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File 1993-0014

Name: Northcrest Village - Rezone and ODP

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X	X	Surrounding Land Use Map			

R E S P O N S E T O R E V I E W C O M E N T S

February 24, 1992

Title: NORTHCREST SUBDIVISION, ODP

File No: 14-93

Location: 600 ft. North of G Road, East of 7th. Street

RESPONSE TO FIRE DEPT:

Comments do not require response.

RESPONSE TO POLICE DEPT:

Comments do not require response.

RESPONSE TO CITY ENGINEER

Utilities will be located in a multipurpose easement along each side of the new street right-of-way.

An analysis will be complete as part of the Preliminary Plan Process to determine the feasibility of actual street improvements along 7th. Street compared with an escrow payment.

In the interest of safety it is the petitioners desire to have two points of access to the development. The distance between the proposed North access street and Central Drive is 230 feet (centerline to centerline). According to *Residential Streets*, 2nd. edition, prepared by the American Society of Civil Engineers, et al., "On low-volume streets, a distance of 125 feet is usually adequate; on collectors, a distance of 250 feet may be appropriate."

RESPONSE TO UTILITIES ENGINEER

Comments do not require a response at this time.

RESPONSE TO COMMUNITY DEVELOPMENT DEPT.

Comments made are informational in nature and do not require a response.

RESPONSE TO PARKS AND RECREATION DEPT.

The \$6525.00 Parks fee will be paid prior to recording of the Final Plat.

RESPONSE TO UTE WATER

Comments made are informational in nature and do not require a response.

No Review Comments for
this round - Historical
Ref.

ROSE T WARD
736 TULIP DRIVE
GRAND JUNCTION CO 81506

JOYCE L WEISSER
555 SANTA CLARA AVENUE
GRAND JUNCTION CO 81503

CARL ANDERSON
MARILYN
701 GALAXY DR
GRAND JUNCTION CO 81506

RICHARD W FOSTER
SHARON G
703 GALAXY DR
GRAND JUNCTION CO 81506

MELVIN E COOPER
D E
707 GALAXY
GRAND JUNCTION CO 81506

JOHN E HALVORSON
LINDA A
711 GALAXY
GRAND JUNCTION CO 81506

IRWIN I STEWART
JANE ANN
715 GALAXY
GRAND JUNCTION CO 81506

CGS COMPANY
3620 PONDEROSA WAY
GRAND JUNCTION CO 81506

TEDDY G STREET
CALEEN S
721 GALAXY DR
GRAND JUNCTION CO 81506

WALTER W MOSHER
MAUREEN E
723 GALAXY DR
GRAND JUNCTION CO 81506

WAYNE D CALLAHAN
PATRICIA A
718 GALAXY DR
GRAND JUNCTION CO 81506

RAMON J WEISS
CLARICE J
722 GALAXY LN
GRAND JUNCTION CO 81506

HAROLD D REESBERG
BETTY M-MARK REESBERG
724 GALAXY
GRAND JUNCTION CO 81506

MARY FRANCES MCCANDLESS
717 CENTAURI DR
GRAND JUNCTION CO 81506

THURMAN E RIDDLE
SHARON LORITA
715 CENTAURI DR
GRAND JUNCTION CO 81506

CHARLES R BOTTINELLI
MARION J
714 GALAXY DR
GRAND JUNCTION CO 81506

THOMAS G TADVICK
CAROL L
713 CENTAURI DR
GRAND JUNCTION CO 81506

WALTER GONGAWARE
ELVA C
702 GALAXY DR
GRAND JUNCTION CO 81506

JUDITH E SNODGRASS
J D
704 GALAXY DR
GRAND JUNCTION CO 81506

CHARLES A BUSS
MARY A
706 GALAXY DR
GRAND JUNCTION CO 81506

HUBERT V MEEK
VIRGINIA A
708 GALAXY
GRAND JUNCTION CO 81506

LARRY L HEISERMAN
JOANN
2671 ALPHA PLACE
GRAND JUNCTION CO 81506

MILES KARA
M E
705 CENTAURI DR
GRAND JUNCTION CO 81506

MICHAEL E SUTHERLAND
PATRICIA L TAYLOR
703 CENTAURI DR
GRAND JUNCTION CO 81506

GREGG K KAMPF
KRISTINE R
2668 G ROAD
GRAND JUNCTION CO 81506

COLORADO WEST IMPROVEMENT INC
P O BOX 2888
GRAND JUNCTION CO 81502

LAWRENCE T WARD
ELIZABETH L
704 26 1/2 ROAD
GRAND JUNCTION CO 81506

JESSE E SZUGYE
PATRICIA M
2652 SACOMA CT
GRAND JUNCTION CO 81506

THOMAS C WORSTER
P C
2655 SACOMA CT
GRAND JUNCTION CO 81506

CHARLES W QUINN
VERA M
2657 SACOMA CT
GRAND JUNCTION CO 81506

ROY A JOSEPH
LINDA L
2654 SACOMA CT

JOEL D GALINDO
2658 SACOMA CT
GRAND JUNCTION CO 81506

MICHAEL J MCINANEY
KATHLEEN M
2653 SACOMA CT

1 4 9 3

MICHAEL W WIEEST
DEBORAH L
736 26 1/2 ROAD
GRAND JUNCTION CO 81506

DENNIS J EDSON
734 26 1/2 RD
GRAND JUNCTION CO 81506

LEIGH R SULLIVAN
DOROTHY S
732 26 1/2 RD
GRAND JUNCTION CO 81506

RODGER E HOWARD
JACKLYN C
730 26 1/2 RD
GRAND JUNCTION CO 81506

WALTER W HALL
MARILYN JOANN
2652 CENTRAL DR
GRAND JUNCTION CO 81506

ROBERT W COE
I L
729 TULIP DR
GRAND JUNCTION CO 81506

GILBERT I ROPER
NOLA L
733 TULIP DR
GRAND JUNCTION CO 81506

KENNETH E DILLARD
DOROTHY M
735 TULIP DR
GRAND JUNCTION CO 81506

BRUCE A WARD
R T
736 TULIP DR
GRAND JUNCTION CO 81506

HAROLD F ELAM
ELIZABETH C
734 TULIP DR
GRAND JUNCTION CO 81506

ALAN M SIMPSON
LINDA G
730 TULIP DR
GRAND JUNCTION CO 81506

CARLA EDEN
2660 CENTRAL DR
GRAND JUNCTION CO 81506

H ALBRETHSEN
A J
2661 CENTRAL DR
GRAND JUNCTION CO 81506

EDGARDO F DELUCAS
JOSEPHINE E
2657 CENTRAL DR
GRAND JUNCTION CO 81506

ROBERT D SCHOOLEY
LINDA V
2655 CENTRAL DR
GRAND JUNCTION CO 81506

BILLIE L SMITH
LAURA P
2651 CENTRAL DR
GRAND JUNCTION CO 81506

W R GRAMLICH
NANCY J
1800 NUEVO RD
HENDERSON NV 89014

MICHAEL A MORELLI
CHERYL A
706 26 1/2 ROAD
GRAND JUNCTION CO 81506

ROBERT S BROWNSON
HOLLY H
2660 SACOMA CT
GRAND JUNCTION CO 81506

W R BRAY
J L
702-L GOLFMOORE
GRAND JUNCTION CO 81506

ROBERT L BRAY
VICTORIA L
2660 G ROAD
GRAND JUNCTION CO 81506

ALFRED C GURMENDI
ZOILA R
114 - HILLSDALE DR
STERLING VA 22170

MERTON O SMITH
ESTATE & GENEVIEVE L
P O BOX 251
GRAND JUNCTION CO 81502

ANTHONY F PRINSTER
ETAL
P O BOX 40
GRAND JUNCTION CO 81502

ROBERT B INGELHART
LORI A
643 HUDSON BAY COURT
GRAND JUNCTION CO 81504

PHILIP L PORTER
HARRIETTE C S
565 PEACHWOOD DR
GRAND JUNCTION CO 81504

CAROL A ROWE
735 26 1/2 RD
GRAND JUNCTION CO 81506

JOHN R BYRD
RENAE A
729 26 1/2 RD
GRAND JUNCTION CO 81506

GERALD L BILLINGS
FERN D
2649 CENTRAL DR
GRAND JUNCTION CO 81506

JEFFREY R LIDDLE
SUSAN C
2647 CENTRAL DR
GRAND JUNCTION CO 81506

JEFFREY K WILLIAMS
BARBARA K
2645 CENTRAL DR

JAMES D TEPLY
JUDITH K M
2637 CENTRAL DR

IRENE D GEBBING
LIVING TRUST
2635 CENTRAL DR

PAUL D BOWERS
2631 CENTRAL DR
GRAND JUNCTION CO 81506

HAROLD D POTTER
PATSY J
2636 HICKORY DR
GRAND JUNCTION CO 81506

DAVID W DIRKS
KATHLEEN L
2638 HICKORY DR
GRAND JUNCTION CO 81506

THOMAS E MILLER
L A
2640 HICKORY DR
GRAND JUNCTION CO 81506

DARRYL L HAYDEN
SYBLE
2644 HICKORY DR
GRAND JUNCTION CO 81506

ROY J LAMBERT
BLANCHE E
2615 CHESTNUT DR
GRAND JUNCTION CO 81506

WINSTON W WILLIAMS
DOTTIE F
739 26 1/2 RD
GRAND JUNCTION CO 81506

~~GLADE S ISAACSON
TWILA MAE
2634 1/2 CHESTNUT DR
CO 81506~~ ~~DR~~ GRAND JUNCTION CO 81506

~~RICHARD T THOME
BETTY M
2644 1/2 CHESTNUT DR
GRAND JUNCTION CO 81506~~

BERNARD E NAVIN
CAROLYN A
2646 CHESTNUT DR
GRAND JUNCTION CO 81506

MATTHEW B BINDER
KAREN S
2644 CENTRAL DR
GRAND JUNCTION CO 81506

SHERMAN D JONES
NORMA M
2646 CENTRAL DR
GRAND JUNCTION CO 81506

A MICHAEL DORING
MARY L
715 PINYON CT
FRUITA CO 81521

ALFRED C GURMENDI
ZOILA R
114 - HILLSDALE DR
STERLING VA 22170

GORDON G BISHOP
CHERYL K
724 HEMLOCK
GRAND JUNCTION CO 81506

SARAH ANN APPEL
718 HEMLOCK DR
GRAND JUNCTION CO 81506

KEITH L CORDER
DOROTHY M - TRUSTEES
716 HEMLOCK DR
GRAND JUNCTION CO 81506

JAY D SHULTZ
W E
717 26 1/2 RD
GRAND JUNCTION CO 81506

ALAN W GUERRIE
721 26 1/2 RD
GRAND JUNCTION CO 81506

VICTOR L SWAIM
THRESSEA B
723 26 1/2 RD
GRAND JUNCTION CO 81506

MARC RICKS
TRUSTEE OF RICKS FAM TRUST
1300 CEDAR AVE
PROVO UT 84604

CHARLES F REAMS
605 GUNNISON AVE
GRAND JUNCTION CO 81501

PAUL D REAMS
899 24 1/2 RD
GRAND JUNCTION CO 81505

ROBERT H FOX
PAMELA
2517 I RD
GRAND JUNCTION CO 81505

MELVIN E REAMS
899 24 1/2 RD
GRAND JUNCTION CO 81505

EDWARD D DHABOLT
E A
714 ASH DR
GRAND JUNCTION CO 81506

STEVEN C ALEXANDER
SUSAN L
2646 HEATHER RD
GRAND JUNCTION CO 81506

LIONEL W SMOCK
HARRIET A
721 HEMLOCK DR
GRAND JUNCTION CO 81506

SAM J PROVENZA
KAREN A
723 HEMLOCK DR
GRAND JUNCTION CO 81506

JEFFREY P VOGEL
ROBY ANN
725 HEMLOCK DR
GRAND JUNCTION CO 81506

THOMAS A SPEHAR
2637 HICKORY DR
GRAND JUNCTION CO 81506

KENNETH E MARTIN
ALICE F
722 HICKORY CT
GRAND JUNCTION CO 81506

EDWIN M JAMES
FAITH L
705 26 1/2 ROAD
GRAND JUNCTION CO 81506

ROBERT M HOOKER
LINDA J
626 CHACO CT
GRAND JUNCTION CO 81503

CARL R COOK
KAY A
712 ASH DR
GRAND JUNCTION CO 81506

CALVIN J LUKE
C
710 ASH DR
GRAND JUNCTION CO 81506

JAMES A WARNER
MARGIE L
708 ASH DR
GRAND JUNCTION CO 81506

HELEN STAGGS
706 ASH DR RT 5
GRAND JUNCTION CO 81506

FRANK D GORDON
704 ASH DR
GRAND JUNCTION CO 81506

J T DURNELL
JULIA A
702 ASH DR
GRAND JUNCTION CO 81506

DEW W SCOTT
701 - 26 1/2 ROAD
GRAND JUNCTION CO 81506

ALBERT W MANNEL
LAURA MAY
703 26 1/2 RD
GRAND JUNCTION CO 81506

JAMES R NOLAND
SHIRLEY A
709 26 1/2 RD
GRAND JUNCTION CO 81506

RENA I WILBERT
711 26 1/2 RD
GRAND JUNCTION CO 81506

JOHN C WARREN
EVELYN M
713 26 1/2 RD
GRAND JUNCTION CO 81506

LILA GARCIA
JAMES R - JOHN R GARCIA
715 HEMLOCK DR
GRAND JUNCTION CO 81506

DONALD B MAXEY
703 ASH DR
GRAND JUNCTION CO 81506

EDNA KIMMINAU
705 ASH DR
GRAND JUNCTION CO 81506

HOLLY J KOCH
707 ASH DR
GRAND JUNCTION CO 81506

RANDALL T ZLOMKE
LORRIE A
711 ASH DR
GRAND JUNCTION CO 81506

DAVID R FOUTS
508 33 RD
CLIFTON CO 81520

GLADE S ISAACSON
TWILA MAE
2634 1/2 CHESTNUT DR
GRAND JUNCTION CO 81506

RICHARD T THOME
BETTY M
2644 1/2 CHESTNUT DR
GRAND JUNCTION CO 81506

1 L 93

Do NOT Remove
From Office



THOMAS A. LOGUE

LAND DEVELOPMENT CONSULTANT

January 29, 1993

**PROVIDED
BY PETITIONER**

City of Grand Junction
City Council
Planning Commission
250 North 5th. Street
Grand Junction, CO 81501

Dear Members:

Accompanying is a Zone Change Request and Outline Development Plan for a new residential development known as Northcrest Village. The requested change in zoning is from RSF-2 to PR-2.9 "Planned Unit Development. The subject site is located on approximately 10 acres 660 feet north of "G" Road and east of North 7th. Street. The property was recently annexed.

The enclosed information is intended to provide sufficient data to assess the merits of the requested change in zoning and development plans.

Given the opportunity, the proposal demonstrates that a quality residential development coupled with a plan that is sensitive to the existing neighborhood, can be desirable for an desirable area such as that which exists north of Grand Junction.

To proceed further with the development of Northcrest Village requires a great deal of investment and risk to the petitioner. The owner and developers believe they will be introducing new housing which will prove to be profitable and desirable to the City of Grand Junction. They request that you, the City Council and Planning Commission give the petition and the owner of Northcrest Village your best consideration, and trust you will make a knowledgeable and wise decision in this matter.

The petitioner will be present at the scheduled public hearings to discuss the project and answer any questions which may arise.

Respectfully,


Thomas A. Logue

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P R O J E C T N A R A T I V E

ZONE CHANGE REQUEST AND
OFFICIAL DEVELOPMENT PLAN FOR
NORTHCREST VILLAGE

January, 1993

**PROVIDED
BY PETITIONER**

INTRODUCTION - The Northcrest Village property was recently annexed by the City of Grand Junction. The accompanying narrative statement and maps will provide sufficient data to assess the merits of the requested Zone Change Request and Official Development Plan application. Information gained as a result of the review process will be utilized in the preparation of the Preliminary and Final Plans.

LOCATION - Northcrest Village contains approximately 10 acres. The subject property is located in the North Grand Junction area, 660 feet north of "G" Road and east of North 7th. Street. The property is located in part of the SE 1/4 of Section 35, Township One North, Range One West, of the Ute Meridian.

EXISTING LAND USE - The vacant of any structures. Even though irrigation water is available, the site is in a fallow state. No recent agricultural production has ever occurred. The site is somewhat affected by an existing natural drainage swale which flows to the northwest corner of the property. Topography of the property is considered to be "gently rolling" in nature. The land within Northcrest Village slopes towards the northwest at a average rate of 1.7 percent. The subject property is zoned RSF-2 by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate intensity. Predominate uses include single family dwellings on subdivided tracts. Agricultural production is almost non-existent in the vicinity of Northcrest Village. The attached Surrounding Land Use map depicts the configuration of various properties in the area surrounding Northcrest Village. A study area was selected that includes land lying south of Interstate 70 and north of "G" Road, one quarter mile to the west and one half mile to the east. The selected Study Area best represents what is considered to the immediate neighborhood. The study area contains 129.7 acres and includes 409 individual parcels of land with a resulting density of 3.15 parcels per acre. Platted subdivisions within the study area include:

SUBDIVISION ZONING STATUS CHART		
SUBDIVISION NAME	ZONING	CITY/COUNTY
Melody Park	R-1-B	County
Galaxy	R-1-B	County
Nina Mae	R-1-B	County
Sunset Terrace	RSF-4	City
Rolling Acres	R-1-B	County
Terra Del Vista	R-1-B	County
Country Club Height	R-1-B	County
Bella Vista	RSF-4 & R-1-B	City/County
Sacoma Court	R-1-B	County

PROPOSED LAND USE - The proposal calls for the ultimate development of 29 single family building sites on 10 acres. Lots range in size from 9000 square feet to 15,000 square feet. The resulting density is 2.9 dwelling units per acre. The accompanying Official Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the proposed development.

In addition to the individual lot development standards presented herein, strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of Northcrest Village and surrounding property owners. The C.C. & R's will also include provisions for ownership and maintenance of the designated Private Open Space and irrigation system. Three and one-half percent of the development is designated as landscaped Private Open Space.

ACCESS - Primary access to Northcrest Village will be from North 7th. Street designated as local minor arterial by the City of Grand Junction. Review of the accompanying Surrounding Land Use Map reveal that access is available to North 12th. Street, a major north/south arterial via "G" Road which is also classified as a major arterial. Interstate 70 is located approximately one half mile north of the site.

Proposed roadway improvements call for the construction of approximately 1500 feet of new public street. Streets will be constructed in accordance

with the City's current standards for "Local Streets". The street right-of-way will also serve as a utility corridor.

According to the Colorado Highway Department's Trip Generator, approximately 290 average total daily trips would occur after site development is complete. According to Mesa County traffic counts adjacent to Northcrest Village were 2500 average daily trips in 1991.

UTILITY SERVICE

DOMESTIC WATER - All lots within Northcrest Village will be served by a domestic water distribution system. An existing 18 inch water main is located within North 7th. Street and will be used to provide water service to lots within Northcrest Village. New 6 inch and 4 inch mains will be extended within the property. The existing water main is owned and maintained by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection system will be constructed to serve all lots within Northcrest Village. Sewer service will be extended from an existing main located in North 7th. Street. It is estimated that peak sewage flows generated by the lots within the development will be 10,000 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located adjacent to the proposed development. Proposed gas, electric, and communication lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER - Irrigation water will be provided to each lot within Northcrest Village in a water tight conveyance.

DRAINAGE - A Drainage Report which evaluates the impacts on existing drainage patterns be submitted to the City Engineering Department during the Preliminary and Final Plan stage of development. Most of the future drainage will be carried on the ground surface to the proposed street system and to the existing drainage swale located on the site and ultimately to the northwest corner of the property. A new outlet control structure will be constructed within the low area in a manner which will control the amount of developed storm water flows which will be discharged from the site. Exist drainage flows from the site are not well defined. As a result of this condition the proposal calls for the construction of about 550 feet of new storm sewer which will be routed along the Central Drive right-of-way to the "Beehive Drainage" which is owned and operated by the Grand Junction Drainage District.

DEVELOPMENT SCHEDULE - The rate at which development of Northcrest Village, will occur is dependent upon the City's future growth and housing needs. At this point in time it is anticipated that site development will begin in a phased manner during the summer of 1993.

REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. Since the underlying zone was established during the annexation process by the City without the benefit of a specific use for the property an error in the existing zone could be considered to have occurred. Land in the area surrounding the request exceeds the established zone.

B. Substantial changes in the character of the surrounding area have occurred and include:

1. Subdividing and development of almost 400 new single family dwellings within a quarter mile radius of the property.
2. Extension of Sanitary Sewer mains to the area.
3. Construction of a 18 inch domestic water main along North 7th. Street.
4. Development of a major employment area and service center along the Horizon Drive corridor located approximately one mile from the site.
5. Major expansion of St. Mary's Hospital which is located one half mile south of the subject property.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of new housing which help maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas. However, once development of Northcrest Village is completed, some impact of the adjoining properties would most likely be realized. Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of the proposed development plans by the general public and various governmental agencies.

Preparation of the Official Development Plan meets its primary goal in development of the site in a manner which protects the adjoining uses from any adverse impacts.

In order to meet the goals established above the following key design elements were incorporated within the Official Development Plan:

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City of Grand Junction
Planning Office

1. 3.4% of the total site is landscaped open space which adjoins an existing residence which has been constructed in close proximity to the property line.

2. Proposed rear yard setback are compatible with those which exist in adjoining properties.

3. Lots adjoining the perimeter of the subject site are of the same width as those which exist.

4. Smaller lots are located within the center of the site and are compatible with the existing lot dimension found west of the property.

5. The proposed entry street alignment intersects North 7th. Street opposite of an existing street and between existing dwellings.

6. The proposed street alignment follows an existing drainage swale, thus, eliminating major earth moving requirements.

E. Revenues generated by the proposed use should than off-set costs incurred by the City and other public entities which provide services. Revenues generated will be from the following:

1. Property Taxes
2. Sales Taxes
3. Special Use and Tap Fees

F. The City of Grand Junction has adopted numerous land use policies. Of the adopted policies, the *7th. Street Corridor Guideline* is the most applicable to the request. Since the property has been recently annex to the City the corridor guideline did not include that portion of 7th. Street north of Horizon Drive. However, according to that portion of the guideline which addresses general issues, "Every proposal requesting a change of use which requires a zone change should be done in a planned development context". The request for a Planned Unit Development Zone meets the recommendations within this policy.

G. All public utilities required for the development of the subject property exists within the adjoining roadways and have the available capacity to serve the proposed use.

#14 93

City of Grand Junction
Planning Office

REVIEW COMMENTS - February 19, 1993

Page 1 of 3

FILE NO. #14-93

**TITLE HEADING: NORTHCREST VILLAGE, REZONE &
ODP**

ACTIVITY: Rezone and ODP

LOCATION: 660' North of G Rd, East of 7th St

PETITIONER: Kay Scott, c/o Gregg Cranston

PETITIONER'S ADDRESS/TELEPHONE:

1401 N. 1st Street
Grand Junction, CO 81501
241-4000

ENGINEER/REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., March 2, 1993**

CITY AGENCIES:

FIRE DEPARTMENT

George Bennett _____ **244-1400**

No problems at this time. Please submit utility composite for our review and fire line and hydrant approval.

POLICE DEPARTMENT

Marty Currie _____ **244-3563**

No problems noted.

CITY ENGINEER

Don Newton _____ **244-1559**

Utilities should be located in multipurposed easements required on both sides of the local streets (see city street standards).

Street improvements will be required along the property frontage on 7th Street. Cross-

sections and elevation profiles will be required to determine if curb, gutter, and sidewalk can be installed on the east side of 7th Street to match the existing street pavement.

Street intersections should be spaced at a minimum of 300 feet. The northerly-most street intersecting 7th Street is less than 300' from Central Drive and should be eliminated.

CITY PROPERTY AGENT

Tim Woodmansee 244-1565

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

CITY UTILITIES ENGINEER

Bill Cheney 244-1590

Comments for water and sewer will be addressed at time of preliminary submittal. Water and sewer as described in "Project Narrative" are available to the proposed development.

COMMUNITY DEVELOPMENT DEPARTMENT

Karl Metzner 244-1439

The requested density of 2.9 units per acre is not a significant increase over the RSF-2 density of 2 units per acre. The ODP is configured so that the size of the outer ring of lots is compatible with the existing abutting development. The inner cluster of lots is sized to be compatible with the RSF-4 development west of 7th Street. Appropriate infrastructure is available to the parcel and the layout seems well designed. More detailed information and engineering will be required at preliminary and final plan/plat stages.

PARKS AND RECREATION DEPARTMENT

Don Hobbs 244-1542

Based upon the 29 proposed units the open space fee will be \$6,525. If the final design increases or decreases the fee will be modified accordingly.

COUNTY & STATE AGENCIES:

MESA COUNTY PLANNING

Linda Dannenberger 244-1771

OTHER REVIEW AGENCIES:

GRAND JUNCTION DRAINAGE

John Ballagh 242-4343

GRAND VALLEY RURAL ELECTRIC

Perry Rupp 242-0040

PUBLIC SERVICE

Dale Clawson 244-2695

Gas: No objections.

Electric: Is in GVRPL service territory.

U.S. WEST

Leon Peach 244-4964

No comments at this time.

UTE WATER

Gary R. Mathews 242-7491

Ute Water will supply this project. Ute Water has an 18" main line on the west side of North 7th Street. Adequate water supply exists for fire protection.

Policies and fees in effect at the time of application will apply.

North Crest Proposal

Dear Neighbors:

The Hearing posted here is for a newly proposed development plan for this parcel. This plan has been submitted by a different party and is in no way related to the prior proposal or the developer of that proposal.

We have visited with as many of you as we know prior to design of this plan in order to address as many of concerns voiced at the hearing last fall. We are posting this letter and a copy of the plan in order that you may see what we are proposing prior to the Planning Commission hearing. We would hope that you will contact **Gregg Cranston at 241-4000** with any comments or concerns that you may have before this meeting is held. It is our desire to do a project that is conducive and homogeneous with the exiting projects in the neighborhood. A full size plat will be posted on the site for your convenience.

The concerns that we understand you had with the prior plan are as follow:

Density: The previous plan originally proposed a density of 4.3 units per acre. We are proposing a density of 2.9 per acre. This represents a 33% reduction in proposed density. It is our intention to design the perimeter lots approximately the same size as the lots that join them thus minimizing any visual impact from the slightly higher density requested.

Desire for it to be a City Park: We have previously had conversations with the City in this regard and they are not buyers for this land. This parcel is much too small for their purposes according to the City's land agent. In fact their interest is in a parcel that is at least 200 acres minimum.

Over all design: Several of you voiced concern with the project look. It is our intent to establish covenants similar to those of Spring Valley, Northridge, Cambridge, and Paradise Hill. We believe that this project will meld well with your neighborhoods. Minimum house sizes will be in the 1700 plus sq. ft. range. The complexion of the project is to be consistent with the surrounding homes.

Lot sizes: Exterior lots will be near the same size as Galaxy & Melody Park Subdivisions. The interior lots will be consistent with the sizes of Spring Valley, Northridge, Sunset Terrace, Cambridge, or Paradise Hill subdivisions.

Range of Value of the lots and houses: We would anticipate that the lots will be priced in the \$25,000 to \$30,000 range. This will mean that the houses that are to be built will have to sell in the \$120,000 to \$175,000 range in order to justify the cost of the lots. Therefore, these new properties should not be detrimental in any respect to the value of your properties.

We would request your input, both pro and con, prior to the public hearing, in order that we may positively respond to your concerns. Please contact Gregg Cranston at 241-4000 during business hours.

KEITH G. MUMBY

P. O. Box 398
2808 NORTH AVE. - SUITE 400
GRAND JUNCTION, COLORADO 81501
303 / 242-7322

March 8, 1993

Mr. Gregg Cranston
Remax Grand Junction
Real Estate Group
715 Horizon Drive
Grand Junction, CO 81506

Re: 26½ Road Property
10 Acres - North Crest

Dear Gregg:

This letter is written in response to your recent letter to the neighbors regarding the above proposal.

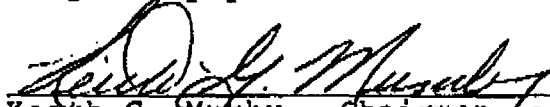
Your statement that it is not suitable for a regional park is correct.

However, your letter is very misleading otherwise. The Park Master Plan Committee is in the process of evaluating parcels to recommend for neighborhood parks.

The tract to which you refer has been studied and will be very high on the recommended tracts for the City to attempt to acquire for a neighborhood park.

If you have any questions, please call me.

Very truly yours,



Keith G. Mumby - Chairman
Park Master Plan Committee

KGM:ff

xc: Mark Achen
Tim Woodmansee
Ted Novak
City Council

is an ODP detailed design and engineering will be required at the next stage of the approval process. At that time improvements on 7th Street, detailed drainage and utility plans, open space design and maintenance, building envelopes, and other improvements must be addressed. The concept plan seems well designed and compatible with the existing neighborhood. The City engineers comment on street spacing should be resolved with the next stage of the approval process. No direct driveway access from lots should be permitted to 7th Street. A pedestrian walkway should be provided to the stub of Flower Street which abuts the Northeast corner of this development. The rest of the stub could then be vacated.

STAFF RECOMMENDATION: Recommend approval with all review agency comments to be addressed at the next stage of the approval process.

*First page is
missing*

STAFF REVIEW

FILE: 14-93

DATE: March 9, 1993

STAFF: Karl Metzner

REQUEST: Rezone from RSF-2 to PR with a density of 2.9 units per acre and an Outline Development Plan for a single family residential development.

LOCATION: 660 ft. North of G road and East of 7th Street.

APPLICANT: Kay Scott c/o Greg Cranston

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single family residential

SURROUNDING LAND USE:

NORTH: Single family residential

SOUTH: Single family residential

EAST: Single family residential

WEST: Single family residential

EXISTING ZONING: RSF-2

PROPOSED ZONING: Planned Residential (2.9 units per acre)

SURROUNDING ZONING:

NORTH: RSF-2

EAST: RSF-2

SOUTH: RSF-2

WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No master plan currently exists for this area. The proposal is in compliance with 7th street corridor guidelines.

STAFF ANALYSIS: The proposed development accesses from 7th Street with a circular public street. The exterior lots have been designed to be compatible with the RSF-2 lots to the north, east and south. The interior lots are compatible in size and density to the RSF-4 lots to the west. A open space/stormwater detention area is proposed on the northwest portion of the site. All necessary utilities are located in 7th Street (26 1/2 road). Since this



March 10, 1993

Community Development Department
City of Grand Junction
250 North 5th. Street
Grand Junction, CO 81501

RE: FILE NO.: 14-93 NORTHCREST VILLAGE

Dear Staff:

On behalf of the petitioner of the above indicated application, Ms. Kay Scott, consider this a request to schedule the application for consideration by the City Council at their next Public Hearing.

If you have any further questions do not hesitate to contact myself, or Mr. Gregg Cranston.

Respectfully,


Thomas A. Logue

xc: Kay Scott
Gregg Cranston

**GRAND JUNCTION CITY COUNCIL
AGENDA ITEM SUMMARY**

DATE:
STAFF:

March 17, 1993
Community Development
Karl Metzner

*Needs 5 affirmative votes to
overturn*

ACTION REQUESTED:

Rezoning from RSF-2 to PR-2.9 and Outline Development Plan for Northcrest Village, a proposed single family residential development.

EXECUTIVE SUMMARY:

The proposed Northcrest Village consists of 29 single family lots on approximately 10 acres located East of 7th Street and 660 feet North of G road. Current Zoning is RSF-2 (2 units per acre) and the proposed zoning is PR at a density of 2.9 units per acre. Planning Commission motion to approve resulted in a 3 to 3 tie vote denying the project. Petitioner has appealed to Council.

FISCAL IMPACT: NONE

BACKGROUND/ISSUES/OPTIONS:

All technical review comments have been addressed or would be addressed in the next stage of the approval process. This proposal is in compliance with the 7th street corridor guidelines. Neighborhood testimony at the planning commission meeting centered around the concern of increased density, traffic on 7th street, and desire for the City to purchase the property for a neighborhood park. A letter, from the chairman of the Parks Master Plan Committee, was presented which indicates this property is very high on the list of tracts recommended for park acquisition. Surrounding zoning on the north, east and south is RSF-2 (2 units per acre), zoning to the West is RSF-4 (4 units per acre).

RECOMMENDATION:

Planning Commission (3-3) tie vote on a motion to approve subject to review agency comments. Staff recommendation for approval.

April 24



ACRES _____ FILE NUMBER # 14 93
 UNITS _____ REZONE AND ODP ZONE RSF-2
 DENSITY _____ TAX SCHEDULE # 2701-354-00-104
 ACTIVITY Rezone RSF-2 to PR
 PHASE ODP
 COMMON LOCATION EAST of 7th St. AT Hemlock Drive
 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	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Community Development	•	•		•	•	•									•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer (2 sets)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Transportation Engineer	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Parks/Recreation	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Fire Department	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Police Department	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
County Planning	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
County Engineer	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Floodplain Administration	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
G.J. Dept. of Energy	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Walker Field	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
School District 51	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation GVI	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Drainage	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Water (Ute, Clifton)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Sewer Dist. (FV, CGV, OM)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
U.S. West	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
State Dept. of Transportation	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
State Geological Survey	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
State Health Department	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Property Agent	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Utilities Engineer	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
City Attorney	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Building Department	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
DDA	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
GJPC (7 packets)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
CIC (1 packet)	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
County Surveyor	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
Other	•	•													•	•	•				•	•	•	•	•	•	•	•	•	•	•	•	
TOTALS	2A			3	3	3									16																		

BOARDS DATE
 G.P.C. 3/9/93 3-3 tie vote, procedurally denied
 per. appeal to council
 CC 3/12/93 6-1 deny regone

STAFF

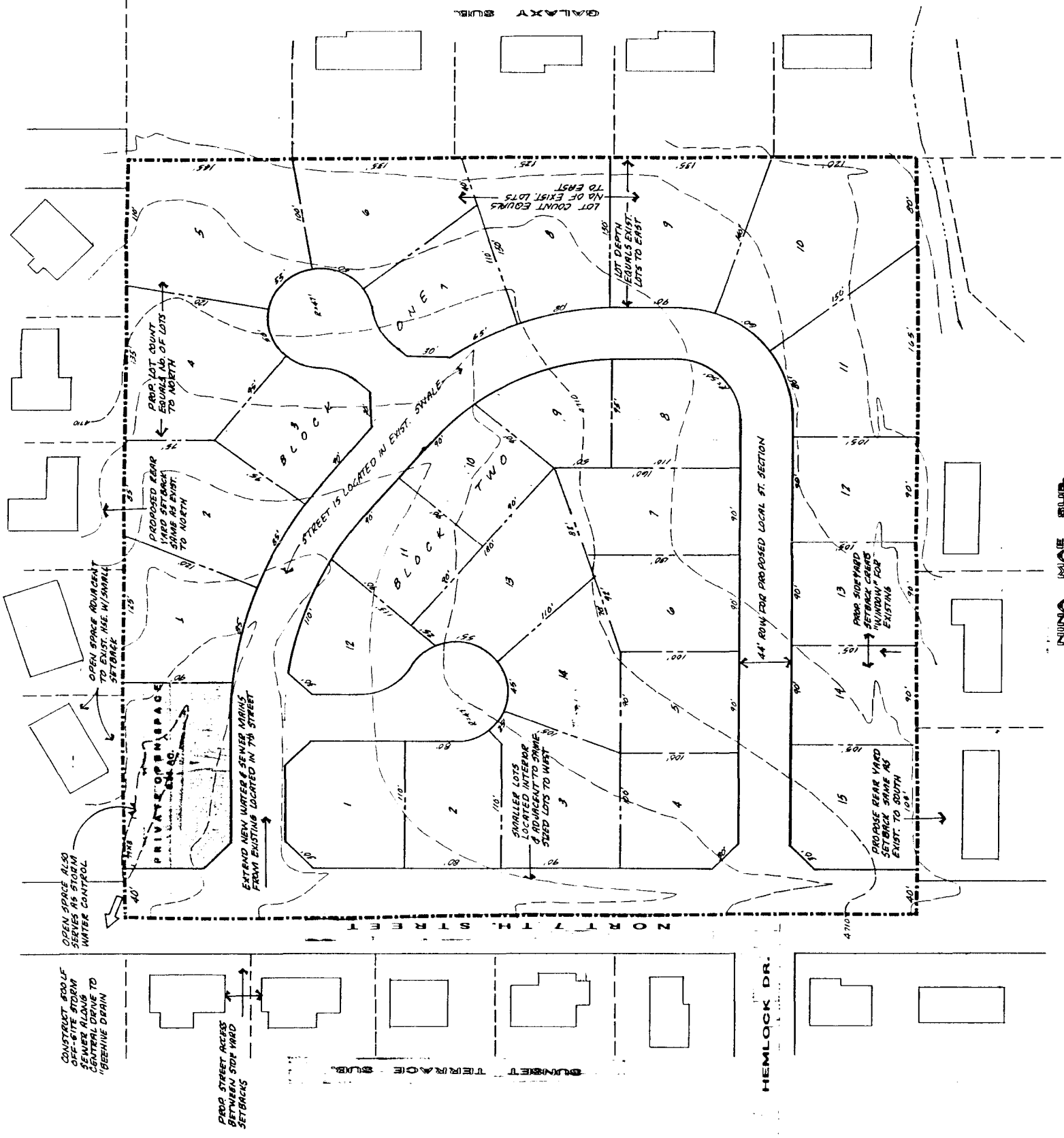
APPLICATION FEE REQUIREMENTS
 \$ 400 + \$50 non deposit

NO.	REVISIONS	BY

T&L
THOMAS A. LOUPE
LAND DEVELOPMENT CONSULTANT

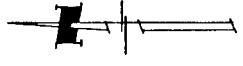
**OUTLINE DEVELOPMENT PLAN FOR:
NORTHCREST VILLAGE
Grand Junction, Colorado**

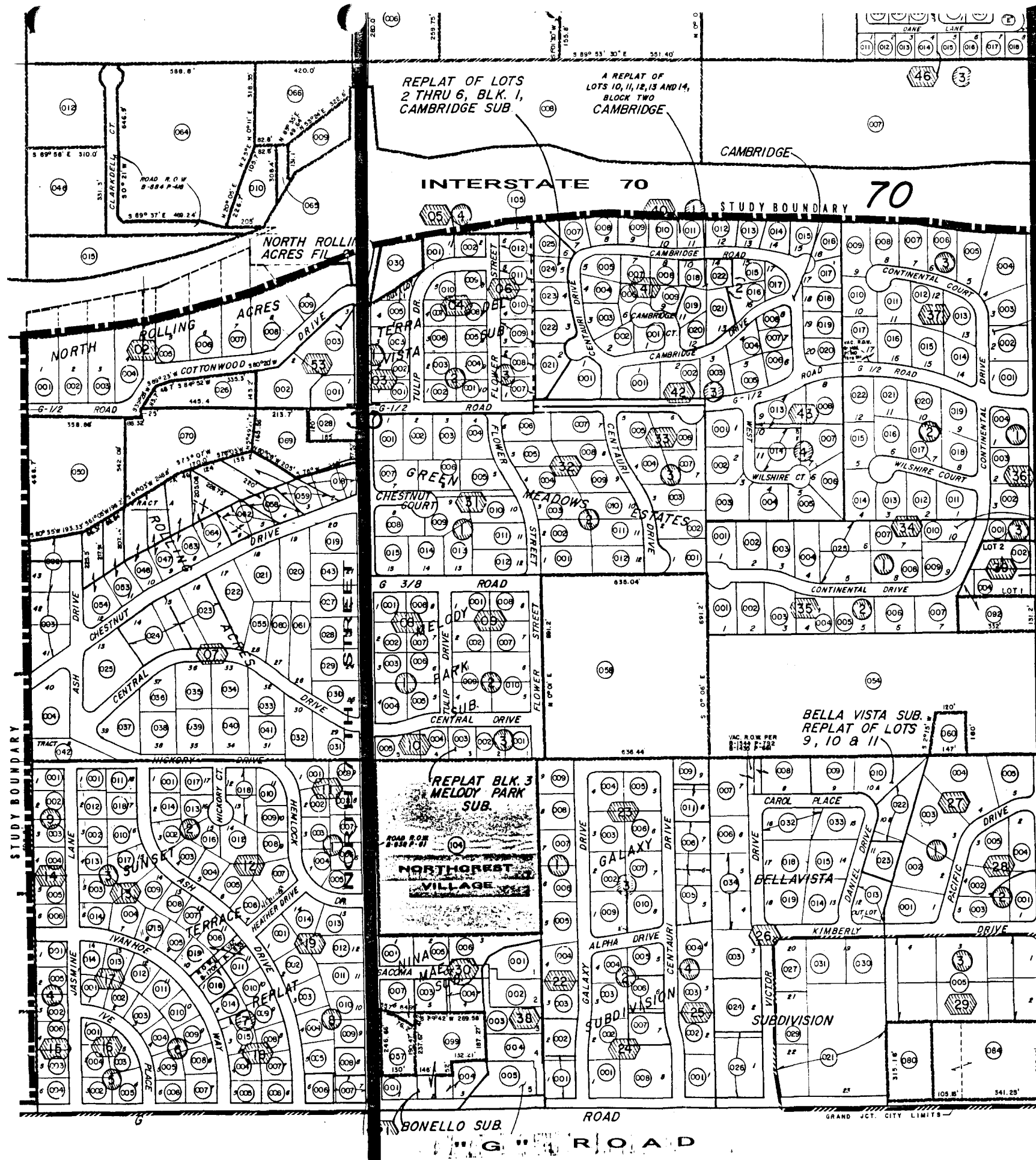
DRAWN: _____
CHECKED: _____
DATE: *Jan 1993*
SCALE: *1" = 50'*
JOB NO. _____
SHEET: _____
ODP-2
OF 2 SHEETS



LAND USE SUMMARY		
USE	AREA	% OF TOTAL
TOTAL SITE	10 AC.	
LOTS	6.85 AC.	68.5
STREETS	2.8 AC.	28.0
PRIVATE OPEN SPACE	0.34 AC.	3.5

TOTAL LOTS: 28
DENSITY: 2.8 DU. PER AC.





NORTH 12 TH. STREET

SURROUNDING LAND USE SUMMARY	
STUDY AREA	129.7 acres
NUMBER OF PARCELS	409
STUDY AREA DENSITY	3.15 du/ac

REVISIONS	BY

TSL THOMAS A. LOBUE
LAND DEVELOPMENT CONSULTANT

SURROUNDING LAND USE MAP
NORTHEAST VILLAGE
Grand Junction, Colorado

DRAWN
CHECKED
DATE
SCALE 1" = 200'
JOB NO.
SHEET

ODP-1
OF 2 SHEETS