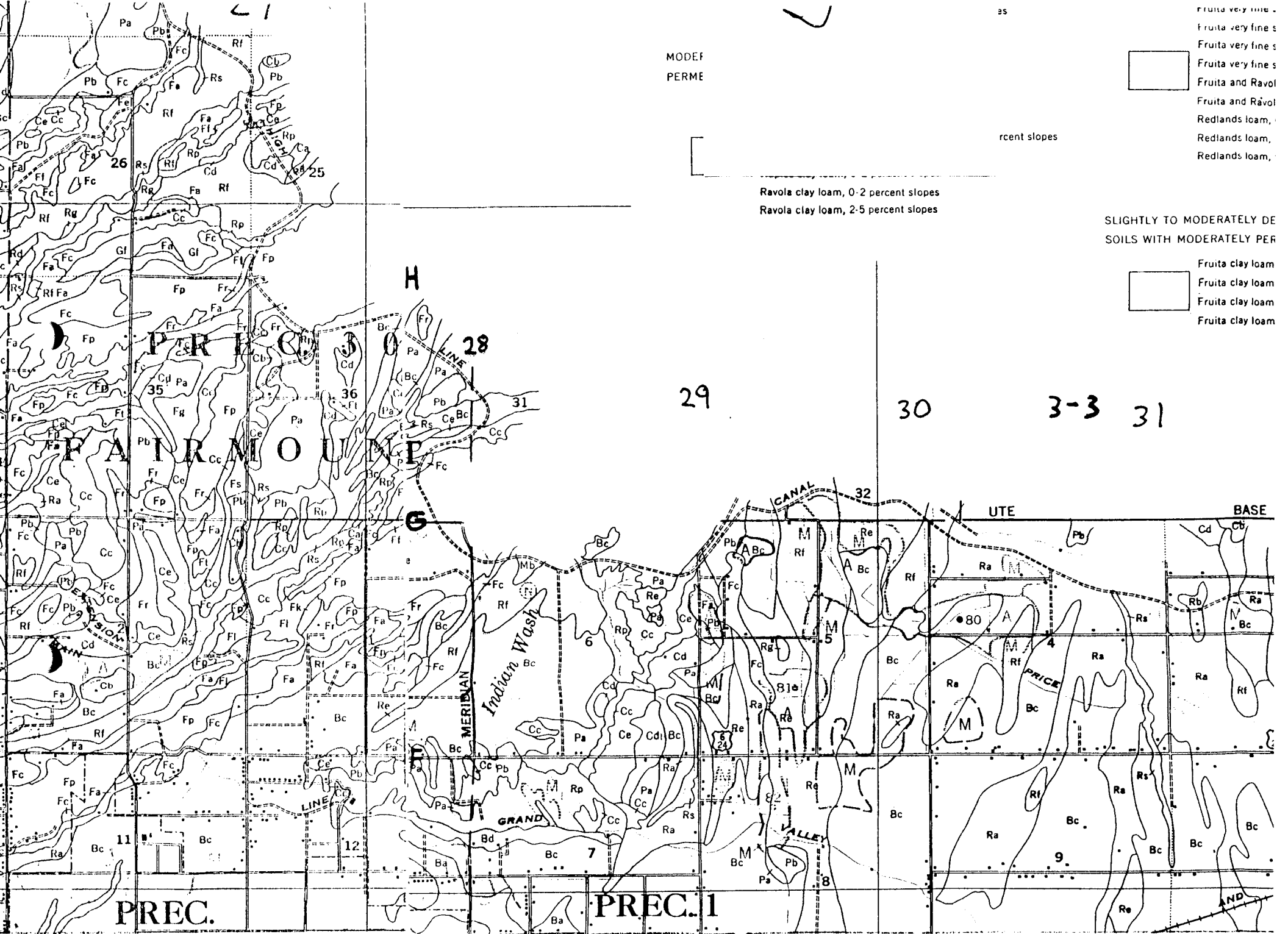
Original
DO NOT REMOVE
from Office

NONTECHNICAL SOILS DESCRIPTION REPORT
FOR DESCRIPTION CATEGORY - SOI

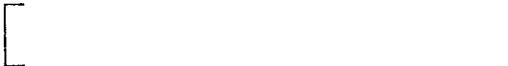
27 91

Survey Area- GRAND JUNCTION AREA, COLORADO

Map Symbol	Description
Ba	UNNAMED SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES This unit consists of deep, well drained soils on toe slopes. These soils formed in residuum and alluvium derived dominantly from Mancos shale. The surface layer is silty clay loam about 2 inches thick. The subsoil is silty clay about 22 inches thick. The upper 24 inches of the substratum are silty clay loam with strata of fine sandy loam. The lower part to a depth of 60 inches is silty clay loam with strata of fine sandy loam. Permeability of the Unnamed silty clay loam soil is slow. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight.
Bc	BILLINGS SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES This unit consists of deep, well drained soils on old alluvial fans and low terraces. These soils formed in alluvium derived dominantly from Mancos shale. The surface layer is silty clay loam 3 inches thick. The next layer is silty clay loam 7 inches thick. The upper 10 inches of the underlying material are silty clay loam, and the lower part to a depth of 60 inches is silty clay loam with few fine gypsum crystals. Permeability of this Billings soil is slow. Available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight.



MODEL
PERME



Ravola clay loam, 0-2 percent slopes
Ravola clay loam, 2-5 percent slopes



35
Fruita very fine s
Fruita very fine s
Fruita very fine s
Fruita and Ravol
Fruita and Ravol
Redlands loam,
Redlands loam,
Redlands loam,

recent slopes

SLIGHTLY TO MODERATELY DE
SOILS WITH MODERATELY PER



Fruita clay loam
Fruita clay loam
Fruita clay loam
Fruita clay loam

PREC. 1

PREC. 1

AND



CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: Townpark, a planned development 26th & Orchard
 Name of Subdivision or Other Improvement Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Townpark, a planned development date April 1, 1990 1990, the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

SEE DON NEWTON 66 / QUESTIONS

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	600 yd ² @ 260	2080 ⁰⁰	A. 9. 1992
Street Base	300 Tons @ 12 ⁰⁰	3600 ⁰⁰	"
Street Paving	146 Tons @ 37 ⁰⁰	5402 ⁰⁰	"
Curbs and Gutters	195 LF @ 5 ⁰⁰	975 ⁰⁰	"
Sidewalks / Roll Curb	305 LF @ 17 ⁰⁰	5185 ⁰⁰	"
Storm Sewer Facilities	2 Drop Inlets w/ Piping @ 1500 ⁰⁰	3000 ⁰⁰	
Sanitary Sewers Manholes	2 @ 1000 ⁰⁰	2000 ⁰⁰	
Mains	205 LF @ 9 ⁰⁰	1845 ⁰⁰	
Laterals/House Connections	7 @ 260 ⁰⁰	1820 ⁰⁰	
On-site Sewage Treatment			
Water Mains	6" - 42 LF @ 23 4" - 195 LF @ 5	966 ⁰⁰ 760 ⁰⁰	
Fire Hydrants	1 @ 2000 ⁰⁰	2000 ⁰⁰	
On-site Water Supply			
Survey Monuments			
Street Lights			
Street Name Signs	1 @ 100	100 ⁰⁰	
Construction Administration			
Utility Relocation Costs			
Design Costs	1000 ⁰⁰	1000 ⁰⁰	
SUB TOTAL		30753 ⁰⁰	

Supervision of all installations (should not normally exceed 4% of subtotal) 1230¹²

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 31983¹²

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

David Hoffman 4.1.91
 Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: _____ 19____

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

RE: Townpark, a planned development 26th & Orchard
 Name of Subdivision or Other Improvement Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of Townpark, a planned development date April 1, 1990 19 , the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

SEE DON NEWTON FOR QUESTIONS

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	200 LF @ 10 ⁰⁰	2000 ⁰⁰	Aug 1992
Street Base	300 LF @ 12 ⁰⁰	3600 ⁰⁰	"
Street Paving	146 LF @ 37 ⁰⁰	5402 ⁰⁰	"
Curbs and Gutters	195 LF @ 5 ⁰⁰	975 ⁰⁰	"
Sidewalks / Roll Curb	305 LF @ 17 ⁰⁰	5185 ⁰⁰	"
Storm Sewer Facilities	2 Drop Inlets @ 1500 ⁰⁰	3000 ⁰⁰	
Sanitary Sewers Manholes	2 @ 1000 ⁰⁰	2000 ⁰⁰	
Mains	205 LF @ 16 ⁰⁰	3280 ⁰⁰	
Laterals/House Connections	7 @ 477 ⁰⁰	3339 ⁰⁰	
On-site Sewage Treatment			
Water Mains	6" - 42 LF @ 23 4" - 195 LF @ 5	966 ⁰⁰ 760 ⁰⁰	
Fire Hydrants	1 @ 2000 ⁰⁰	2000 ⁰⁰	
On-site Water Supply			
Survey Monuments			
Street Lights	2 @ 100 ⁰⁰	200 ⁰⁰	
Street Name Signs	1 @ 100	100 ⁰⁰	
Construction Administration			
Utility Relocation Costs			
Design Costs	1000 ⁰⁰	1000 ⁰⁰	
SUB TOTAL		33,907⁰⁰	

Supervision of all installations (should not normally exceed 4% of subtotal) 1356²⁸

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 35,263²⁸

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted at the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

 Signature of Subdivider
 (If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

DATE: _____ 19__

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

 City Engineer

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

April 4, 1991

Dave Thornton, City Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: Townpark, a Planned Unit Development

Dear Dave,

On the attached survey plat of Townpark, no interior easements or the proposed 20 feet of Orchard Avenue to be vacated were shown at this time. The final plat will show the vacation of the 20 feet of Orchard Avenue which will leave a 30-foot wide right-of-way, and the private open space will be dedicated to the public utilities.

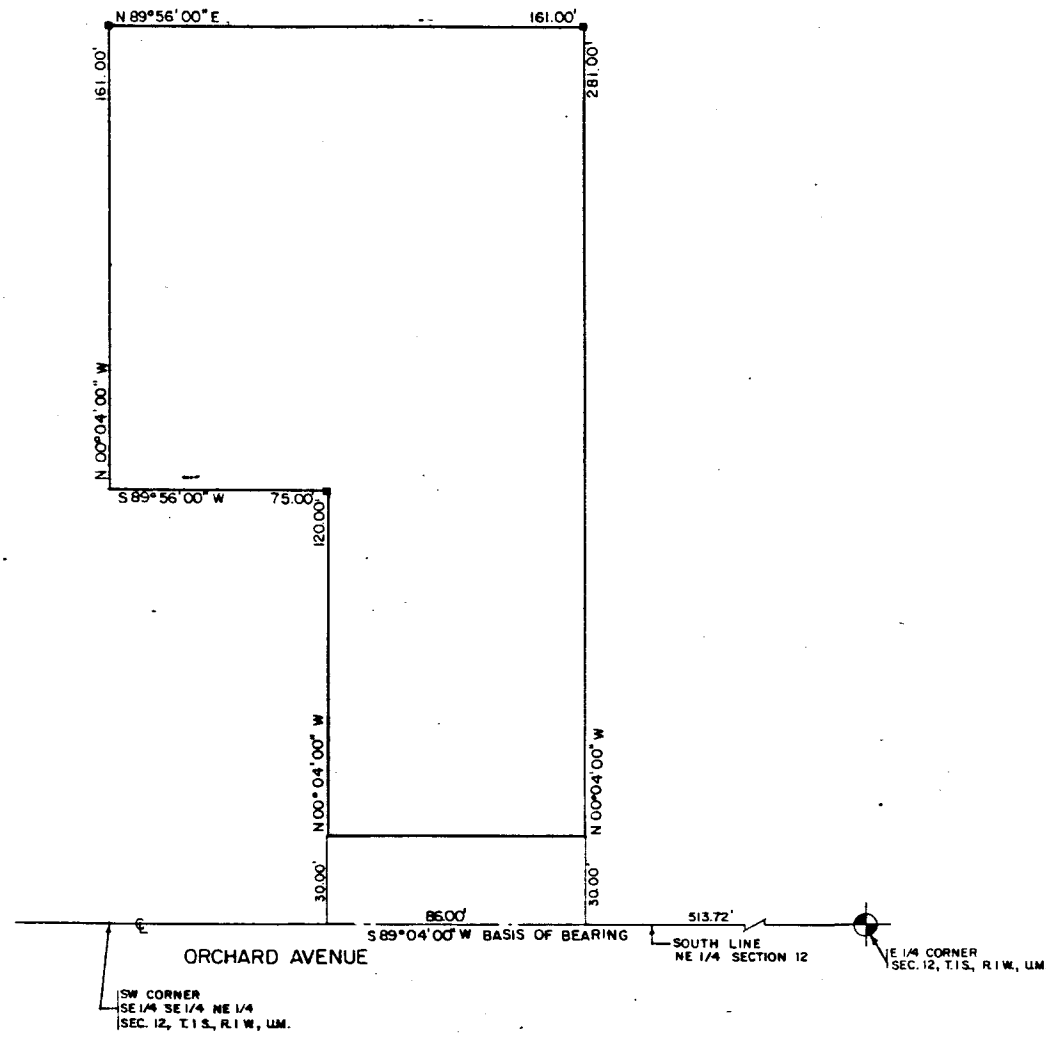
Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.

WHL/s1

TOWNPARK
 A PLANNED UNIT DEVELOPMENT
 SECTION 12, T.1S., R.1W., U.M.



LEGEND

- MESA COUNTY BRASS CAP
- FOUND PIN W/CAP IN CONCRETE MARKED
- FOUND PIN - #5 REBAR

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat of Towmpark, a replat of Lots 11 and 12, Block Two of the First Addition to Arbor Village, was prepared from notes taken in the field under my direct supervision during March, 1990, and from the from the recorded plat of said First Addition to Arbor Village Subdivision, and that this plat of Towmpark represents said survey.

Wayne H. Lizer P.E., P.L.S.

TOWNPARK
 A PLANNED UNIT DEVELOPMENT
 SECTION 12, T.1S., R.1W., U.M.

W.H. LIZER & ASSOCIATES
 ENGINEERING & SURVEYING
 576 25 ROAD · UNIT 8 · 241-1129
 GRAND JUNCTION, COLORADO 81505

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

April 4, 1991

Dave Thornton
City Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, Colorado 81501

RE: Townpark, a Planned Unit Development, Traffic Generation Analysis
to be added to the Project Narrative.

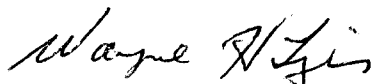
Dear Dave,

The following needs to be incorporated into the Townpark Project
Narrative:

AMOUNT OF TRAFFIC GENERATED

A value of 7 trips per day per unit was used for this type of
development which would yield a total of 49 trips per day for the
proposed 7 units.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S.

REVIEW SHEET SUMMARY

(Page 1 of 4)

FILE NO. #27-91 TITLE HEADING: TOWNPARK TOWNHOMES

ACTIVITY: Request for a Rezone from RSF-8 to PR-8 and a Preliminary Plan for a Major Subdivision and a Vacation of Right-of-Way.

PETITIONER: David Hoffman

REPRESENTATIVE:

LOCATION: 25th Street & Orchard Avenue

PHASE: Preliminary ACRES: .89

PETITIONER'S ADDRESS: 925 N 5th Street, Grand Jct
243-9564 or 244-0463

ENGINEER: Lizer & Assoc.

STAFF REPRESENTATIVE: David Thornton (303) 244-1447

RESPONSE NECESSARY
by May 3, 1991

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

PUBLIC SERVICE 04/08/91
J.M. Richardson 244-2658

GAS: No objections to development or 20 foot vacation of Orchard Avenue.

ELECTRIC: Request 10 feet front lot utility easement as shown on plats.

U.S. POSTAL SERVICE 04/17/91
Harry J. Apple 244-3400

Postal service to the seven townhomes would be to a central delivery point with the developer providing the seven boxes. Postal service should be advised by Planning Department of new numbers ASAP.

CITY FIRE DEPARTMENT 04/03/91
George Bennett 244-1400

At this point in time, we do not have a problem with this subdivision. If the configuration changes or there are any other changes made that affect access or fire flow, we will need to review this again at that time.

U.S. WEST 04/04/91
Leon Peach 244-4964

No comments at this time.

CITY POLICE DEPARTMENT 04/10/91
Capt. Currie 244-3577

No problems noted.

Missing
~~City Drainage~~
~~City Prop Dept~~
City Attorney
called 4/19/91

CITY ENGINEER 04/12/91
Don Newton 244-1559

Minimum radii at street intersection and on cul-de-sac corner shall be 22 feet to edge of gutter.

A minimum of two street lights will be required.

Plan should show right-of-way width on both sides of Orchard Avenue and any existing curb cuts or intersections in vicinity of the proposed street intersection on Orchard.

Show monument line on Orchard Avenue and what section corners or other monuments subdivision will be referenced to.

Proposed street grades are too flat to drain. Storm sewer should be extended to the north so that street grades can be increased.

Street section will need to be analyzed to determine if storm water detention volume is adequate.

TRANSPORTATION ENGINEER 04/15/91
David Tontoli 244-1567

1. Stop sign/street name sign combination needed northwest corner.
2. No parking signing requirements needed 30 feet in advance of stop sign installation and area on roadway where parking is restricted.

CITY PARKS & RECREATION 04/08/91
Don Hobbs 244-1545

Based upon \$225 per unit, Open Space Fees total \$1,575.

If the City Street Tree Program is to be used on the Orchard Avenue side, I believe the right-of-way will have to be maintained at least seven feet north of walk.

CITY UTILITIES ENGINEER 04/16/91
Bill Cheney 244-1590

Utilities:

1. Lower connection into existing manhole one foot to provide more slope for service connections. Leave main line slope at 0.40 percent.
2. Is manhole at 0+10 existing or proposed? It is shown both ways on different drawings.
3. Unit costs for sanitary sewer mains and laterals on "Improvements Agreement" are low.

Irrigation:

1. It's questionable if permanent structures should be allowed in the 10 foot irrigation easement.
2. Proposed irrigation is addressed in the narrative but is not shown on any plans. How will the irrigation system be handled and by whom?

COMMUNITY DEVELOPMENT 04/17/91
David Thornton 244-1447

1. The street name for a cul-de-sac shall receive the designation "court". Therefore Townpark Circle needs to be changed to Townpark Court.
2. By vacating the 20 feet of right-of-way, the new property line will match existing property lines along Orchard Avenue and still provide for the required right-of-way for Orchard Avenue. We do not object to the right-of-way vacation request.
3. The proposed rezone for this planned residential development at the same density which exists now is compatible with the surrounding area.
4. A detailed landscaping plan will be required at Final Plan and Plat submittal. The Improvements Agreement and Guarantee will have to provide for landscaping at Final.
5. Open Space Fees will be due at Final Plan and Plat approval.
6. It is the petitioner's responsibility to address all concerns addressed by Review Agencies. A written response to all Review Agency comments is due in our office by 5:00 p.m., May 3, 1991.
7. Permanent on-site subdivision signs shall not exceed 32 square feet. What is the size of the proposed "Townpark" sign? What is the ratio of open space to closed space of the lattice? For fencing in the front yard setback, the Code requires a ratio of two-thirds open to one-third closed for fencing extending above the 30 inch height, and total height allowed at 4 feet.
8. The site plan refers to a fence's type. What does it look like? What are the dimensions? Is it similar to what the sign "Townpark" is attached to?
9. We need structural information on the structure proposed for the common area.

CITY PROPERTY AGENT 04/19/91
Tim Woodmansee 244-1565

The 10 foot irrigation easement along the west boundary should be re-labeled as a utilities and irrigation easement. The 10 foot irrigation easement along the north boundary is labeled as a utility easement on the plat for the First Addition to Arbor Village Sub. I believe this should also be re-labeled as a utilities and irrigation easement.

The interior road should be indicated as either a public or private street. In either case, dimensions for the street right-of-way need to be shown.

An existing 10 foot easement along the south boundary has been omitted.

I am not opposed to vacating the excess Orchard Avenue right-of-way.

Dimensions for each unit need to be shown

GRAND JUNCTION DRAINAGE 04/12/91
John L. Ballagh 242-4343

This project will contribute additional surface runoff into Indian Wash via the Logan Drain. The storm sewer in Orchard Avenue dumps into the Logan Drain Tiled System at 23rd Street and Orchard. The Logan Drain goes down 23rd Street to Mesa Avenue then heads east to Indian Wash. The system collects surface runoff as well as underground (seep) water and return flow irrigation water from as far west as 13th Street. Much of Orchard Avenue dumps into the system at 23rd Street. Much of Orchard Avenue dumps into the system at 23rd Street.

The existing 12 inch pipes south of Orchard run half full 100 percent of the summer and are 100 percent full during storm events. Addition of the seven units and the accompanying impervious surfacing will cause an increased duration of ponding during storm events. Areas of ponding will generally be near the street inlets.

Every effort should be made to reduce entering of oil and petroleum residue from the street and parking area. Absolutely no disposal of oil into the storm sewer.

GRAND VALLEY IRRIGATION 04/19/91
Phil Bertrand 242-2762

No comments. We do not have jurisdiction in this location.

ITEM: #27-91 (Page 1 of 2)
PETITIONERS: Blaine D. Ford
PROPOSAL: Townpark Townhomes Preliminary Plan, Rezone, and Right-of-Way Vacation
PRESENTED BY: David Thornton

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

Motions for the rezone:

APPROVAL: "Mr. Chairman, on item #27-91, a request for a rezone from Residential Single Family not to exceed eight units per acre (RSF-8) to Planned Residential not to exceed eight units per acre (PR-8), I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments and for the following reasons." (STATE REASONS USING REZONE CRITERIA)

DENIAL: "Mr. Chairman, on item #27-91, a request for a rezone from Residential Single Family not to exceed eight units per acre (RSF-8) to Planned Residential not to exceed eight units per acre (PR-8), I move that we forward this on to City Council with the recommendation of denial for the following reasons." (STATE REASONS USING REZONE CRITERIA)

*Create an Adverse
1) Impact on Neighborhood*

Add
~~2) Density as currently cannot~~

Motions for easement vacation:

APPROVAL: "Mr. Chairman, on item #27-91, a request to vacate a portion of Orchard Avenue, I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments and for the following reason, the required half-street right-of-way width for Orchard Avenue is 30 feet therefore the additional 20 foot of right-of-way currently existing is not needed."

DENIAL: "Mr. Chairman, on item #27-91, a request to vacate a portion of Orchard Avenue, I move that we forward this on to City Council with the recommendation of denial for the following reasons." (STATE REASONS)

Motions for Preliminary Plan:

APPROVAL: "Mr. Chairman, on item #27-91, a request for a Preliminary Plan for 7 residential units on 0.89 acres, I move that we approve this subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #27-91, a request for a Preliminary Plan for 7 residential units on 0.89 acres, I move that we deny this for the following reasons." (STATE REASONS)

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

Dave Thornton
Re: Copies of Review
Agency Comments
Delivered

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 3 1991

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 2, 1991

Don Newton
City Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: TOWNPARK SUBDIVISION
File No. 27-91
Response to Review Comments

Dear Mr. Newton,

The radii at the NW corner of Orchard Avenue and Townpark Court and in the cul-de-sac have been changed to 22 feet to the edge of gutter.

The Northeast corner radius of Orchard Avenue and Townpark Court will be changed to 22 feet depending on moving the power pole and the telephone pedestal or that part of the street intersection will be redesigned as per agreement at the review meeting on May 1, 1991.

Two street lights have been added to the attached Development Plan.


Right-of-way width on both sides of Orchard Avenue and the existing curb cut to the East of Townpark Court are shown on the attached Development Plan.

Monument line on Orchard Avenue shown on the attached plat of Townpark with the tie to the E 1/4 of Section 12 shown. The SW corner SE 1/4 SE 1/4 NE 1/4 of Section 12 will be verified by time of final platting.

The street grades will be redesigned at 0.5% grade as discussed at the review meeting on May 1. Said design will be done by final platting.

Street section will include design for the required detention time showing design calculations. Said design will be completed by final platting.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.

WHL/sl

Attachment

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 2, 1991

David Tontoli
Transportation Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: TOWNPARK SUBDIVISION
File No. 27-91
Response to Review Comments

Dear Mr. Tontoli,

1. Stop sign/street name sign shown on the attached Development Plan.
2. No Parking signage shown on the attached Development Plan.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.

WHL/s1

Attachment

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 2, 1991

Bill Cheney
City Utilities Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: TOWNPARK SUBDIVISION
File No. 27-91
Response to Review Comments

Dear Mr. Cheney,

UTILITIES

1. The sewer line will be redesigned to have a minimum depth of 6 feet.

The street profile is going to be redesigned for a minimum slope of 0.50%, so that may change the requirement of lowering the sewer line by 1.0 foot. The redesign will be completed by final plat submittal.

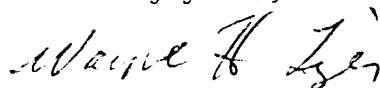
2. Manhole at 0+10 will be a new manhole and has been clarified on the plans.
3. Unit costs for sanitary sewer mains and laterals shown on the "Improvements Agreement" has been corrected as shown on the attached copy of the "Improvements Agreement".

IRRIGATION

1. Removable wood decks will be constructed in the irrigation easement.
2. The irrigation system will be installed by the developer and maintained by the Home Owners Association.

A landscaping and irrigation design will be provided at final submittal.

Sincerely yours,



Wayne H. Lizer, P.E., P.L.S.

WHL/sl

Attachment

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 2, 1991

Jim Woodmansee
City Property Agent
City of Grand Junction
250 N. 5th Street
Grand Junction, Colorado 81501

RE: TOWNPARK SUBDIVISION
File No. 27-91
Response to Review Comments

Dear Mr. Woodmansee,

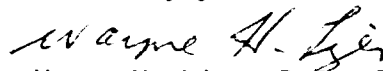
All easements along rear property lines will be labeled as utility and irrigation easements on the Final Plat.

The interior road, "Townpark Court", will be a public street. Dimensions and public right-of-way dedication will be shown on the Final Plat.

The existing 10 foot irrigation easement along the South line of the First Addition to Arbor Village is being worked on at this time. An alternate location will be provided on the Final Plat and the existing location will have to be vacated. There are no existing irrigation facilities in this easement in question at the present time.

Typical dimensions are shown for "Unit A", and "Unit B" on the attached Development Plan.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S.

WHL/s1

Attachment

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

May 2, 1991

John Ballagh
Grand Junction Drainage District
722 23 Road
Grand Junction, Colorado 81505

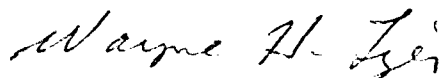
RE: TOWNPARK SUBDIVISION
File No. 27-91
Response to Review Comments

Dear Mr. Ballagh,

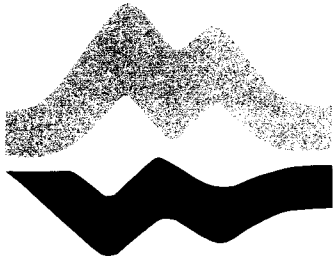
A storm detention basin will be designed for the storm drainage system for the subdivision which will allow runoff into the Drainage District's facility at the historical rate.

To preclude petroleum products from entering the storm sewer system, safeguards can be included in the restrictive covenants such as by not permitting oil changes or any other type of activity on vehicles that would make the intrusion of petroleum products into the drainage system possible.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S.



Mountain High Enterprises

A Service Company
Reputable Contracting

P.O. Box 1452
Grand Junction, CO 81502
Phone: 303/243-9564

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 2 1991

David Thornton
Community Development

RE: TOWNPARK TOWNHOMES FILE #27-91
RESPONSE TO REVIEW COMMENTS

PUBLIC SERVICE J.M. Richardson

ELECTRIC: After providing the City of Grand Junction a 35' R.O.W., there is not enough free area to provide the 10' front lot utility easement. There is adequate room to run the gas service in the R.O.W.

U.S. POSTAL SERVICE Harry J. Apple

We agree to comply with Postal Service delivery point guidelines, and will coordinate location of boxes with Postal Service personnel.

CITY PARKS & RECREATION Don Hobbs

We acknowledge the Open Space Fees total of \$1,575.
The City has adequate R.O.W. to maintain its City Street Program as per design.

COMMUNITY DEVELOPMENT David Thornton

We acknowledge the designation of "court" for the proposed cul-de-sac. TOWNPARK COURT is an acceptable appellation.

A landscaping and irrigation plan will be provided with final plan and plat.

David Thornton

TOWNPARK PLANNED DEVELOPMENT
Staff Report

- 1) Screening/fencing needs to be provided around the development, specifically a privacy type fence/screening along the eastern boundary.
- 2) It should be noted that for neighboring residential properties to the east abutting Townpark Court on their side and rear property lines that they remain side or rear property lines for setback purposes.
- 3) There is an existing 10' irrigation easement along the present south boundary line of this development. The petitioner will be required to vacate this easement at final plan/plat and dedicate a new easement for irrigation purposes along the new south property line once the 20' vacation of Orchard Avenue is complete. Currently the easement is not being used.
- 4) Review Agency Comments satisfied

(TOWNPARK.RPT)

CONSIDERING

REZONE

ROW VACATION

PRELIMINARY PLAN

UTILITY COORDINATING COMMITTEE MEETING
AGENDA

TIME: 1:30 P.M.

DATE: WEDNESDAY, MAY 8, 1991

PLACE: PUBLIC SERVICE MEETING ROOM, 2538 BLICHMANN AVENUE

OLD BUSINESS:

COUNTY PLANNING

- 1) C43-90 R.O.W. VACATION - signoff
C44-90 R.O.W. VACATION - signoff
Petitioner: Phylcon Inc.
Locations: IE.25 Road and 48.5 Road, Mesa area
- 2) C28-91 UTILITY EASEMENT VACATION (Approved 4/91, need signature)
Petitioner: Thomas Bentley
Location: 371 Plateau Drive, 7'6" of west side easement

NEW BUSINESS:

CITY PLANNING

- 3) C26-91 BLM OFFICE WAREHOUSE - FINAL PLAN
Location: 2803 Sunstrand Way
- 4) C27-91 PRELIMINARY PLAN/REZONE & VACATION OF RIGHT-OF-WAY
TOWN PARK
Location: 26th Street & Orchard
- 5) C25-91 UTILITY EASEMENT VACATION
Location: 317 Hopi Drive

COUNTY PLANNING:

- 6) C39-91 WILLOW GLEN SUBDIVISION - REPLAT OF 33 LOTS
ADMINISTRATIVE REPLAT
Petitioner: Pros International, Inc.
Location: F-1/2 & 29-1/4 Roads
- 7) C17-91 ELTON HEIGHTS MINOR SUBDIVISION - FINAL PLAT
Petitioner: Measons & Nakanos
Location: 2677 G Road
- 8) C35-91 MEADOWVALE SUBDIVISION - ADMINISTRATIVE REPLAT
Petitioner: Dois G. Webster
Location: NE of D & 30-1/2 Roads
- 9) C23-91 WALTER'S MINOR SUBDIVISION - FINAL PLAT
Petitioner: Randall & Selina Walter
Location: SW 19-1/2 Road & Hwy 340
- 10) DISCUSSION OF MESA COUNTY PLANNING COMMISSION AGENDA - 5/16/91
- 11) GEOTECH VICINITY PROPERTIES
- 12) UTILITY PROJECT COORDINATION
- 13) ADJOURNMENT

If you have any questions on this agenda, please call 244-1636 or
244-1771.

MEMO

TO: Dave Thornton

FROM: Bill Cheney *BC*

DATE: May 8, 1991

RE: Townpark Subdiviion

On May 2, 1991 Wayne Lizer submitted comments and plans addressing concerns I had on the original submittal. All items have been addressed to my satisfaction with the exception of Item #1 under Utilities. Elevations of the sewer line inverts on the two new manholes have not been changed. He was asked to lower each invert 1.0 foot which has not been done on the plans.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 8 1991

FF



ACTION SHEET

REZONE AND PRELIMINARY
& Vacation of ROW

27 91

ACRES .89
 UNITS 7
 DENSITY 7.87

FILE NUMBER _____
 ZONE RSF-8
 TAX SCHEDULE # 2945-121-33-001

ACTIVITY REZONE FROM RSF-8 To PR-8 & Preliminary Plan Approval
 PHASE Preliminary Plan for Major Subdivision
 COMMON LOCATION 26th & Orchard Ave.

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	<input checked="" type="checkbox"/> E	F	G	H	<input checked="" type="checkbox"/> J	<input checked="" type="checkbox"/> K	<input checked="" type="checkbox"/> M	<input checked="" type="checkbox"/> O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer	●	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Transportation Engineer	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Parks/Recreation	●	●	●	●								●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Fire Department	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Police Department	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Planning	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Engineer	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Health	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Floodplain Administration	●	●	●					●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> G.J. Dept. of Energy	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Walker Field	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> School District	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Irrigation <u>GRAND VALLEY</u>	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Drainage <u>GRAND JUNCTION</u>	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Water (Ute, Clifton)	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> U.S. West	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Highway Department	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Geological	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Health Department	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Property Agent	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Utilities Engineer	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Attorney	●	●	●	●	●							●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Building Department	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> DDA	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> CIC (11 packets)	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Other <u>US Postal</u>	●	●	●									●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

COVENANTS
 LEGAL DESC.
 NAMES & ADDRESS
 GEOLOGY REPORT

IMPROVEMENTS

TOTALS

BOARDS
P.C.

DATE
5-7-91

A-0 for Denial because the Rezone will create an Adverse impact on Neighborhood.

STAFF

DID NOT appeal to City Council

APPLICATION FEE REQUIREMENTS

\$500.00



CITY COUNCIL WORKSHOP

DATE: May 13, 1991

CITY OF GRAND JUNCTIONSTAFF: Dave Thornton
Community Development**ACTION REQUESTED:**

Blaine Ford, represented by David Hoffman is requesting the approval of a 1) Rezone from Residential Single Family 8 units per acre (RSF-8) to Planned Residential maximum density of 8 units per acre (PR-8); 2) 20 ft Right-of-way vacation of Orchard Avenue; and 3) Preliminary Plan for 7 residential units on 0.89 acres on lots 11 and 12 of First Addition to Arbor Village located between 25th Street and 26th Street on Orchard Avenue.

EXECUTIVE SUMMARY:

The petitioner has requested a rezone from RSF-8 to PR-8 and a preliminary plan for the development of 7 townhomes on 0.89 acres located between 25th Street and 26th Street on Orchard Avenue. They are also requesting the vacation of 20 ft. of excess R.O.W. along Orchard Avenue.

FISCAL IMPACT:

Not Applicable.

BACKGROUND / ISSUES / OPTIONS:

The Townpark proposal consists of rezoning 2 lots in the First Addition to Arbor Village Subdivision from RSF-8 to PR-8. The proposal calls for seven units to be constructed on 0.89 acres. The seven units would consist of 2 duplexes and 1 triplex. The proposed units will be designed for compatibility with existing housing in the area, both in plan and elevation. All services are available to this site.

The petitioner is requesting a rezone to Planned Residential but is not requesting a change in the zoning density. However the existing buildout density of the surrounding neighborhood is closer to 5 or 6 units per acre.

The proposed development plan proposes that access to the 7 units occur off of a proposed cul-de-sac which will also abut 3 neighboring properties to the east. At Planning Commission there was some neighborhood opposition in allowing this cul-de-sac to be approved. Specifically Mr. David McDonald of 2528 Orchard Avenue (NW corner of 26th St and Orchard) was opposed to this cul-de-sac because it would create a third street surrounding his property.

The petitioner is proposing a 6 ft high cedar privacy fence to be constructed between the cul-de-sac and the adjoining neighbors to buffer them from the impact of the street.

The request for the vacation of 20 ft. of right-of-way along Orchard Avenue has received no objection from the review agencies. When lots 11 & 12 were platted in Arbor Village First Addition, 50 ft. for half street right-of-way was dedicated for Orchard Avenue, whereas the rest of Orchard Avenue has a 30 ft. half street right-of-way. The proposed new road standards require only a 30 ft. half street right-of-way for Orchard Avenue. The 20 ft. vacation would bring the right-of-way line along Orchard Avenue into conformance with surrounding properties.

RECOMMENDATIONS:

Planning Commission recommended denial of the rezone by a vote of 4-0 with the reason that this development would create an adverse impact on the neighborhood. They did not act on the other two requests since the rezone did not pass.

CITY COUNCIL WORKSHOP

CITY OF GRAND JUNCTION

DATE: May 13, 1991

STAFF: Dave Thornton

Community Development

ACTION REQUESTED:

Blaine Ford, represented by David Hoffman is requesting the approval of a 1) Rezone from Residential Single Family 8 units per acre (RSF-8) to Planned Residential maximum density of 8 units per acre (PR-8); 2) 20 ft Right-of-way vacation of Orchard Avenue; and 3) Preliminary Plan for 7 residential units on 0.89 acres on lots 11 and 12 of First Addition to Arbor Village located between 25th Street and 26th Street on Orchard Avenue.

EXECUTIVE SUMMARY:

The petitioner has requested a rezone from RSF-8 to PR-8 and a preliminary plan for the development of 7 townhomes on 0.89 acres located between 25th Street and 26th Street on Orchard Avenue. They are also requesting the vacation of 20 ft. of excess R.O.W. along Orchard Avenue.

FISCAL IMPACT:

N/A

BACKGROUND / ISSUES / OPTIONS:

The Townpark proposal consists of 2 lots in the First Addition to Arbor Village Subdivision from RSF-8 to PR-8. The proposal calls for seven units to be constructed on 0.89 acres. The seven units would consist of 2 duplexes and 1 triplex. The proposed units will be designed for compatibility with existing housing in the area, both in plan and elevation. All services are available to this site. The petitioner is requesting a rezone to Planned Residential but is not requesting a change in the zoning density. However the existing build-out density of the surrounding neighborhood is closer to 5 or 6 units per acre.

The proposed development plan proposes that access to the 7 units occur off of a proposed cul-de-sac which will also abut 3 neighboring properties to the east. At Planning Commission there was some neighborhood opposition in allowing this cul-de-sac to be approved. Specifically Mr. David McDonald of 2528 Orchard Avenue (NW corner of 26th St and Orchard) was opposed to this cul-de-sac because it would create a third street surrounding his property. The petitioner is proposing a 6 ft high cedar privacy fence to be constructed between the cul-de-sac and the adjoining neighbors to buffer them from the impact of the street.

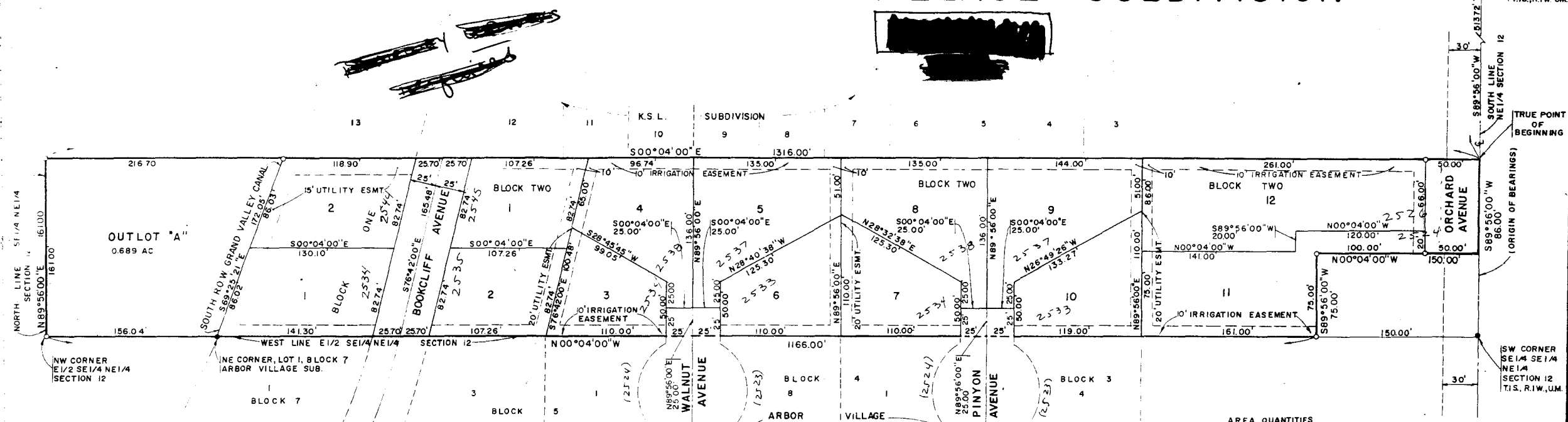
The request for the vacation of 20 ft. of right-of-way along Orchard Avenue has received no objection from the review agencies. When lots 11 & 12 were platted in Arbor Village First Addition, 50 ft. for half street right-of-way was dedicated for Orchard Avenue, whereas the rest of Orchard Avenue has a 30 ft. half street right-of-way. The proposed new road standards require only a 30 ft. half street right-of-way for Orchard Avenue. The 20 ft. vacation would bring the right-of-way line along Orchard Avenue into conformance with surrounding properties.

Planning Commission recommended denial of the rezone by a vote of 4-0 with the reason that this development would create an adverse impact on the neighborhood. They did not act on the other two requests since the rezone did not pass.

RECOMMENDATIONS:

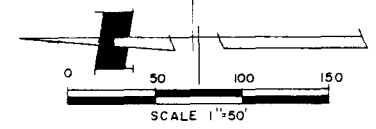
The petitioner is withdrawing the application, no action is needed.

FIRST ADDITION TO ARBOR VILLAGE SUBDIVISION



LEGEND

- ⊙ Indicates Mesa County Brass Cap.
- ⊙ Indicates 5/8" Rebar And Monument Cap Set
- ⊙ A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates Found Pin (#5 Rebar)



AREA QUANTITIES

Total Acres in Lots	3.570 Ac or 77.51%
Total Acres in Street	0.347 Ac or 7.53%
Total Acres in Outlot "A"	0.689 Ac or 14.96%
Total Acres	4.606 Ac or 100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Blaine C. Ford is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and a portion of the West Half (1/2) of the East Half (1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 1 North, Range 1 West of the 11th Meridian, said real property being more particularly described as follows:

Commencing at the East Quarter Corner (E 1/4) of said Section 12; Thence S. 89° 56' 00" W along the South line of the NE 1/4 of said Section 12, a distance of 118.90 feet to the TRUE POINT OF BEGINNING; Thence continuing S. 89° 56' 00" W along said South line of the NE 1/4 of said Section 12, a distance of 216.70 feet; Thence S. 00° 04' 00" E along said South line of the NE 1/4 of said Section 12, a distance of 1316.00 feet to a point on the West line E 1/2 of NE 1/4 of said Section 12; Thence S. 00° 04' 00" E along said West line E 1/2 of NE 1/4 of said Section 12, a distance of 135.00 feet to the NW Corner E 1/2 SE 1/4 NE 1/4 of said Section 12; Thence S. 00° 04' 00" E along the North line of the NE 1/4 of said Section 12, a distance of 1166.00 feet to the NW Corner E 1/2 SE 1/4 NE 1/4 of said Section 12; Thence S. 00° 04' 00" E along the North line of the NE 1/4 of said Section 12, a distance of 144.00 feet; Thence S. 89° 56' 00" W along the North line of the NE 1/4 of said Section 12, a distance of 150.00 feet to the TRUE POINT OF BEGINNING. Contains 4.606 Acres.

That the owner has caused the said real property to be surveyed and first addition to Arbor Village Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That the owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public and all utilities hereafter and hereby dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer lines, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.

Witness my hand and the seal of said City of Grand Junction, Colorado, this 21 day of April, A.D., 1978.

Blaine C. Ford
Mayor

This plat of First Addition to Arbor Village Subdivision, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 21 day of April, 1978.

James E. Wagoner
City Manager

Jeanne Rider
Chairman, Grand Junction City Planning Commission

Ronald R. Rish
Grand Junction City Engineer

Suzanne A. Hargis
Assistant City Manager

William A. Beaver
Director of Development

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:55 o'clock A.M., this 21 day of April, 1978, and is duly recorded in Plat Book 11, Page 1158-1159, Rec. # 1158-1159.

Carl Sawyer
Deputy

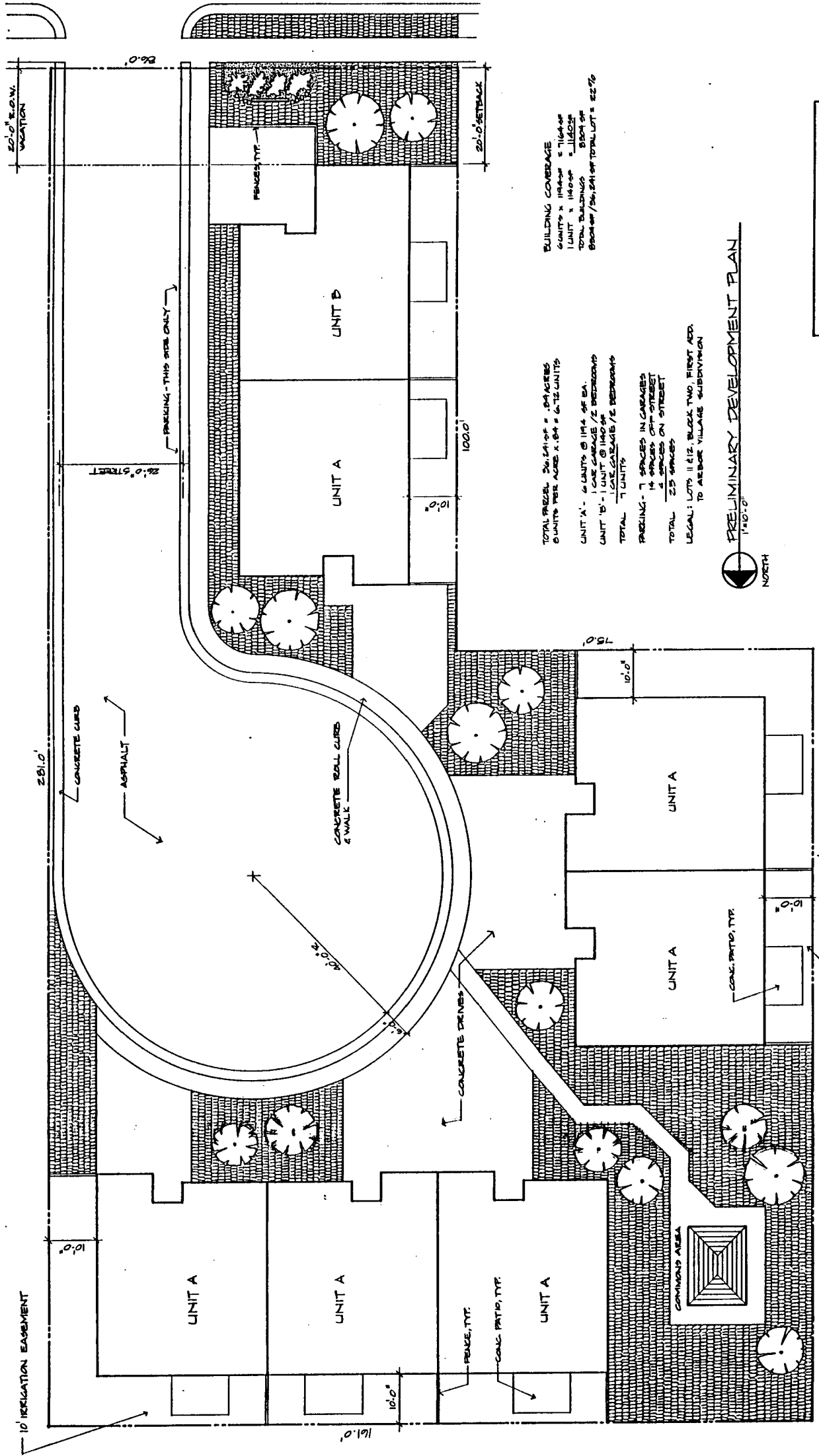
James Hamilton
County Clerk

I, James T. Gattlyson, do hereby certify that the accompanying plat of first addition to Arbor Village Subdivision, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, and has been prepared under my direction and accurately surveyed by me or a duly licensed surveyor of said State.

James T. Gattlyson
City Engineer



Deeds accepted
by R. Rish



CENTERLINE RICHARD AVENUE

BUILDING COVERAGE
 UNITS x 1100 SF = 11640 SF
 UNIT x 1100 SF = 11000 SF
 TOTAL BUILDINGS BLDG SF
 8000 SF / 20,241 SF TOTAL LOT = 22.7%

TOTAL PACE 36,241 SF = 28 SPACES
 UNITS PER ACRE x .84 = 6.72 UNITS
 UNIT 'A' - 4 UNITS @ 1114 SF EA.
 UNIT 'B' - 1 UNIT @ 1140 SF
 TOTAL 7 UNITS

PARKING - 7 SPACES IN GARAGES
 14 SPACES OFF-STREET
 TOTAL 21 SPACES ON STREET
 LEGAL: LOTS 11 & 12, BLOCK TWO, FIRST ADD.
 TO ABBOT VILLAGE SUBDIVISION

PRELIMINARY DEVELOPMENT PLAN
 1"=10'-0"



TOWNPARK
 'A PLANNED RESIDENTIAL COMMUNITY'
 26TH & ORCHARD AVENUE
 GRAND JUNCTION, CO
 DEVELOPED BY
 MOUNTAIN HIGH ENTERPRISES
 GRAND JUNCTION, CO
 249-9864 6/82/91

DD

91

Remove
 Office