

# Table of Contents

File 1993-0042

Name: The Atrium of Grand Valley Retirement Village-Rezone/PP-SE Corner F 1/2 Rd. & 12<sup>th</sup> Street

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS  
**r** **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development  
**e** **n** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will  
**s** **e** be found on the ISYS query system in their designated categories.  
**n** **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**d** **t** 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.

X	X	<b>Table of Contents</b>
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*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
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

### DOCUMENT DESCRIPTION:

X	X	Planning Commission Minutes - ** - 5/4/93, 5/19/93, 6/2/93, 8/18/93	X	X	Memo from Hilltop re: Assessment of Open Space Fees - 10/20/93
X		Title Commitment - 2/25/93	X	X	Site Plan - Approved 6/15/95 - to be scanned
X	X	Subdivision Summary Form	X	X	Grading and Drainage Plan - to be scanned
X		Suites / Site Acreage for Holiday Retirement Crop. as of - 4/13/88	X		Utility Plan
X		Treasurer's Certificate of Taxes Due - 3/25/93	X		Draft DIA - 10/7/93
X	X	Drainage Study	X	X	Sewer Line Plan and Profile
X		Trip Generation by Microtrans - 4 <sup>th</sup> Edition	X	X	Details
X	X	Preliminary Subsurface Soils Exploration - 3/31/93	X	X	Landscaping Plan
X	X	Site Summary	X	X	Elevation Map
X		Letters for and against retirement village	X	X	Ordinance No. 2681, 2706 - **
X	X	Memo form County Surveyor of issues needing to be addressed prior to recording the plat - 6/14/93			
X		Returned Notice of Public Hearing mail-out - sent 4/23/93			



**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 102 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	10 acres	SE corner F1/2 & 12th	RSF-4	Retirement Center
<input checked="" type="checkbox"/> Rezone		"		From: To: PR	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	"			
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
HILLTOP Name	ARCHITECT CLIFF CURREY Name	PAT EDWARDS/SALLY SCHAEFER Name
1100 PATTERSON Address 81506	471 HIGH ST, SE Address	P.O. BOX 3117/1100 PATTERSON Address 81502
GRD. JCT., CO City/State/Zip	SALEM, OR 97301 City/State/Zip	SALEM, OR 97302 City/State/Zip
244-6007 Business Phone No.	503-399-1090 Business Phone No.	503-370-7070 Business Phone No.
		243-0456 / 244-6181 Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

X Sally Schaefer Signature of Person Completing Application Date 4/1/93  
 X Juanita Stahl (owner) Signature of Property Owner(s)

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

***NICHOLS ASSOCIATES, INC.***

751 HORIZON COURT #137  
P.O. BOX 60010  
GRAND JUNCTION, CO. 801506  
PHONE 303-245-7101

30-Mar-93

CITY OF GRAND JUNCTION  
GRAND JUNCTION, CO.

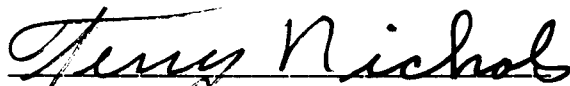
Ladies and Gentlemen:

Please find enclosed a drainage study report for Hilltop Minor Subdivision and The Atrium Grand Valley Retirement Village. It is the intent of the report to comply with the City of Grand Junction drainage study criteria as outlined in the Interim Outline Of Grading and Drainage Criteria and The Submittal Standards For Improvements And Development.

This report was prepared by me for use as a part of the submittal package for the final filing of Lot One and the preliminary filing for Lot Two of Hilltop Minor Subdivision.

The detention facility is design for adjustable storage capacity to accommodate possible expansion on adjacent properties at a later date.

I hereby certify that this report was prepared by me.



Terry Nichols  
Registered Professional Engineer,  
State of Colorado, Number 12093

1000  
1000  
1000

1000

# ***HILLTOP MINOR SUBDIVISION***

## **FINAL FILING LOT ONE & PRELIMINARY FILING LOT TWO DRAINAGE PLAN REPORT**

**30-Mar-93**

### **I. General Location and Description**

The Hilltop Retirement Village property is located in the city of Grand Junction, Colorado. The property is more particularly described as the NW1/4 of NW1/4 of SW1/4 of section 1, Township 1 South, Range 1 West, of the Ute base and meridian. The Mesa County tax ID number for this property is 2945-013-11-002.

The property is bounded on the North by F1/2 road. Bounded on the West by Twelfth Street. On the South by a parcel of land owned by Herman R. and Elsa E. Bull And on the East by a parcel of land owned by C. Peterson, L. R. Trust H.C. Peterson.

This study includes drainage area lying to the East and North East of the proposed Hilltop Minor Subdivision. The total drainage area included in this study is 116 acres. The present ground cover consists of course grasses, weeds and brush along with some poplar, cottonwood and elm trees. The surface soil type is predominantly medium silt. Part of the drainage basin consists of built up residential areas with paved streets and parking areas, some with constructed detention facilities and some without detention facilities. For purposes of calculating historic flows it will be assumed that the terrain was originally similar to the surrounding undeveloped area.

### **II. Existing Drainage Conditions**

The majority of the drainage basin has historically been irrigated by surface irrigation techniques for agriculture purposes.

There is an existing concrete dam at the lower end of the drainage basin and an existing 24 inch diameter concrete pipe passing under twelfth street. Water is presently leaking under the concrete dam.

The historic site drainage pattern is a combination of shallow sheet flow and overland concentrated flow leading to a live stream in a major drainage channel that traverses the property from East to West.

### **III. Proposed Drainage Conditions**

The general plan includes extending the existing 24 inch diameter concrete pipe to accommodate the future widening of twelfth street and the construction of an earth dam for a storage/detention pond. A multiple-stage adjustable outlet structure is planned. This structure is designed to accommodate the storage of irrigation water, provide a pond for acetic purposes and provide the required two and one hundred year storm detention capacities. The system is designed to be adjustable so that it can be used for possible future development on adjacent properties.

The development will include a pressurized underground irrigation system to provide irrigation water for the landscaping. The water source for this system will be adjudicated water rights which will be temporarily stored in the retention pond. The pressurized sprinkler irrigation system will contribute little or no surface runoff.

The property will be intensely developed with multiple resident structures and paved parking areas. The runoff from these improvements and the open landscaped areas will be channeled to the detention area through a series of curbs & gutters and valley pans.

Access to the drainage facilities will be a road from the proposed parking area to and across the detention pond dam.

The owner of the development will retain ownership of the irrigation and drainage facilities and will be responsible for the maintenance of the facilities.

#### IV. Design Criteria & Approach

Design rainfall intensities are taken from the Interim Outline Of Grading And Drainage Criteria, City Of Grand Junction, July 1992. The time of concentration for each basin is calculated using a combination of overland flow, shallow concentrated flow and channel flow travel time.

The following formula is used to calculate shallow concentrated flow:

$$t_c = 1.8(1.1 - C) L^{1/2} / (100S)^{1/3}$$

where:

$t_c$  = time of concentration in minutes;

$C$  = runoff coefficient;

$L$  = length of basin in feet; and

$S$  = slope of the basin in feet/feet.

The intensity is taken from APPENDIX A of the Interim Outline Of Grading And Drainage Criteria.

For on site development the peak runoff discharges are calculated using the rational formula:

$$Q = CiA$$

where:

$Q$  = peak runoff rate, in cubic feet per second (CFS);

- C = runoff coefficient representing a ratio of peak runoff to average rainfall intensity for a duration equal to the runoff time of concentration;
- i = average rainfall intensity in inches per hour; and
- A = drainage area in acres.

## **V. Results And Conclusions**

The existing pond and surrounding low area will be developed into a pond for water storage and detention. The total volume of the pond is 172,679 cubic feet. The bottom three feet will be used as permanent storage for acetic purposes and for a pump reservoir for the irrigation system. The bottom three feet of the pond has a capacity of 21,094 cubic feet.

Starting at the 3 foot level there will be 10 inch orifice in the outlet structure that will pass the historic two year storm of 17 CFS. A two foot rise is allowed for detention of two year storms. The volume of approximately 40,000 cubic feet far exceeds the detention requirement for this project.

At the 3 foot 10 inch level there will be 14.5 inch orifice in the outlet structure which in conjunction with the 10 inch orifice will pass the historic 100 year storm of 43 CFS. The remaining available detention volume of approximately 110,000 CFS exceeds the required 100 year detention for this project.

A large detention volume and adjustable outlet works were selected to provide detention for possible development of adjacent properties.

## **VI. References**

Interim outline of Grading And Drainage Criteria, City of Grand Junction, July 1992

Submittal standards for Improvements and Development (SSID)  
Draft; City of Grand Junction; March 1993

Civil Engineering Handbook Fourth Edition; by Urquhart

Mesa County Storm Drainage Criteria Manual; Adopted April 14,  
1992

## **VII. Appendices**

- Page 1. Runoff calculations for the 2 year and 100 year storms at the Hilltop Minor Subdivision. Calculations are presented for both historic conditions and conditions after the proposed development. Basin A and the historic basin H1 represents that portion of the property lying south of the existing drainage channel. Basin B and the historic basin H2 is that portion of the property lying north of the existing drainage channel.
- Page 2. Historic runoff calculations for the entire drainage basin affecting this development.
- Page 3. Discharge calculations for the orifices used in the design of the two stage control structure.
- Page 4. Depth - capacity calculations for the detention pond.
- Page 5. Site drainage plan.
- Page 6. Major basin drainage plan.



HILLTOP RETIREMENT VILLAGE

<i>After Construction (Area - Intensity - Discharge)</i>													
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	GUTTER LENGTH FT.	GUTTER VELOCITY FT./SEC.	GUTTER TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
									A	50		50.0	0.8
B	40	1.0	0.8	3.4	640.0	2.5	4.3	7.7	1.69	4.26	2.71	3.67	9.25
TOTAL:											9.39	13.28	33.28
<i>Historic - For 9.39 Ac. development area only</i>													
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	MAX. TRAVE FT.	TRAVEL VELOCITY FT./SEC.	TRAVEL TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
									H1	300		4.0	0.20
H2	280	10.0	0.20	12.6	600	2.00	5.00	17.6	0.82	2.12	2.71	0.45	1.15
TOTAL:											9.39	1.46	3.74
NET INCREASE:												11.82	29.54

REQUIRED DETENTION VOLUME: **4.519** **11.291**

HILLTOP RETIREMENT VILLAGE

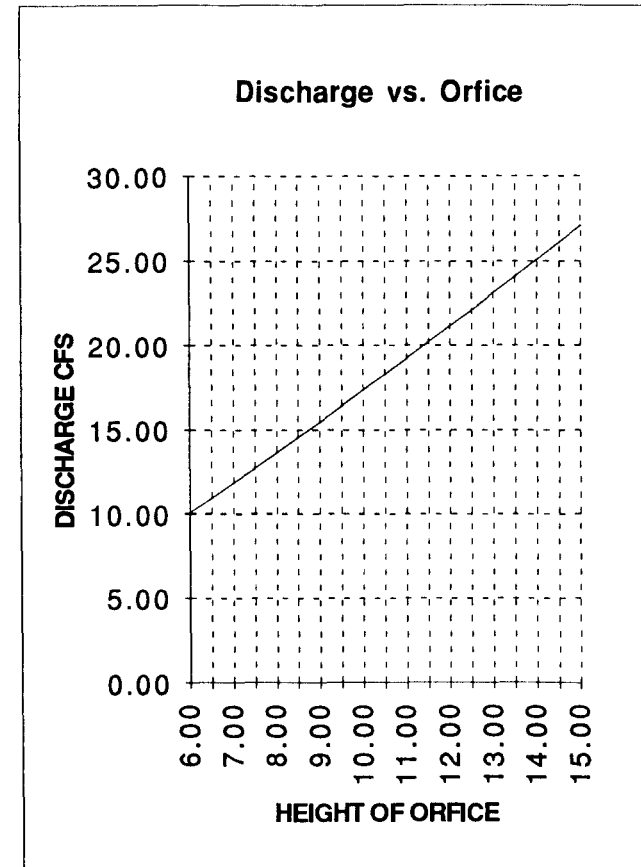
<i>Historic - For Entire Basin Before construction (Area - Intensity -Discharge)</i>										
Overland Flow					Shalow Concentrated Flow					
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	MAX. TRAVE FT.	TRAVEL VELOCITY FT./SEC.	TRAVEL TIME MIN.	TOTAL TIME Tc MIN.		
H1	300	1.5	0.20	24.5	1,000	0.70	23.81	48.3		
Channel Flow - Reach 1 @ 1%					1,500	1.50	16.67	16.67	INTENSITY	
Channel Flow - Reach 2 @ %					2,000	2.25	14.81	14.81	Inches	
Channel Flow - Reach 3 @ 1.5%					1,200	1.75	11.43	11.43	2-Yr	100-Yr
									AREA Acres A	DISCHARGE CFS 2-Yr 100-Yr
<b>TOTAL :</b>								42.91	0.73	1.85
									116.6	17.03 43.15

HILLTOP RETIREMENT VILLAGE

Discharge for a rectangular orifice under low head

$$Q = C a \sqrt{2g}$$

Orifice		Head h Ft.	C	Area a Sq. Ft.	Q CFS	Required Discharge CFS
Width In.	Depth In.					
32	6.00	2.25	0.625	1.33	10.03	
32	6.50	2.27	0.625	1.44	10.92	
32	7.00	2.29	0.625	1.56	11.81	
32	7.50	2.31	0.625	1.67	12.71	
32	8.00	2.33	0.625	1.78	13.62	
32	8.50	2.35	0.625	1.89	14.54	
32	9.00	2.38	0.625	2.00	15.46	
32	9.50	2.40	0.625	2.11	16.39	
32	10.00	2.42	0.625	2.22	17.33	17.03
32	10.50	2.44	0.625	2.33	18.27	
32	11.00	2.46	0.625	2.44	19.22	
32	11.50	2.48	0.625	2.56	20.18	
32	12.00	2.50	0.625	2.67	21.15	
32	12.50	2.52	0.625	2.78	22.12	
32	13.00	2.54	0.625	2.89	23.10	
32	13.50	2.56	0.625	3.00	24.09	
32	14.00	2.58	0.625	3.11	25.08	
32	14.50	2.60	0.625	3.22	26.08	26.12
32	15.00	2.63	0.625	3.33	27.09	

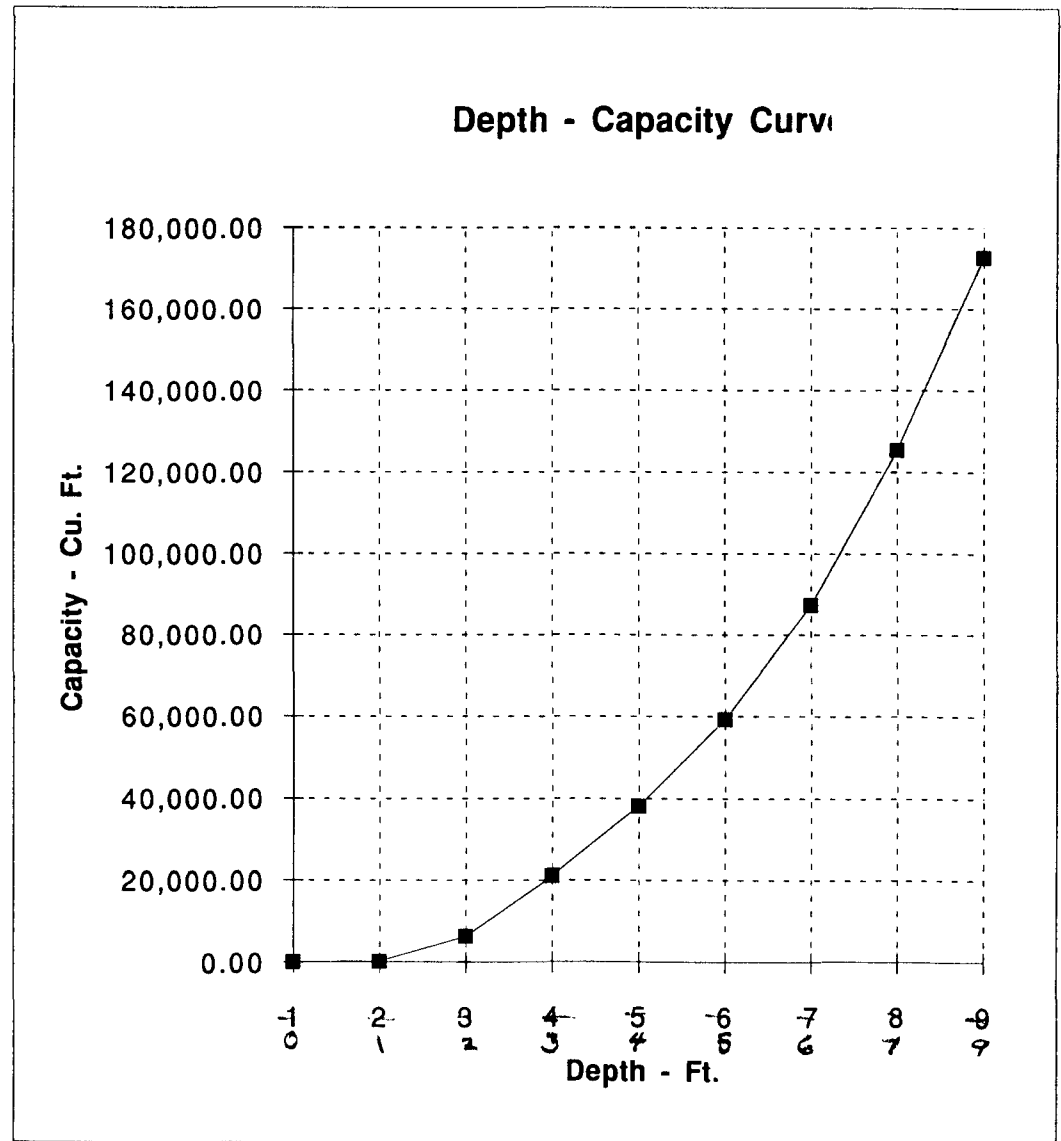


# HILLTOP MINOR SUBDIVISION

## DETENTION POND DEPTH-CAPACITY CURVE

$$\text{Volume} = [A_n + A_{n+1} + (A_n \cdot A_{n+1})^{.5}] \cdot h / 3$$

Contour Elevation Ft.	Closed Area Ft. Sq.	Volume Cu. Ft.	Accumulated Volume Cu. Ft.
4,675	23.43	0.00	0.00
4,676	922.92	364.47	364.47
4,677	13,607.37	6,024.70	6,389.16
4,678	15,830.14	14,704.75	21,093.91
4,679	18,535.83	17,165.21	38,259.12
4,680	23,249.68	20,848.30	59,107.42
4,681	33,250.26	28,101.29	87,208.70
4,682	43,200.04	38,116.78	125,325.48
4,683	51,632.47	47,353.65	172,679.13



C

SUBDIVISION SUMMARY FORM

City of Grand Junction

#42 93

TYPE OF SUBMISSION

Original  
Do NOT Remove  
From Office

Preliminary Plan \_\_\_\_\_  
Final Plat/Plan   X  

Subdivision Name:   The Atrium   Filing \_\_\_\_\_

Location of Subdivision: TOWNSHIP   1   S RANGE   1   W SECTION   1   1/4 \_\_\_\_\_

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
( ) Garden Units SINGLE FAMILY	<u>  14  </u>	<u>  1.12  </u>	<u>  11.9%  </u>
( ) Retirement Units APARTMENTS	<u>  124  </u>	<u>  1.6  </u>	<u>  17.0%  </u>
( ) CONDOMINIUMS	<u>  N.A.  </u>	<u>          </u>	<u>          </u>
( ) MOBILE HOME	<u>  N.A.  </u>	<u>          </u>	<u>          </u>
( ) COMMERCIAL	<u>  N.A.  </u>	<u>          </u>	<u>          </u>
( ) INDUSTRIAL	<u>  N.A.  </u>	<u>          </u>	<u>          </u>

Street	<u>  1.54  </u>	<u>  16.4%  </u>
Walkways	<u>  0.14  </u>	<u>  1.5%  </u>
Dedicated School Sites	<u>  N.A.  </u>	<u>          </u>
Reserved School Sites	<u>  N.A.  </u>	<u>          </u>
Dedicated Park Sites	<u>  N.A.  </u>	<u>          </u>
Reserved Park Sites	<u>  N.A.  </u>	<u>          </u>
Private Open Areas	<u>  3.95  </u>	<u>  42.1%  </u>
Easements	<u>  1.04  </u>	<u>  11.1%  </u>
Other (specify)	<u>          </u>	<u>          </u>
<b>Total</b>	<u>  9.39  </u>	<u>  100%  </u>

Estimated Water Requirements   24,000   gallons/day.

Proposed Water Source   UTE  

Estimated Sewage Disposal Requirement   20,000   gallons/day.

Proposed Means of Sewage Disposal   Grand Junction



... the heart of rehabilitation in Western Colorado

March 31, 1993

#42 93

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Planning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501

RE: Planned Residential Development: "The Atrium of Grand Valley" Retirement Village

In lieu of a Standard Development Improvement Agreement, it is our desire to fulfill our obligation to the City by implementing a negotiated, set aside letter from the local lending institution. We understand the City's desire to have the improvements fit into the long-range plan for 12th Street and that it might not be prudent to proceed with improvements at this time. This also makes good sense due to the complexity of the improvements and the phasing of the project.

We have every intention of fulfilling our obligation as developers of this project and can assure you that we will meet the spirit and letter of city codes.

Sincerely,

HILLTOP HEALTH SERVICES CORPORATION

Sally Schaefer  
Vice President of Community Based Services

SS:kh

## DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("the Agreement") are \_\_\_\_\_ ("the Developer") and THE CITY OF GRAND JUNCTION, Colorado ("the City").

THEREFORE, for valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement will be the date that this agreement is recorded which is not sooner than recordation of the \_\_\_\_\_

### RECITALS

The Developer seeks permission to develop property within the City to be known as \_\_\_\_\_, which property is more particularly described on Exhibit "A" attached and incorporated by this reference (the "Property"). The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements in the development and limiting the harmful effects of substandard developments. The purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself and is not executed for the benefit of materialmen, laborers, or others providing work, services or material to the development or for the benefit of the purchasers or users of the development. The mutual promises, covenants, and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the City's land development ordinances.

### DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer will design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit "B" attached and incorporated by this reference. The Developer agrees to pay the City for inspection services performed by the City, in addition to amounts shown on Exhibit B. The City estimates that \$ \_\_\_\_\_ will be required for City inspection of the required improvements. The Developer's obligation to complete the improvements is and will be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement (except its obligations for warranty under paragraph 6), the Developer will enter into an agreement which complies with either option identified in paragraph 28, or other written agreement between the City and the Developer.

5. **Standards:** The Developer will construct the Improvements according to the standards and specifications required by the City Engineer or as adopted by the City.

Lincoln DeVore, Inc.  
Geotechnical Consultants  
1441 Motor St.  
Grand Junction, CO 81505

Original  
Do NOT Remove  
From Office

TEL: (303) 242-8968  
FAX: (303) 242-1561

March 31, 1993

Hilltop Rehabilitation Center  
1100 Patterson Road  
Grand Junction, CO 81506  
Attn: Tom Piper

Re: Preliminary Subsurface Soils Exploration  
Southeast corner F 1/2 and North 12th Street  
Grand Junction, CO

Dear Mr. Piper:

As requested by Mr. Pat Edwards, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. Two shallow test borings were placed in the South 1/2 of the tract to determine as closely as possible the soil types which exist beneath the proposed structures. Our conclusions and recommendations for this site are presented below.

Soil Classification: The soils on this site consist of an alluvial deposit placed by mud flow/debris flow action, which has been transported from the Bookcliffs to the North. These alluvial soils overlie the Mancos Shale Formation. The mud flow/debris flow soils were found to range in thickness from twenty to twenty-three feet. It must be noted these two exploration borings are on a rather large tract and the elevation of the Mancos Shale top may vary considerably across this site.

The surface alluvial soils on this site consist of a series of silty clay and sandy clay soils which are a product of mud flow/debris flow features which originate on the south-facing slopes of the Bookcliffs. These mud flow/debris flow features are a small part of a very extensive mud flow/debris flow complex along the base of the Bookcliffs and extending to the Colorado River. Utilizing recent events and standard evaluation techniques, this tract is not considered to be within with an active debris flow hazard area. The surface soils are an erosional product of the upper Mancos Shale and the Mount Garfield Formations which are exposed on the slopes of the Bookcliffs.

The soils contained within these mud flow/debris flow features normally exhibit a metastable condition which can range from very slight to severe. Metastable soil is subject to internal collapse and is very sensitive to changes in the soil moisture content. Based on the field and laboratory testing of the soils



on this site, the severity of the metastable soils can be described as low to moderate.

The Mancos Shale Formation was encountered in both exploration borings and is considered bedrock in this area of Grand Junction. The Mancos Shale is described as a thinbedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational shale was encountered in Test Boring No. 1 and 2 at a depth of twenty to twenty-three feet. It is anticipated that this formational shale will affect the construction and the performance of the foundations on the site.

The Mancos Shale Formation is often highly fractured, with fillings of soluble sulfate salts being very common. The samples obtained in this drilling program indicated virtually all fractured faces and some bedding planes in the shale contain sulfate salt deposits in the upper two to four feet of the formation. Some seams of sulfate salts up to 1/8 inch thick were observed.

Sulfate Salts exhibit variable strength, depending upon surrounding moisture conditions and their chemistry as related to water. In addition, Sulfate Salts are soluble and may be physically removed from the soil by ground moisture conditions. Such removal may leave significant amounts of void areas within the Mancos Shale, which may affect the load bearing capacity of the formation. Many of the fractures in the Mancos Shale Formation are open, allowing the rapid transmission of water to occur. Some sandstone and siltstone strata within the Mancos Shale Formation also exhibit elevated permeability.

Man-made Fill: The soils encountered in our test borings appear to be native to the site. All building foundations must penetrate any man-made fills which are present at the site at this time, as well as any fills which result from the excavation process. Careful examination of the open excavations will be necessary to determine the presence or absence of man-made fills. The open excavations must be examined prior to the placement of concrete to establish that materials of proper design bearing capacity have been exposed and that no soft spots or debris are present in the foundation areas. A 24 hour notice is required for all field examinations to enable Lincoln DeVore to schedule personnel and provide service when needed.

Soil Moisture Conditions: A free water table came to equilibrium during drilling at twenty-one feet below the present ground surface in one of the two exploration borings. This is probably

## HILLTOP REHABILITATION

Preliminary SSE 12th & F-1/2

March 31, 1993, Page 3

not a true phreatic surface but is an accumulation of subsurface seepage moisture (perched water). In our opinion the subsurface water conditions shown are a permanent feature on this site. The depth to free water would be subject to fluctuation, depending upon external environmental effects.

Because of capillary rise, the soil zone within a few feet above the free water level identified in the borings will be quite wet. Pumping and rutting may occur during the excavation process, particularly if the bottom of the foundations are near the capillary fringe. Pumping is a temporary, quick condition caused by vibration of excavating equipment on the site. If pumping occurs, it can often be stopped by removal of the equipment and greater care exercised in the excavation process. In other cases, geotextile fabric layers can be designed or cobble sized material can be introduced into the bottom of the excavation and worked into the soft soils. Such a geotextile or cobble raft is designed to stabilize the bottom of the excavation and to provide a firm base for equipment.

Due to the proximity of the Mancos Shale Formation, there exists a possibility of a perched water table developing in the alluvial soils which overlie the shale. This perched water would probably be the result of increased irrigation due to the presence of lawns and landscaping and roof runoff. The exploration holes indicate that the top of the Mancos Shale Formation may be relatively flat and that subsurface drainage would probably be quite slow. While it is believed that under the existing conditions at the time of this exploration the construction process may not be effected by any free-flow waters, it is very possible that several years after development is initiated, a troublesome perched water condition may develop which will provide construction difficulties. In addition, this potential perched water could create some problems for existing or future foundations on this tract. Therefore it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed structures and any subdivision improvements.

Foundation Type Recommended: At this time, Lincoln DeVore has not been provided with a copy of the site development plan or the foundation/building plans. Lincoln DeVore is not informed as to the precise locations or wall and column loading planned within the various buildings. Based upon information provided on similar projects, it is our belief that two types of structures will be constructed. Each type of structure will probably require a different foundation type.

The multi-story, quite heavy structures will probably require a

deep foundation system, founded in the Mancos Shale Formation. Such a deep foundation system would consist of either drilled piers or driven piles. Recommendations can be provided when the final Subsurface Soils Exploration is completed.

Single story and relatively lightweight two story structures may be founded either on a deep foundation system or possibly a shallow foundation system. The shallow foundation system may or may not incorporate the use of structural fill. Specific subsurface exploration would be required to determine soil strength properties for the proper design of any shallow foundation systems.

**LIMITATIONS** This report represents a preliminary investigation of this site based upon a very limited number of exploration borings. Due to the very limited amount of field work, it is not warranted to assume the soils conditions and groundwater levels are consistent across the site. This report is issued with the understanding that it is the responsibility of the owner, or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and are incorporated into the plans.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in acceptable or appropriate standards may occur or may result from legislation or the broadening of engineering knowledge. Accordingly, the findings of this report may be invalid, wholly or partially, by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 3 years.

Lincoln DeVore makes no warranty, either expressed or implied, as to the findings, recommendations, specifications or professional advice, except that they were prepared in accordance with generally accepted professional engineering practice in the field of geotechnical engineering.

Respectfully submitted,

LINCOLN DeVORE, INC.

By: Edward M. Morris EIT  
Western Slope Manager  
LDTL Job #77494-J

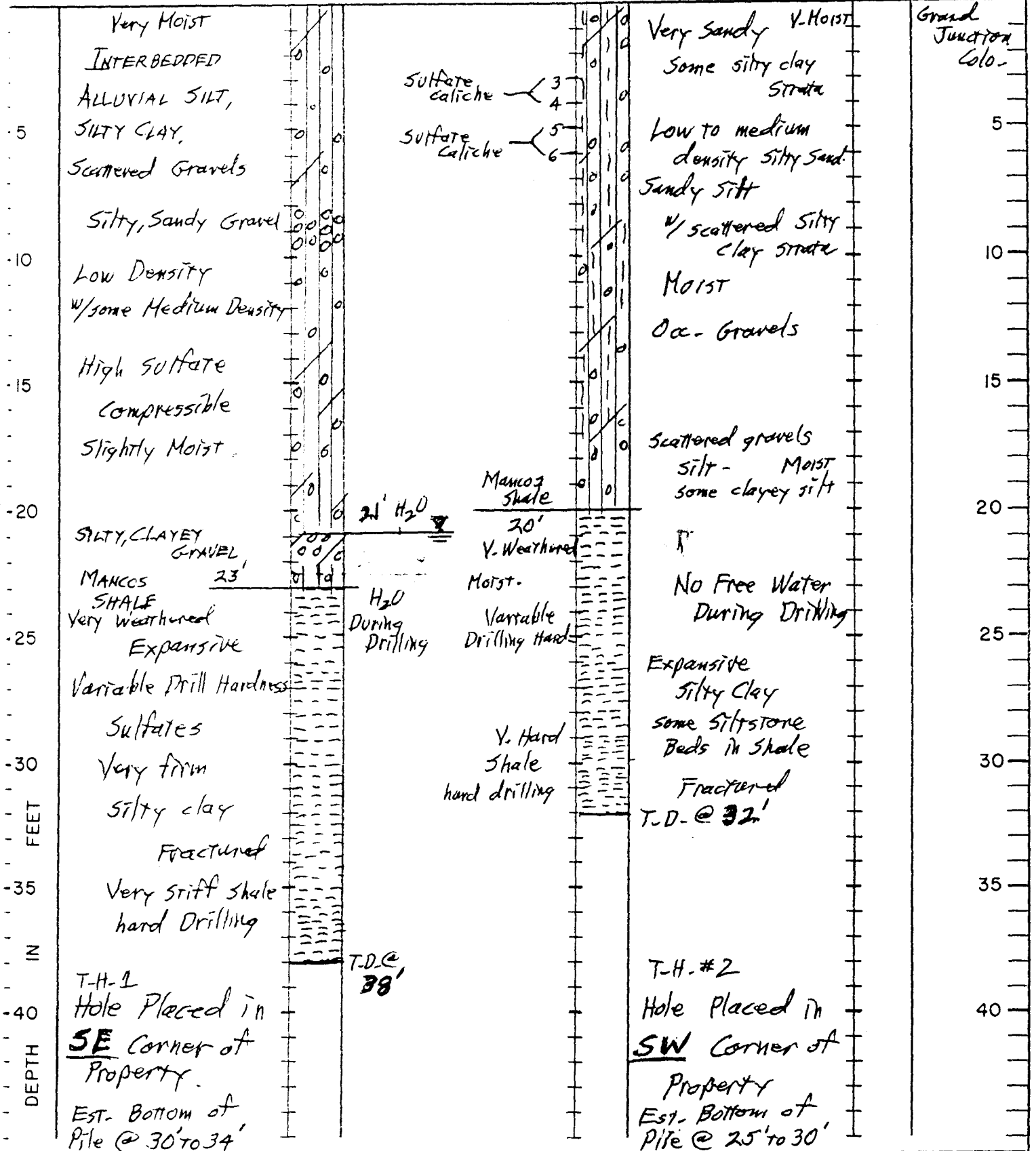
Reviewed by: George D. Morris PE

TEST HOLE NO. 1  
ELEVATION

2

Drilled 2-24-93

Tract @ SE Corner F 1/2 & 12th Street



DRILLING LOGS



LINCOLN DeVORE ENGINEERS & GEOLOGISTS

COLORADO: COLORADO SPRINGS, GRAND JUNCTION, PUEBLO, GLENWOOD SPRINGS WYOMING: EVANSTON

#42 3

Original  
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ARMSTRONG, SHARON M  
590 STARLIGHT DRIVE  
GRAND JUNCTION, CO 81504

RITTER, MARY LOU  
3150 LAKESIDE DRIVE #308  
GRAND JUNCTION, CO 81506

BISSELL, DONNA M  
3150 LAKESIDE DRIVE #310  
GRAND JUNCTION, CO 81506

JOHNSON, MICHAEL & MAUREEN A  
14700 BLEDSOE ST  
SAN FERNANDO, CA 91342

RYAN, RICKY M  
631 BROKEN SPOKE ROAD  
GRAND JUNCTION, CO 81504

PARADIS, JEAN & KATHLEEN  
604 RICO WAY  
GRAND JUNCTION, CO 81506

VONSTOCKEN, WILLIAM M  
100 W CLARENDON #1220  
PHOENIX, AZ 85013

VANCE, JOYCE E  
3146 LAKESIDE DRIVE #309  
GRAND JUNCTION, CO 81506

NEAL, MARCIA J  
3146 LAKESIDE DRIVE #302  
GRAND JUNCTION, CO 81506

WOLF, INGRID H  
2225 REDLANDS PARKWAY  
GRAND JUNCTION, CO 81503

HALL, OLIVER K.  
3146 LAKESIDE DRIVE #109  
GRAND JUNCTION, CO 81506

MAES, BENA  
686 GLEN CARO DRIVE  
GRAND JUNCTION, CO 81506

GARDNER, ROLLAND  
3146 LAKESIDE DRIVE #310  
GRAND JUNCTION, CO 81506

LUFF, HALE & MARY A  
3 CORNELL DRIVE  
RANCHO MIRAGE, CA 92270

POND, EVERETT  
3156 LAKESIDE DRIVE #303  
GRAND JUNCTION, CO 81506

OLSHOVE, DONALD P & GWEN  
P.O. BOX 81  
CLOVIS, CA 93613

DOWNING FAMILY TRUST  
3156 LAKESIDE DRIVE #307  
GRAND JUNCTION, CO 81506

MOSS & COMPANY  
964 LAKESIDE CT  
GRAND JUNCTION, CO 81506

VANDERKOLK, JANE  
6186 EDSALL ROAD #155  
ALEXANDRIA, VA 22304

PITTMAN, HANNAH M  
3156 LAKESIDE DRIVE #304  
GRAND JUNCTION, CO 81506

LAMBSON, WILLIAM & JANE  
2839 C OXFORD AVE  
GRAND JUNCTION, CO 81506

OELBERG, DAVID  
2708 F 1/2 ROAD  
GRAND JUNCTION, CO 81506

PENTECOSTAL HOLINESS CHURCH  
COLORADO CONFERENCE INC  
ENGLEWOOD, CO 80150

COLORADO NORTHWOODS II  
11777 SAN VICENTE BLVD #900  
LOS ANGELES, CA 90049

UNITY CENTER OF LIGHT  
P.O. BOX 1904  
GRAND JUNCTION, CO 81502

DENNIS STAHL  
HILLTOP REHAB. HOSPITAL  
1100 PATTERSON ROAD  
GRAND JUNCTION CO 81506

April 1, 1993

#42 93

DO NOT REMOVE  
FROM OFFICE

Planning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction, CO 81501

RE: Project Narrative/Impact Statement  
Planned Residential Development "The Atrium of Grand Valley" Retirement Village

To assist you in your review of the above referenced project, the following summary is provided.

Petitioners

Joint Development between Hilltop Health Services Corp. & Colson & Colson  
Construction Company

Concept

The proposal for a residential retirement continuum on a total of approximately 10 acres.  
Ultimately the proposal would contain the following:

- 104 suite retirement residence
- 14 retirement cottage units
- 80 assisted living units
- Open landscaped space
- Resident/staff and visitor parking

The retirement units are designed for those individuals who are still ambulatory but in need of some support. Private rooms afford the advantages of independent living while the included services provide support, security, and friendship. The private suites include studio, one and two bedroom versions. Each unit is similar to an apartment except a kitchen is not included.

Services include three meals per day plus snacks, housekeeping, laundry, private bus transportation and various recreational activities. Staff are in house 24 hours a day. The monthly rental includes private room, all services and utilities.

Typical residents are single and in their early 80's. Approximately 10% of the rooms will be rented by couples. Fewer than 25% of the residents will drive their own car.

Services to residents of the assisted living units include the same services provided to retirement residents plus 24 hour staffing. Skilled services by a registered nurse, certified nursing assistant, or other skilled staff on an as needed basis and services of a geriatric case manager. Personal services would include assistance with bathing, dressing and meals, routine health screening, medication assistance and coordination of appointments and special diets.

Also planned are complimentary services for the resident population such as an ice cream parlor, beauty salon, bookstore, etc. These services would also be available to the surrounding neighborhood and visitors.

Fitness classes will be provided for residents as well as space for specialty professional/procedures, such as geriatric physician, podiatry consults, etc.

The intent of this project is to provide a warm, appealing, residential environment for the community's elderly in such a manner that a variety of services might be provided without the resident needing to change their living situation.

Emphasis would be placed on encouraging activities that promote wellness and long term quality of life in addition to supporting the needs of those who become ill or infirm on a short or long term basis. The concept would, for many, be an alternative to a nursing home placement and, as such, be very cost effective. Petitioners are committed that this project not only enhance the community from a bricks and mortar standpoint but also serve as a "state of the art" example of a holistic and healthy environment for our aging population.

Location Adjacent Land Use Zoning & Compatibility

The general location of the subject 10 acres is southeast of the intersection of north 12th Street and F 1/2 Road.

	<u>Land Use</u>	<u>Zoning</u>
East of Subject	Undeveloped 10 acre parcel with a single family home fronting on North 15th Street	RSF-4
South & East of Subject	Undeveloped 10 acres open land fronting on North 15th Street	RSF-4
South of Subject	Undeveloped 10 acres with single family home fronting on North 15th Street	RSF-4
West of Subject across North 12th St.	2 & 3 Story residential condominiums community facilities and pool	PR12
	Unity Church/Parking	RSF-4
Northwest of Subject	Northwood Apartments Horizon Towers	PR26 RR34.9
North of Subject across F 1/2 Road	Pentecostal Holiness Church parking	RSF-4
	Single family homes	RSF-4

The proposed use is residential housing which is compatible with established residential multi-family use and complies with the 12th Street Corridor Guidelines "G Road south to Hermosa Avenue".

### Site and Building Design

The subject property is naturally divided by a historic drainage area and will be subdivided into two parcels without disrupting the drainage corridor.

The parcel north of the drainage will be developed as 14 single level retirement cottages with adequate parking and landscaping. Access to the retirement cottages will be from two entries off F 1/2 Road.

The parcel south of the drainage corridor will contain the 104 suite retirement residence, 80 suite assisted living facility, parking and landscaping.

The natural vegetation along the drainage and existing large trees will be preserved and utilized as open space and in the overall landscaping plan.

Access to both the retirement residence and assisted living facility will be from a single access on North 12th Street. Entries to both the retirement residence and assisted living will be covered.

The site will be extensively landscaped. Usable outdoor spaces include extensive lawn and partially covered patio off the craft and exercise rooms. Walking paths connect all exits from the building with eventual walking paths connecting the retirement and assisted living facility with the retirement cottages.

All outdoor lighting in the parking and walking areas will be installed such that it will not directly shine on existing area residents.

The wing ends and building center stepdown from 2 & 3 story to one story which provides for privacy and a gentle change of scale. The activity areas of the retirement and assisted living buildings face interior open space, vs. adjoining owners, thus utilizing the building as a buffer.

### Development Schedule (subject to timely approval of the proposed development plan)

The planned development for the 10 acres will be platted as one filing, however, three phases of construction are scheduled.

#### Phase One (to be completed by December, 1995)

Improvements to be completed during Phase One include the following:

- (1) Construction of the 104 unit retirement residence, landscaping, walking paths, parking and entry from North 12th Street.
- (2) Utility extensions (sewer & domestic water)
  - A. Sewer: Extend sewer from Bonito Avenue along the east R.O.W. of North 12th Street to the subject retirement residence and 20 assisted living units.



B. Extend domestic water to the subject retirement residence and 20 assisted living units.

(3) Construction of 20 assisted living units, landscaping and parking.

(4) Provide escrow funds from a set aside letter for the widening of the North 12th Street frontage. (Said set aside letter in a form acceptable to the City of Grand Junction.) Widening, etc. of North 12th Street anticipated on or before 1998.

Phase Two (to be completed by December, 1997)

(1) Construction of the 14 retirement cottages, landscaping and parking, and walking paths.

(2) Completion of looped water system along F 1/2 Road.

(3) F 1/2 Road frontage improvements to include curb, gutter and sidewalk.

(4) Installation of a sewer pumping station providing service for the retirement cottages into the extended sewer line along North 12th Street.

Phase Three (to be completed by December, 1999)

(1) Construction of 60 assisted living units, parking and complete landscaping and walking paths.

Enclosed is data from the joint petitioners experience with other projects, together with traffic data and trip generation data comparisons for your review.

ReZone Criteria

A. The existing zone (RSF-4) for the subject property allows for single family dwellings with a density of 4 units per acre. At the time of adoption of the RSF-4 Zoning, the community did not anticipate housing requirements (in close proximity to medical facilities) for retirees and senior citizens such as exists today. Colson & Colson Construction, the joint petitioner, has an 80 person waiting list at its existing retirement residence located at 601 Horizon Place, Grand Junction.

B. Changes in the neighborhood (consisting of the area along North 12th Street from Horizon Drive to Patterson Road) include:

(1) Designation of North 12th Street as a major arterial.

(2) Rezoning and construction of Lakeside Condominiums, Northwoods Apartments and Horizon Towers Condominiums.

C. The proposed use as a retirement residence is compatible with the surrounding residential uses in the neighborhood. The requested change in density is similar to allowed multi-family densities in the area, and in fact, will have less impact from the standpoint of traffic and noise.

D. Sufficient utilities exist or are proposed for this development.

E. Community benefits include increased tax revenues (without placing demands on schools, etc.), jobs, street improvements to a major arterial, and providing quality, affordable state of the art housing and services for the community's senior citizens.

## Summary

This request for approval of a Planned Residential Development on approximately 10 acres in the southeast corner of North 12th Street & F 1/2 Road includes:

- (1) Final approval of a two lot minor subdivision.
- (2) Re-zone approval (increase residential density) from RSF-4 to Planned Residential 21 units per acre.
- (3) Final approval of the development plan for a 104 suite retirement residence, a 20 suite assisted living facility, parking and landscaping as shown on the site plan.
- (4) ODP approval for 14 retirement cottages and 60 additional assisted living suites as shown on the site plan.

If you have additional questions or need additional information, do not hesitate to contact us.

For the Petitioners:

Sally Shaefer & Pat Edwards

**SITE SUMMARY**

Total Site Area:	390,545 Sq. Ft. (8.9 acres)
Building Coverage:	80,593 Sq. Ft. (21%)
Parking Coverage:	66,491 Sq. Ft. (17%)
Landscape & Sidewalk Coverage	243,461 Sq. Ft. (62%)

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#42 93

# REVIEW COMMENTS

Page 1 of 14

FILE NO. #42-93

TITLE HEADING: Rezone & Preliminary Plan - The  
Atrium of Grand Valley Retirement  
Village

LOCATION: SE corner of North 12th Street and F 1/2 Road

PETITIONER: Hilltop Health Services Corp.

PETITIONER'S ADDRESS/TELEPHONE: 1100 Patterson Road  
Grand Junction, CO  
244-6007

PETITIONER'S REPRESENTATIVE: Sally Schaefer & Pat Edwards  
Terry Nichols, Engineer

STAFF REPRESENTATIVE: Karl Metzner

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., APRIL 27, 1993.**

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**PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**4/8/93**  
**244-1542**

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Open space fees based upon 138 units at \$225.00 per unit = \$31,050.00 total fees due.

**U.S. WEST**  
**Leon Peach**

**4/7/93**  
**244-4964**

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No comments at this time.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**4/12/93**  
**244-1400**

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The water line for fire hydrants is to be an 8-inch loop, and fire hydrants must be installed on the north side of the 104 unit building. Adequate turnarounds and access to the north portions of the 104 unit building must be provided. Please re-submit plans to reflect these requirements.

A review of the sprinkler and fire alarm systems is required prior to their installation. Please have your contractors submit plans, calculations and component submittals to our office for review. A fire flow survey is to be completed, please submit a complete set of building plans for this.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**4/13/93**  
**244-3587**

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What type of security lighting is going to be used and where? Is there lighting under the carports and in the parking lot? What type of lighting in hallways?

Where are your low, medium, large shrubs exactly placed? Too many shrub beds, it appears from the plans, you are creating a wall around apartments and parking lot - which also creates great hiding places and reduces visibility for the tenants and law enforcement.

Need some type of access on the north side and east side. What is the width of the entrance? Is there a L-turn lane? What type of doors are going to be used on the apartments? Are there security locks on the apartment doors and entrance doors?

**CITY UTILITIES ENGINEER**  
**Bill Cheney**

**4/15/93**  
**244-1590**

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WATER - Ute Water  
SEWER

1. Minimum allowed slope on sewer service line is 1%, not 0.50%.
2. Recommend a 6" service from building to 8" line in 12th Street. Service line cannot be run directly into manhole. Length of service line on Plan/Profile is different than length on "Utility Plan".
3. Show all proposed utilities on "Utility Plan".
4. Show all intersections with other utilities on sewer plan/profile.
5. Show details for sewer pump station.
6. 8" sewer line shall be located 22' east of section line. Show detail on plan.
7. Submit Improvements Agreement for off-site improvements.
8. Show all utilities in 12th Street on "Sewer Plan/Profile".
9. Provide all information required for "Utilities Composite and Roadway Plan".

**UTE WATER**  
**Gary R. Mathews**

**4/15/93**  
**242-7491**

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Ute Water will supply this project. The proposed 6" water line running through the project will be set up as a private fire line, maintained by the owner. Two 6" leak detectors, back flow preventors are needed, one at each entrance near 12th Street. The leak detectors are installed by Ute Water at the cost of the contractor.

The 1 1/2" x 6" tie-in at F 1/2 Road will be eliminated.

It will be necessary to run a separate domestic water line system. The water meters will be installed near 12th Street. If any of the cottage units are set up as a total living unit, such as kitchens in each, the reviews for lot 2 would change, and would require each unit to be metered.

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

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**4/15/93**  
**244-1591**

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See attached comments.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**4/16/93**

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The subject property has a 6.8 acre water-right with Grand Valley Water Users Association. There exists a headgate near the southeast corner of the property from which irrigation water may be delivered. It appears that a centralized pump station is planned and would assumedly draw water from the proposed pond which could be charged from probably more than one source, including the property's allotted water from this Association. This is a highly advisable approach over trying to pump from a direct flow supply. It is difficult to briefly explain the reasoning for this approach, but we would be glad to discuss it with any interested party.

Also, the Association has an irrigation lateral of long standing located along the south boundary of the property, beginning at the southeast property corner and flowing westerly a few hundred feet before turning southward. Such lateral has a "first right of use" right-of-way as necessary for its operation and maintenance and the providing of space and accessibility to perform such operation and maintenance in the future must be addressed in the planning of this development.

We will be glad to discuss and review these irrigation related matters with developer representatives in an effort to suitably resolve them to the satisfaction of all parties.

**MESA COUNTY PLANNING**  
**Matt Osborn**

**4/16/93**  
**244-1724**

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Our staff supports this project which is in close proximity to medical facilities and in an area of high residential densities. We believe this is a well designed project. We do have concerns regarding traffic on 12th Street. The road along this stretch should be widened.

**CITY ENGINEER**  
**Don Newton**

**4/16/93**  
**244-1559**

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Based on 184 proposed units, the p.m. peak hour trips generated by the development is  $184 \times 0.1732 = 31.8$ . Using a distribution of 55% entering the site and 45% exiting during the peak hour and 75% of those entering are from the south, the number vehicles entering the site from the south is 13.

The average peak hour traffic volume on 12th Street is 409 vehicles in each direction based on a traffic count taken in March, 1992.

From graph 4.7.2 in the CDOT Access Code (two lane road and posted speed 35 to 40 m.p.h.) a deceleration lane is required at the access.

The deceleration lane will be required prior to resident occupancy of the building.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**4/15/93**  
**244-2695**

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ELECTRIC - Transformer location and point of service is to be on west side of apartment building. Request the open area on Lot 2 be dedicated as utility easement for the installation of electric, gas, phone and cable TV facilities.

GAS - No objections.

REVIEW COMMENTS  
for  
THE ATRIUM

by: Gerald Williams  
City Development Engineer

The application involves a minor subdivision (which is a final submittal), a final plan for Lot 1 (which is a final submittal), and a rezone. Based upon information submitted, the application appears complete for a minor subdivision submittal, but incomplete and unacceptable for a Final Plan application on Lot 1. This review is based upon the premise that rather than rejecting the Final Plan submittal, that it will instead be considered a preliminary application.

To clarify comments, numbered items presented below relate to numbers red-lined on the attached drawings. Numbers followed by an "R" must be done as part of the response to review comments. Numbers followed by an "F" may be delayed until the Final Plan Submittal for Lot 1.

**PLAT**

- 1R. The plat was not signed nor stamped by a registered surveyor.
- 2R. The dedicatory language references common areas and ingress/egress easements, neither of which are identified.
- 3R. The dedicatory language does not discuss the drainage easement. It must be dedicated for specific use by specific people and controlled by someone. Based upon preliminary discussions, the following issues need to be addressed:
  - a) Dedicated for use conveyance of stormwater runoff from Lots 1 and 2, and also the historical upstream watershed;
  - b) Dedicated for the storage of irrigation water for Lot 1 (and Lot 2?); and
  - c) Dedicated for the purposes of stormwater detention for runoff from Lots 1 and 2, and also for any other property that the Lot 1 owner may grant such use, subject to the condition that there is adequate capacity as determined by an engineering analysis and approved by the City for such additional runoff volume without impacting other pre-existing rights.
- 4R. The plat, site plan, and utility plan are inconsistent about found or set property monuments, and must be corrected.
- 5R. Why were pins set in existing or proposed ROW?
- 6R. All proposed lot corners must be monumented.
- 7R. Existing right-of-way must be identified.
- 8R. Proposed right-of-way must be shown and labeled.



- 9R. 12th Street is a major arterial, and right-of-way must be 110 feet, or 55 feet from center line. This will impact several dimensions. This will also be adequate for the deceleration lane.
- 10R. Additional right-of-way will be required to include future curb returns at lot entrances.
- 11R. Bearing information must be consistent in direction.
- 12R. Distances should appear on the proper side of lines.
- 13R. Neither Lot 1 nor Lot 2 will be allowed to develop without the benefit of the waterline loop per fire protection ordinance. Therefore, an easement for the loop waterline is required, and easements may be required for irrigation and sewer as well (see comments on the Utility Plan).

### **SITE PLAN**

- 1R. Survey monument information is not consistent on the plat, site plan, and utility plan. Please correct.
- 2R. Changes required on plat should be reflected on Site Plan.
- 3R. Zoning information is lacking for the property south of the site.
- 4R. Fire truck access and easement therefor must be provided on a 20' wide all weather surface (pavement, grass-crete, gravel, etc) to the north - northeast side of the building on Lot 1. This may be provided by continuing the parking lot drive on the South around the east side of the building (grading problem), or from across the drainage channel from the north, or some other way. A turn-around for fire trucks must be provided at the end of all fire lanes which exceed 150 feet in length.
- 5F. ADA requires a total of 1 handicapped parking space for every 25 spaces, with one lot being accessible (8' wide load/unload zone next to a minimum width 8' parking stall) and posted.
- 6F. Forty-three and one-half (43.5) feet must be provided between curbs for adequate one-side parking.
- 7F. Sixty-six feet must be provided between curbs for adequate two-sided parking.
- 8R. Building may not encroach into the easement.
- 9R. Lot 2 access will be permitted only from F 1/2 Road and not 12th Street unless it is in conjunction with access to Lot 1. The narrative indicates that there will be two access points from F 1/2 Road, and none from 12th Street for Lot 2.
- 10R. A 30' paved radius is required.

- 11R. The entry must be designed to accommodate trash pick-up trucks, fire trucks, and food delivery service trucks when parking spaces are full. City fire trucks require an outside radius of 45 feet minimum, and no more than 22 feet for an inside radius. The longest size type of delivery truck to the facility must be estimated as well as possible, and the more stringent criteria must govern.
- 12R. Has food delivery access been considered? Where will unloading occur? Will this impair parking, and if so, for how long per delivery? Show the unloading zone on the drawing, and provide a note on the plans regarding these issues.
- 13R. Recommend 28 foot wide pavement and curb, gutter, and sidewalk for entry lane per City local street standards, with a handicap ramp into the parking lot.
- 14F. Contours are not required on site plans, but inasmuch as they are shown, the elevation numbers may as well be supplied.
- 15R. The proposed entrance(s) must be opposite Short Lane or offset at least 200 feet (centerline to centerline) from it.
- 16R. Proposed and future 100 year stormwater water surface flooding must be determined (by elevation), and delineated on both the site plan and grading plan. If the delineation falls outside of the Drainage Easement, then the delineation must be shown on the Plat, or, which is much preferred, revise the Drainage Easement to encompass the full 100 year ponding. Currently it appears that at the west end of the site, ponding will run outside of the easement.
- 17F. Show or provide the following information:
- i. Stop signs at 12th Street at the entry/exit from the site;
  - ii. Concrete curbs, wheel chocks, valley gutters, inlets, storm drainage facilities (pipe, riprap swales, etc.);
  - iii. Parking lot lighting;
  - iv. Signage;
  - v. Trash receptacle type, storage location, and accessibility for collection;
  - vi. Painted crosswalks; and
  - vii. If ingress/egress easements will not be blanket easements, but are defined "lanes", then these must be shown and identified.
- 18R. Clarification between proposed phase one and phase three, and whether construction only or design/approval as well is to be phased.
- 19F. Paving and base specifications must be provided, and shall conform to City standards and be adequate for HS-20 truck loading in all areas to be traveled by fire, trash pickup, and delivery trucks.
- 20R. The proposed concept for Lot 2 use would result in private roads and private maintenance, and would not be conducive to change to public ownership without extensive changes.
- 21R. A deceleration lane is required per the City Engineer.

## **GRADING & DRAINAGE PLANS**

- 1R. This is a grading plan without grades!! Over 17 feet of drop occurs over the span of the building, with the bottom floor at apparently the same elevation (the finish floor level is not provided here either). Even so, proposed regrading or contours were not provided. What is the proposed grading scheme? Slopes transverse to fire lanes may not exceed 5%. Provide contours. We note that contours are provided on the architects drawing, which will be discussed hereinafter.
- 2R. This is also a drainage plan, and other than an improved pond outlet, no drainage facilities are shown, nor is an overall drainage scheme. At the preliminary level, valley gutters, swales, pipes, inlets, erosion protection facilities, and drainage arrows (as alluded to in the legend) should be shown at the preliminary level (see SSID manual page 1X-26). For final plan level, see comment (8) below.
- 3R. Grading and drainage should address inflow from off-site to the east and south.
- 4R. The Grading and Drainage Plan should incorporate changes made to the Site Plan and Plat.
- 5F. Work will likely fall under the Nationwide 404 Permit; even so, the City requires a letter from the Army Corps of Engineers (see SSID manual VII-3). Also, EPA and State laws require an NPDES permit. This must be acquired, a copy of which must be submitted to the City, not as part of the application process, but prior to commencement of construction (see SSID manual VII-4 and V-2).
- 6F. The outlet works lacks detail. Reinforcement must be specified. The walkway is without specs, handrail, and is of very questionable merit. Located adjacent to an arterial road, it appears to be an "attractive nuisance" for children, bringing undesirable liability to owners and inviting tampering with baffle settings and other vandalism. It would be recommended to either infill to the structure, or, because the design allows for overflow into the top in case of orifice clogging (a good design approach), perhaps maintenance by use of a ladder during non-storm periods is a safer way to go. Either way, we suggest having a grate over the top of the structure for safety purposes, which would require specifications and details as well. Also, show on the profile the 2 and 100 year hydraulic gradient in the culvert up to the structure, and the ponded surface elevations.
- 7R. Section A-A identifies various design storm concepts, but orifice and ponding levels should have elevations, and volumes provided below those levels.
- 8F. Final plans must show refined contouring, retaining walls (if any), all grades at grade breaks, grade changes, swale end-points, points of tangency and curvature for concrete facilities, slopes between grades, best management practices, etc. Reference is made to the SSID manual page 1X-16.

## **UTILITY PLAN**

- 1R. The plan must be revised to conform with other drawings.

- 2R. Survey information must be consistent with other drawings.
- 3R. Remove legend items that are not applicable or used.
- 4R. Locate irrigation pump house outside of floodplain. Will this facility serve Lot 2 in addition to Lot 1? If both lots will utilize the facility, an easement must be provided, shown on all plan drawings, and dedicated on the Plat.
- 5R. Move 1 fire hydrant, add two others, and the looped line must be 8 inches minimum in diameter. Additional thrust blocks are required, and a valve must be placed on the main 8" Ute waterline in 12th Street between the two tie-ins so that supply may be separated if necessary. It may be convenient to reroute the waterline looping as red-lined on the plans. In order to meet ordinance, the looping must be completed as part of Phase 1 of construction. Also, a detector check valve will likely be required by Ute Water at each tie-in to the existing line. Additionally, the looped line must be a common facility between the two lots, and therefore even if it remains a private line of the two lot owners, it must be in an easement shown on all plan drawings, and dedicated on the plat.
- 6R. The proposed force main should be parallel to the road, and not skewed. Propose (2) 45° bends as required. Also, indicate on the drawings that this is a phase II facility.
- 7R. The proposed sewer lift station should be identified on the plans as a phase II facility. Also, it must be located out of the floodplain. Additionally, the design and location should be coordinated with Bill Cheney, City Utilities Engineer, so that overall basin needs are considered. This is important at this level for planning purposes, and while it may not be fully resolved now for the purpose of providing easements on the plat, detailed analysis will be required by Lot 2 site plan stage and easements dedeed at that time as required.

### **SEWER LINE "A"**

- 1R. Drawing should reflect comments made on other plans, including existing and proposed right-of-way (adjacent to the site and the extended sewerline), force main alignment, site entry, etc.
- 2R. Suggest using a 6" service lateral.
- 3R. Show all utilities (underground and overhead), fences, trees, power poles, driveways, etc.
- 4F. Address limits of asphalt removal. Keep the sewerline alignment at 22 to 23 feet off centerline of street if possible - power poles are close.
- 5R. The irrigation pipe at station 6+34.56 is called out as an 18 inch in the profile, and 24 inch on the plan. Please correct.
- 6R. Describe benchmark by street location too, if possible.
- 7R,F. Although this is a sewer and not a traffic drawing, the road profile lends itself to a discussion of stopping sight distance and entry sight distance. All calculations of distances

must be provided, and distance graphically shown. Note, however, that a separate Roadway Plan and Profile drawing will be required at final submittal, in which case this information should be on that drawing.

- 8R. Note when the force main is to be built (phase II).
- 9F. The force main should enter the manhole with the crown at least as high as the crown of the 8" gravity main.
- 10R. At approximately 0+30, the proposed sewerline would cross a large culvert. Given the depth of the culvert, the new sewerline will likely have to go over the culvert (maintain 1.0 foot clearance). Show the culvert, provide elevations, use a drop manhole if drop is more than 2.0 feet.
- 11F. Show the existing downstream sewerline on the plan view, and call out the size.
- 12R. The force main size may not be selected yet pending additional design. A flow velocity of 2 feet per second is required, and minimum line size depends upon whether or not grinding is performed.
- 13F. Show the proposed waterline crossing, and provide clearances, and note structural pipe, if required.
- 14F. Is the invert shown for the gravity service lateral, force main, or both?

### **LANDSCAPE PLAN**

- 1R. Revise layout per comments on other sheets.
- 2R. Inasmuch as the water lines will not likely meet Ute criteria for acceptance (right-of-way issue), the lines will probably be private. Even so, it is not recommended to have trees planted above them.
- 3F. The architects landscaping plan has 2H:1V grades on the south and east cut banks, which is too steep to mow, and will be very erodible. If such grades remain, landscaping must be designed to accommodate the slope.
- 4R. The layout should address fire truck access, and potential access between Lots 1 and 2, if proposed.

### **ARCHITECTS DRAWING - SITE PLAN**

- 1R. Slopes are steep - 2H:1V. This will require special landscaping, and should be coordinated.
- 2R. Grading concepts must allow for a fire lane.

3R. The south side of the site is graded to a sump in front of the building. Even if an oversized inlet and storm drain pipe were provided, this is not a recommended design. A waterline break could result in 3.0 feet of water at the entire south entry before any overflow around (instead of through) the building would occur.

### **DRAINAGE REPORT**

The report must be resubmitted as part of the response because it impacts the subdivision which is a final application. Specific problems and procedures have been discussed with Terry Nichols on April 14, 1993.

### **TRAFFIC COUNT, SIGHT DISTANCES, DECELERATION LANES**

Adequate traffic information was not received. This must be resolved with the City Engineer, as part of the response.

### **GENERAL**

There appears to be a misunderstanding regarding the level of detail required in preparing final plans that are survey and construction ready, and which indicate that probably all aspects of a project have been considered. To graphically show the level of detail desired, we have attached 2 sets of final plans which were prepared for the Red Lobster.



HOME OWNERS  
REALTY, INC.

P.O. BOX 3117  
2499 HWY 6 & 50  
GRAND JUNCTION, CO 81505  
BUS. (303) 243-0456  
FAX (303) 243-2896

April 27, 1993

Ms. Kathy Portner  
Planning Department  
City of Grand Junction  
559 White Avenue, Room 60  
Grand Junction, CO 81501

RE: The Atrium of Grand Valley Retirement Village - Your File #42-93

Dear Ms. Portner:

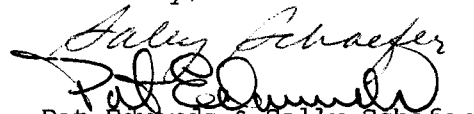
To confirm our latest conversations regarding the above referenced project, the petitioners hereby request Planning Commission Review of the proposal at their May 4 meeting as follows:

1. Consideration of the Proposal as an Outline Development Plan for the proposed uses of retirement residence and assisted living facility.
2. Consideration of the rezone from RSF-4 to PR-21
3. Consideration to defer the improvements or payment for half street improvements to F $\frac{1}{2}$  Road until Phase II (i.e. development of the cottage units)
4. Consideration to defer the waterline loop until Phase II (i.e. development of the cottage units)

The review comments provided by your office are being carefully considered, by the petitioners, their engineers, architect, etc., with the expressed intent of incorporating those comments, planning commission comments and the results of a continuing dialogue with the various reviewing agencies into a Final Plan/Plat submittal by June 1.

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely,

  
Pat Edwards & Sally Schaefer  
For the Petitioners

PE:bn

## STAFF REVIEW

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FILE: #42-93  
DATE: April 19, 1993  
STAFF: Kathy Portner  
REQUEST: Rezone and Final Plan/Plat--The Atrium of Grand Valley Retirement Village  
LOCATION: SE corner of North 12th Street and F 1/2 Road  
APPLICANT: Hilltop Health Services Corp.

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Retirement and Assisted Care Facilities

### SURROUNDING LAND USE:

NORTH: Church and single family homes  
SOUTH: Undeveloped with single family home fronting on 15th  
EAST: Undeveloped with single family home fronting on 15th  
WEST: Multi-family residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: PR-21 (Planned Residential, 21 units per acre)

### SURROUNDING ZONING:

NORTH: RSF-4  
SOUTH: RSF-4  
EAST: RSF-4  
WEST: PR-12

---

### RELATIONSHIP TO COMPREHENSIVE PLAN:

There is no Comprehensive Plan for this area. The 12th Street Corridor Guidelines just suggest this section of 12th Street is appropriate for residential development.

### STAFF ANALYSIS:

The proposal is for a rezone from RSF-4 to PR-21 and a 2 lot minor subdivision, outline development plat for the proposed lot 2 and a portion of lot 1, and a final development plan



for the remainder of lot 1. The submittal for final approval on a portion of lot 1 was found to be inadequate as a final plan and will therefore be reviewed as a preliminary plan.

Preliminary plan review is for that portion of lot 1 that includes a 104 unit retirement residence, landscaping, walking paths, parking and entry from N. 12th Street as well as 20 of the assisted living units and all required utilities. Outline Development Plan approval is being requested for Phase 2 which includes the 14 retirement cottages and Phase 3 which includes the remaining 60 assisted living units.

### Rezone

The request to rezone from RSF-4 to PR-21 is consistent with the development of the 12th Street corridor. Directly across 12th Street from the proposed development are 2 and 3 story residential condominiums zoned PR-12. Northwest across 12th Street are the Northwood Apartments and Horizon Towers zoned PR-26 and PR-34.9 respectively. As indicated by the petitioner in the narrative the request meets the following criteria as set forth in the Zoning and Development Code for rezoning:

-There have been changes in the neighborhood with the designation of 12th Street as a major arterial and the approval of higher density developments across 12th Street.

-The proposed retirement residence is compatible with the surrounding residential uses and densities.

-Sufficient utilities exist or are proposed for the development.

-The project will provide community benefits in increased tax revenues, jobs, street improvements and will provide housing and services for the community's senior citizens.

### Issues and Comments

What percentage of the space will be used for accessory services such as ice cream parlor, beauty salon, bookstore, etc. and what are the etc.'s? Will the fitness classes and specialty professional services be only for residents or also open to the public? What additional parking will be provided to accommodate those services being open to the public?

The looped water system should be provided with Phase I rather than Phase II.

100 parking spaces are being proposed for the 104 unit retirement center and 80 assisted care units. For the assisted care units, the Code requires 1 parking space per each four beds plus one space per each three employees per employee shift. For retirement centers the requirement is 1/2 space per unit, plus employee parking. In the past, additional land was required to be set aside for future expansion of the parking if the 1/2 space per unit was used. Please provide an analysis of the required parking based on those requirements. The additional parking needed to accommodate those services to be provided to the general public must also be considered.

The approval of the 2 lot subdivision will require the improvement or payment for half street improvements to both 12th Street and F 1/2 Road. Deferment of that requirement must be requested from Planning Commission for a recommendation to City Council.

All structure should maintain a minimum setback of 75' from centerline of 12th Street (a Major Arterial) and 50' from centerline of F 1/2 Road (a Collector).

A 30' setback should be maintained from the east and south property line of lot 1. The 20 setback for the cottages along the east property line is acceptable.

**STAFF RECOMMENDATION:**

Staff will make a recommendation after reviewing the petitioner's response to review comments.

## STAFF REVIEW

---

FILE: #42-93  
DATE: April 28, 1993  
STAFF: Kathy Portner  
REQUEST: Rezone and Final Plan/Plat--The Atrium of Grand Valley Retirement Village  
LOCATION: SE corner of North 12th Street and F 1/2 Road  
APPLICANT: Hilltop Health Services Corp.

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Retirement and Assisted Care Facilities

### SURROUNDING LAND USE:

NORTH: Church and single family homes  
SOUTH: Undeveloped with single family home fronting on 15th  
EAST: Undeveloped with single family home fronting on 15th  
WEST: Multi-family residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: PR-21 (Planned Residential, 21 units per acre)

### SURROUNDING ZONING:

NORTH: RSF-4  
SOUTH: RSF-4  
EAST: RSF-4  
WEST: PR-12

---

### RELATIONSHIP TO COMPREHENSIVE PLAN:

There is no Comprehensive Plan for this area. The 12th Street Corridor Guidelines just suggest this section of 12th Street is appropriate for residential development.

### STAFF ANALYSIS:

The original proposal was for a rezone from RSF-4 to PR-21 and a 2 lot minor subdivision, outline development plat for the proposed lot 2 and a portion of lot 1, and a final development

plan for the remainder of lot 1. The submittal for final approval on a portion of lot 1 was found to be inadequate as a final plan and was therefore reviewed as a preliminary plan.

Preliminary plan review was for that portion of lot 1 that includes a 104 unit retirement residence, landscaping, walking paths, parking and entry from N. 12th Street as well as 20 of the assisted living units and all required utilities. Outline Development Plan approval is being requested for Phase 2 which includes the 14 retirement cottages and Phase 3 which includes the remaining 60 assisted living units.

Staff provided review comments to the petitioner based on the above review. In considering the comments, the petitioner has decided they would like more time to revise the plans to reflect those comments and is now requesting that the Planning Commission consider the proposal as follows:

1. Consideration of the rezone from RSF-4 to PR-21.
2. Consideration of the entire proposal as an Outline Development Plan.
3. Consideration to defer the improvements or payment for half street improvements to F 1/2 Road until Phase II (development of the cottage units).
4. Consideration to defer the waterline loop until Phase II.

The information provided by the petitioner is more than adequate for an Outline Development Plan and consideration of the rezone. Staff agrees to review the proposal at the ODP stage with the understanding that all comments made to date on the plans must be considered in later submittals and that other issues or concerns might be noted with the review of future plans.

### Rezone

The request to rezone from RSF-4 to PR-21 is consistent with the development of the 12th Street corridor. Directly across 12th Street from the proposed development are 2 and 3 story residential condominiums zoned PR-12. Northwest across 12th Street are the Northwood Apartments and Horizon Towers zoned PR-26 and PR-34.9 respectively. As indicated by the petitioner in the narrative the request meets the following criteria as set forth in the Zoning and Development Code for rezoning:

- There have been changes in the neighborhood with the designation of 12th Street as a major arterial and the approval of higher density developments across 12th Street.
- The proposed retirement residence is compatible with the surrounding residential uses and densities.
- Sufficient utilities exist or are proposed for the development.

-The project will provide community benefits in increased tax revenues, jobs, street improvements and will provide housing and services for the community's senior citizens.

### Outline Development Plan

An Outline Development Plan serves to generally define the proposal in order to determine whether public or private benefits would be derived through the use of a PD zone. It is meant to determine whether the proposed uses and densities should be allowed in that location. The following issues and concerns, as well as those identified by other review agencies, must be addressed with future requests for approval of a preliminary or final plan:

### Issues and Comments

What percentage of the space will be used for accessory services such as ice cream parlor, beauty salon, bookstore, etc. and what are the etc.'s? Will the fitness classes and specialty professional services be only for residents or also open to the public? What additional parking will be provided to accommodate those services being open to the public?

The looped water system should be provided with Phase I rather than Phase II.

100 parking spaces are being proposed for the 104 unit retirement center and 80 assisted care units. For the assisted care units, the Code requires 1 parking space per each four beds plus one space per each three employees per employee shift. For retirement centers the requirement is 1/2 space per unit, plus employee parking. In the past, additional land was required to be set aside for future expansion of the parking if the 1/2 space per unit was used. Please provide an analysis of the required parking based on those requirements. The additional parking needed to accommodate those services to be provided to the general public must also be considered.

The approval of the 2 lot subdivision will require the improvement or payment for half street improvements to both 12th Street and F 1/2 Road. Deferment of that requirement must be requested from Planning Commission for a recommendation to City Council.

All structure should maintain a minimum setback of 75' from centerline of 12th Street (a Major Arterial) and 50' from centerline of F 1/2 Road (a Collector).

A 30' setback should be maintained from the east and south property line of lot 1. The 20' setback for the cottages along the east property line is acceptable.

### Consideration to defer improvements for F 1/2 Road until Phase II

With a future submittal, the developer will be proposing a 2 lot minor subdivision with lot 1 fronting on 12th and containing the main retirement center, and lot 2 fronting on F 1/2 Road and containing the cottage units. The Code requires at the time of platting of those lots that half street improvements be built or paid for by the developer for all abutting ROW. The petitioner is requesting that those half street improvements for F 1/2 Road not be required at

the time of platting of the 2 lots, but rather at the time of development of lot 2. There is some concern that the cost of improvements to F 1/2 Road may be high enough that lot 2 will never develop; therefore, the cost of those improvements may be better spread over the entire development of both lots rather than just lot 2. There have been other cases where road improvements were deferred until the time of development.

Consideration to defer the waterline loop until Phase II

A looped water line system for the development of lot 1 would be required. The petitioner is requesting that the looping not be required until the development of Phase II (the cottage units) so they can better determine where best to place the water line and units. Staff feels the looping should be required with the development of Phase I, especially because there are no guarantees as to when, if ever, lot 2 will develop.

STAFF RECOMMENDATION:

Staff makes the following recommendations:

Request for Rezone--Staff recommends approval of the rezone from RSF-4 to PR-21

Request for ODP--Staff recommends approval of the ODP

Request to defer improvements to F 1/2 Road--Staff recommends denial of the request for deferment because the size of lot may not be sufficient to support the cost of road improvements.

Request to defer waterline loop--Staff recommends denial

Grand Junction City Council  
250 N. 5th St.  
Grand Junction, CO 81501

Re: May 19 City Council Meeting  
Item #42-94 Rezone  
Atrium of Grand Valley Residential Village

Dear Sirs:

The initial public relations presentation for the Atrium provided a plan and description which was to be the entire project with a three story face on the North as the front of the building and a two story on the South as the back of the building. One story was to terminate into the side of the hill.

At the initial public relations meeting we raised the issue of exceeding the City of Grand Junction's multi family building height limits. The response was that Hilltop would build this project and if the height was an issue they would just build it lower and more spread out.

The actual plan submitted to the City of Grand Junction is for 60% of the project built with three stories on the North and three stories on the South. The front face has been changed 180 degrees to make the front a South facing building. The actual vertical upper limit of most of the roof will be at least 40 feet above the irrigated, generally flat top of the hill to the South.

The building will be at least 45 feet above the floor plan at the 90 foot level and at least 50 feet tall in appearance from the roadway of 12th Street.

The public relations has been presented one picture and the actual plans submitted to the City Council are an entirely different picture.

Further efforts at public relations have produced a description which misrepresents the actual topographical data with a plan to artificially create a small hill on the South property line. Another misrepresentation is the figure for an average roof height, which creates another deception and mathematical fudge factor with which to violate the City ordinance.

In short Hilltop has business zoned property on F Road and if they insist on a business dimension building let them build it on F Road. However, if they build it on residential zoned property, they are required to build to the City of Grand Junction Residential Code.

Grand Junction City Council  
May 13, 1993  
Page 2

Yet another attempt at misrepresentation is found in the illustration B - Site section of a two story building. This section or cross section is so selected as to be in the East terminal section of the building. It represents 8 to 12 of the proposed 124 units. Showing 10% of the project as a representation of the appearance of the project is only an further illustration of the intent to misrepresent facts and deceive people about the reality of the plans.

Should the City Council decide to violate this code they violate the public trust and protection of the citizens they represent. The code is a standard to provide property rights protection for the citizens according to the designated land use and community standards established by the code. The Grand Junction City Council would be well advised to be cautious when dealing with this project for the reasons stated above.

Respectfully submitted by the undersigned parties as adjacent property owners.

Dr. H. R. Bull  
(243-1070)

*Dr. H. R. Bull*

John W. Bull, D.D.S.  
(243-1070)

*John W. Bull D.D.S.*

Don L. Hetland  
(242-0440)

*Don L. Hetland 5/13/93*

H. C. Peterson  
(242-5465)

Letter sent under separate cover



Grand Junction Planning Commission  
May 4, 1993  
Public Hearing and Final Decision Meeting

In the matter of Item #42-94 Rezone, Final Plat, Preliminary Plan and outlined Development Plan - the Antrum of Grand Valley Residential Village.

The Petitioners (Hilltop H.S.C.) have submitted a preliminary plan for a 124 suite retirement residence and assisted living facility to be constructed in the immediate future at the South East corner of 12th Street and F 1/2 Road.

The petition does not request approval of a waiver of the Grand Junction City Code specifications for multi-family construction which limits new multi-family buildings to 36 feet in height.

The plan submitted has been described as inadequate because details such as the vertical height are absent from the plan. The absence is suspect because numerous copies of this same construction design have already been built by Colson & Colson, one of them in Grand Junction. Certainly the specifications are known but they have been omitted.

An unofficial statement of the planned height is given to be 45 feet on a building which is going to be a single roof line approximately one city block long East to West and over a city block wide North to South.

Based on the unofficial height of 45 feet and study of the topographical data, the apparent height of the structure from the bottom of the hill at elevation 4685 feet on the roadway will be 50 feet high from the edge of the pavement at 12th Street. At the South property line elevation of 4693 feet, the 45 foot building will appear 42 feet above the edge of pavement on 12th Street.

All of these figures significantly exceed the Grand Junction Code limit of 36 feet for multi-family dwellings.

The preliminary plan as submitted provides for an addition of 60 units on the East end at some future date.

This plan could be implemented and resubmitted now to provide an economically viable facility of essentially the same 124 unit capacity built on two levels instead of three. The Grand Junction Code for multi-family dwelling height allowance could also be complied with. This code requirement becomes even more important when dealing with an exceptionally large building as proposed in this residential area.

It is respectfully submitted that any approval granted in this matter should require that approval is contingent upon final specifications and actual construction to conform to the Grand Junction Planning Code.

Grand Junction Planning Commission  
May 4, 1993  
Public Hearing and Final Decision Meeting  
Page 2

Respectfully submitted by the undersigned parties as adjacent property owners.

If needed this letter may be considered a request and motion from the floor made and seconded by the signing parties.

Dr. R. R. Bull  
(243-1070)

*R R Bull* 5/5/93

John W. Bull, D.D.S.  
(243-1070)

*John W Bull* 5/5/93

Don L. Nettland  
(242-0440)

*Don L. Nettland* 5/5/93

H. C. Peterson  
(242-5465)

*Lola R. Peterson* 5/5/93



HOME OWNERS  
REALTY, INC.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAY 17 1993

May 17, 1993

P.O. BOX 3117  
2499 HWY 6 & 50  
GRAND JUNCTION, CO 81505  
BUS. (303) 243-0456  
FAX (303) 243-2896

Dan Wilson, City Attorney  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

RE: The Atrium of Grand Valley Retirement Village  
Planning File #42-93  
(F 1/2 Road half-street improvements) (water line looping)

5/17/93  
C: MARCKA  
Mike T  
Larry T  
John S  
Jim S  
COUNCIL  
this is on the  
Wednesday  
agenda.  
file 5/17/93  
cf

Dear Mr. Wilson:

To clarify the joint petitioners request to defer F 1/2 Road half-street improvements and water line looping the following information is provided:

1. F 1/2 Road half-street improvements

The petitioners will execute an Agreement to Construct or Escrow Funds for the half-street improvements based upon the following:

- A. Funds will be escrowed for the half-street improvements or the same completed on or before 3 years from the date petitioners obtain a Certificate Of Occupancy on proposed Phase One (104 retirement units and 20 assisted living units)
- B. Concurrently with obtaining the Certificate Of Occupancy on proposed Phase One, the petitioners will provide acceptable financial guarantees in favor of the City (bond, bank, letter of credit or bank set aside letter) insuring that the half-street improvements will be completed.
- C. Proposed agreement and financial guarantee shall be in a form acceptable to the City of Grand Junction.

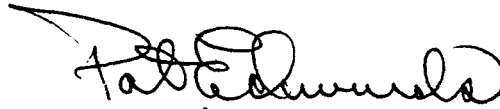
2. Water line looping

- A. The request to defer water line looping would be specifically subject to determination by the appropriate entities (City Fire Department and City Utilities Engineer) that adequate capacity and pressure exists on the un-looped fire line to support the proposed 124 units in Phase One including the automatic sprinkler system in the building.
- B. Water line looping will be completed in proposed Phase Two (14 cottage units) of the project as contained in the project narrative (to be completed by December 1997).

Construction and occupancy of the proposed 124 units in Phase One is estimated at four years. Thus, the petitioners request herein is a combination of their desire to match expenditures with revenues on the overall project and to coordinate water line extension and road improvements with the City's planned improvements to North 12th Street.

Thank you for your consideration of this request.

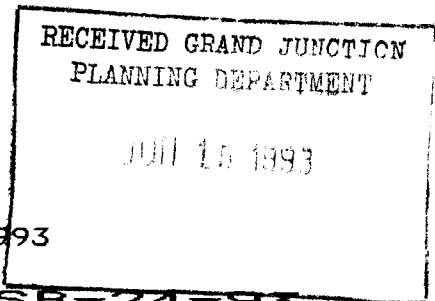
Sincerely,

A handwritten signature in black ink, appearing to read "Pat Edwards". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Pat Edwards  
For The Petitioners

PE:bn

MESA COUNTY SURVEYING  
FRED A. WEBER  
P.O. BOX 20000.5026  
GRAND JUNCTION, CO 81502  
PH 244-1822, 244-1821



JUNE 14, 1993

**SUBDIVISION REVIEW NO: SB-24-93**

PETITIONER: HILLTOP HEALTH SERVICES CORP.  
1100 PATTERSON ROAD  
GRAND JUNCTION, CO 81506  
SALLY SCHAEFER & PAT EDWARDS Ph: 244-6007  
TERRY NICHOLS-ENGINEER

SURVEYOR: MAX E. MORRIS  
Q.E.D. SURVEYING SYSTEMS INC.  
1018 COLORADO AVE  
GRAND JCT, CO, 81501  
Ph 241-2370

**HILLTOP MINOR SUBDIVISION**

THE FOLLOWING ISSUES NEED TO BE ADDRESSED PRIOR TO RECORDING THE PLAT:

1. The Book and Page of current ownership needs to be shown in the dedication. A copy of this deed is needed to complete the review.
2. Regulations require the point of beginning to be shown.
3. The southerly line of the drainage easement is labeled with text that will not be legible when transferred to aperture cards. Also, why is this line dashed and the northerly line of the easement a solid line?
4. At the NE corner of the plat there are two monuments. Should this only be one? The dimension of 198.17 is to the southerly line of of the 10' utility easement whereas the dimension of 210.15 is to the actual property line. It would be desireable if both distances were to the property line.

PLEASE, CONTACT THIS OFFICE IF I CAN BE OF FURTHER ASSISTANCE.

SINCERELY,  
FRED WEBER *K.S.*  
COUNTY SURVEYOR

cc: CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT  
HILLTOP HEALTH SERVICES CORP.



**MEMORANDUM**

DATE:           October 20, 1993

TO:             City Planning Department

FROM:          Sally Schaefer *SS*

RE:             Assessment of Open Space Fees

Thank you for your additional consideration of our request to re-assess the open space fees. Based on the latest formula, this is how I came up with our final number:

•2 Manager Apartments @ \$225/each                                 =                                 \$450

•Number of bedrooms:

60 Studios = 60

51 - 1-bedroom = 51

11 - 2-bedroom = 22

133 total Bedrooms

133 ÷ 2.5 = 53.2 x \$225   =                                 11,970

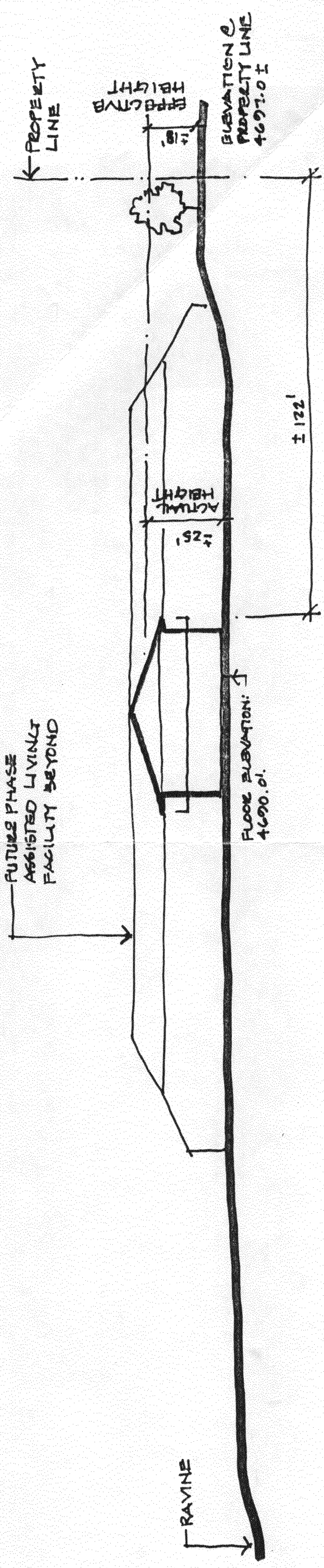
(mgrs)   +450

\$12,240

This comprises the Phase 1 Units

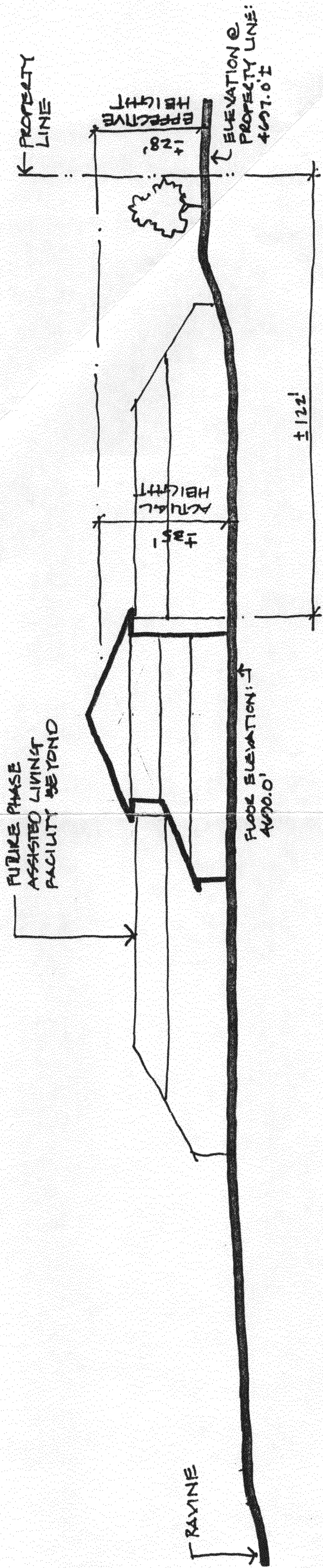
104 Retirement

20 Assisted



ⓑ SITE SECTION @ TWO STORY BUILDING

SCALE: 1"=30'-0"



(A) SITE SECTION @ THREE STORY BUILDING

SCALE: 1"=30'-0"



FF



ACTION SHEET

ACRES 10

UNITS 136

REZONE AND FINAL

FILE NUMBER #42 97

ZONE RSE-4

DENSITY \_\_\_\_\_

TAX SCHEDULE # 2945-013-00-

ACTIVITY Rezone to PR and final Plan/Plat - Mesa View Retirement Center

PHASE Final

COMMON LOCATION SE corner of 12th & F 1/2

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

Grid for review agencies with rows for various departments and columns for agency initials (A-GG). Includes handwritten notes like 'G.V. Water' and 'Corps of Engineers'.

TOTALS

BOARDS

DATE

PC  
CC

5/4/93

STAFF

\$ 820.00 plus \$13/acre

APPLICATION FEE REQUIREMENTS

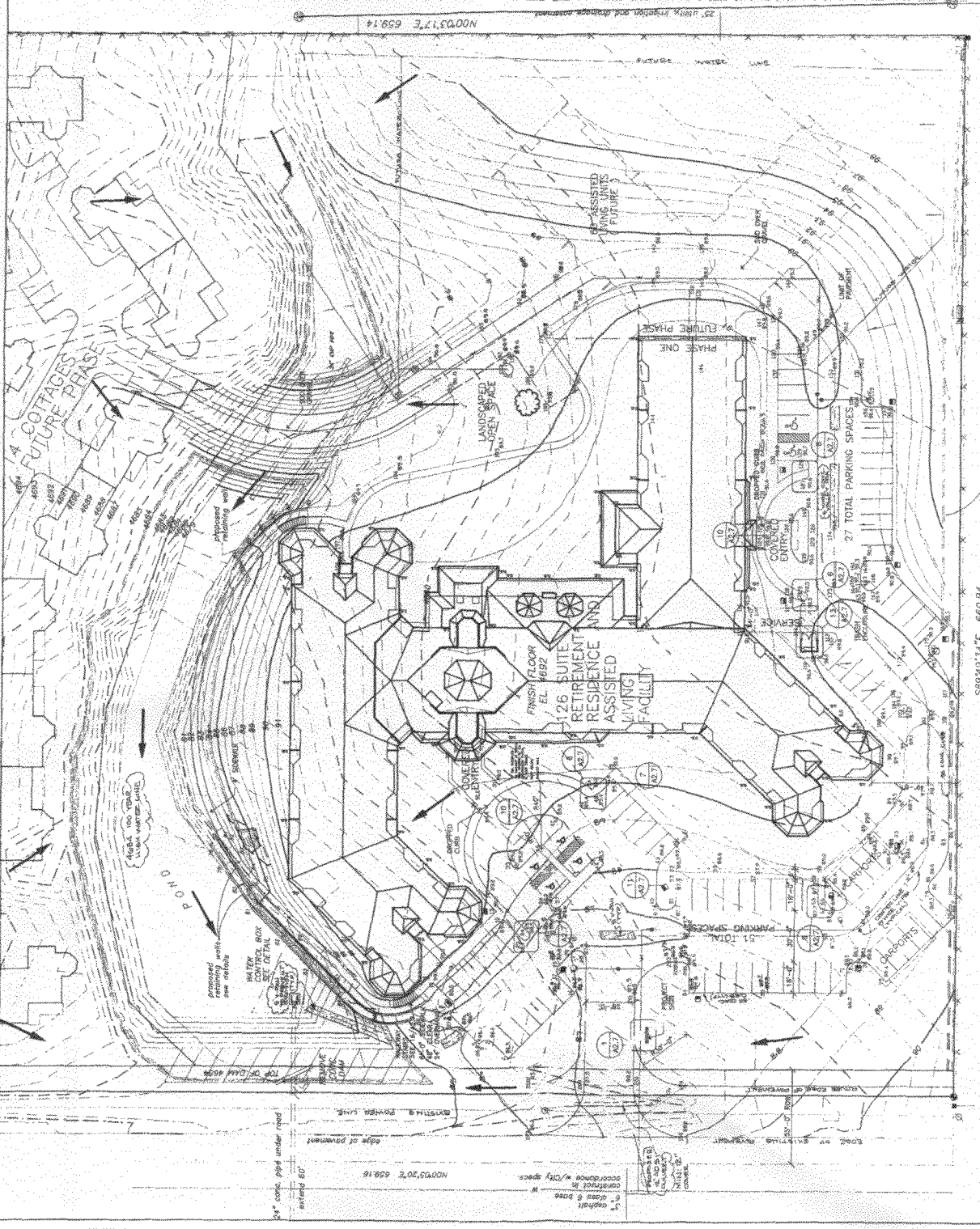
Station	Proposed Elevation	Existing Elevation	Remarks
12+00	8445.00	8445.00	Top of DRAIN 4059
12+05	8444.75	8444.75	Top of DRAIN 4059
12+10	8444.50	8444.50	Top of DRAIN 4059
12+15	8444.25	8444.25	Top of DRAIN 4059
12+20	8444.00	8444.00	Top of DRAIN 4059
12+25	8443.75	8443.75	Top of DRAIN 4059
12+30	8443.50	8443.50	Top of DRAIN 4059
12+35	8443.25	8443.25	Top of DRAIN 4059
12+40	8443.00	8443.00	Top of DRAIN 4059
12+45	8442.75	8442.75	Top of DRAIN 4059
12+50	8442.50	8442.50	Top of DRAIN 4059
12+55	8442.25	8442.25	Top of DRAIN 4059
12+60	8442.00	8442.00	Top of DRAIN 4059
12+65	8441.75	8441.75	Top of DRAIN 4059
12+70	8441.50	8441.50	Top of DRAIN 4059
12+75	8441.25	8441.25	Top of DRAIN 4059
12+80	8441.00	8441.00	Top of DRAIN 4059
12+85	8440.75	8440.75	Top of DRAIN 4059
12+90	8440.50	8440.50	Top of DRAIN 4059
12+95	8440.25	8440.25	Top of DRAIN 4059
13+00	8440.00	8440.00	Top of DRAIN 4059
13+05	8439.75	8439.75	Top of DRAIN 4059
13+10	8439.50	8439.50	Top of DRAIN 4059
13+15	8439.25	8439.25	Top of DRAIN 4059
13+20	8439.00	8439.00	Top of DRAIN 4059
13+25	8438.75	8438.75	Top of DRAIN 4059
13+30	8438.50	8438.50	Top of DRAIN 4059
13+35	8438.25	8438.25	Top of DRAIN 4059
13+40	8438.00	8438.00	Top of DRAIN 4059
13+45	8437.75	8437.75	Top of DRAIN 4059
13+50	8437.50	8437.50	Top of DRAIN 4059
13+55	8437.25	8437.25	Top of DRAIN 4059
13+60	8437.00	8437.00	Top of DRAIN 4059
13+65	8436.75	8436.75	Top of DRAIN 4059
13+70	8436.50	8436.50	Top of DRAIN 4059
13+75	8436.25	8436.25	Top of DRAIN 4059
13+80	8436.00	8436.00	Top of DRAIN 4059
13+85	8435.75	8435.75	Top of DRAIN 4059
13+90	8435.50	8435.50	Top of DRAIN 4059
13+95	8435.25	8435.25	Top of DRAIN 4059
14+00	8435.00	8435.00	Top of DRAIN 4059

LEGEND & NOTES  
 EXISTING CONTOURS  
 PROPOSED CONTOURS  
 DIRECTION OF EXISTING DRAINAGE  
 DIRECTION OF PROPOSED DRAINAGE  
 CONTOUR INTERVAL = 1.0'  
 PROPOSED POND VOLUME = 176,000 CU. FT.  
 SEE ARCH. PLANS FOR DETAILS



**HILLTOP MINOR SUBDIVISION  
 GRADING AND DRAINAGE PLAN**

FOR: COLSON-COULSON  
 SURVEYED BY: SB MF  
 DRAWN BY: MEM  
 Q.E.D. SURVEYING SYSTEMS, INC.  
 15093  
 COLORADO REGISTERED PROFESSIONAL ENGINEER  
 NO. 15093  
 DATE: 2/9/94



APPROVED FOR CONSTRUCTION  
 DATE: 3-3-94  
 CITY OF DENVER

INITIAL ACCEPTANCE  
 DATE: \_\_\_\_\_  
 CITY OF DENVER

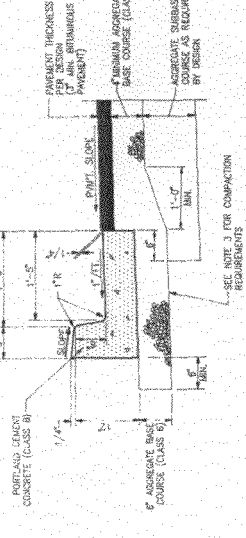
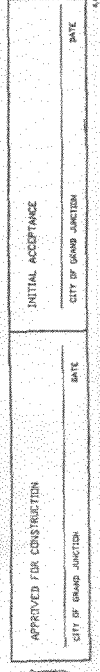


S894934 E 660.94

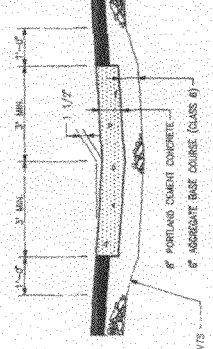


**GENERAL NOTES**

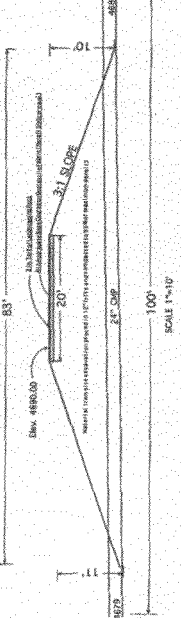
1. ALL PORTLAND CEMENT CONCRETE SHALL BE CALIBRATED COURSE OF WORKMANSHIP IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RESPECTED BY CONTRACTOR. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC.
3. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) CONCRETE. ALL CONCRETE SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) CONCRETE. ALL CONCRETE SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) CONCRETE.
4. ALL PORTLAND CEMENT CONCRETE SHALL BE REPLACED WITH PORTLAND CEMENT CONCRETE. ALL PORTLAND CEMENT CONCRETE SHALL BE REPLACED WITH PORTLAND CEMENT CONCRETE.
5. ALL PORTLAND CEMENT CONCRETE SHALL BE REPLACED WITH PORTLAND CEMENT CONCRETE. ALL PORTLAND CEMENT CONCRETE SHALL BE REPLACED WITH PORTLAND CEMENT CONCRETE.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, ETC., AT ENDS OF HORIZONTAL CURVES, AT EDGES OF DRIVEWAY SIDEWALKS AND AT MAXIMUM SPACING OF 100'. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 100' SPACING.
7. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF 7 DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. ALL APPROVED FINISHES INCLUDING REPAIRS SHALL BE APPLIED TO ALL FINISHED CONCRETE IMMEDIATELY AFTER FINISHING.
9. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 3 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
11. HANDICAP RAMPS SHALL BE INSTALLED AT EACH CORNER OF ALL STREET INTERSECTIONS. SEE SHEET 9 FOR DETAILS.



**CURB & GUTTER**

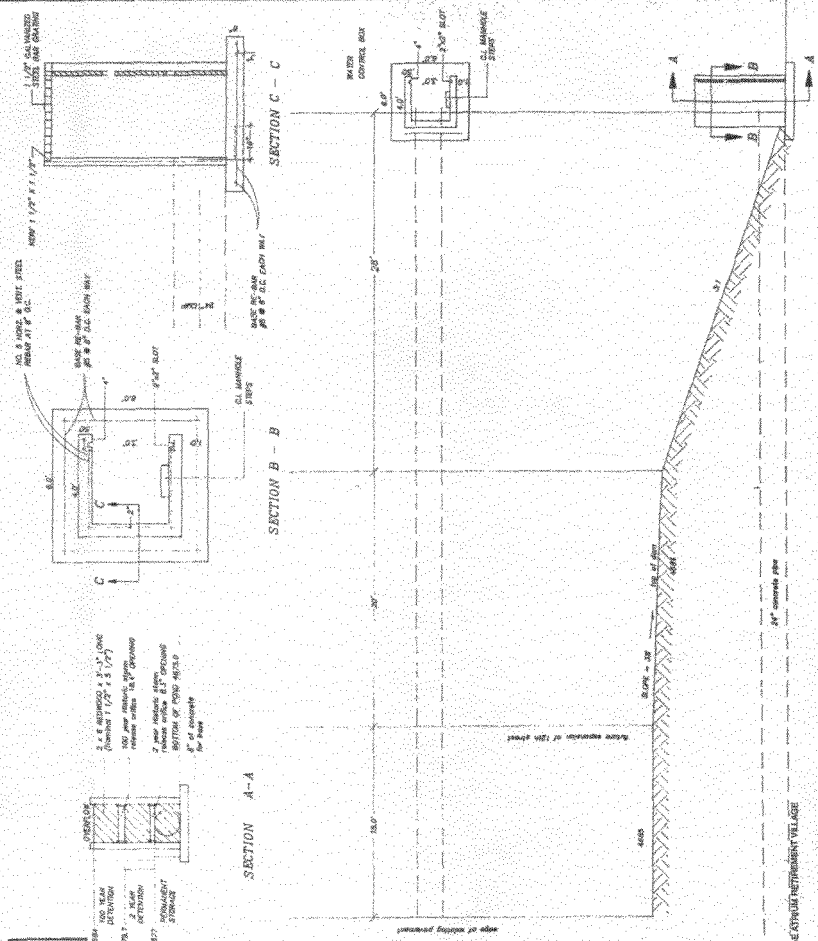


**VALLEY PAN DETAIL**

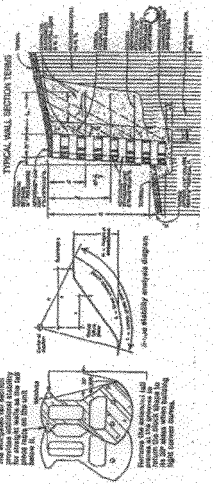
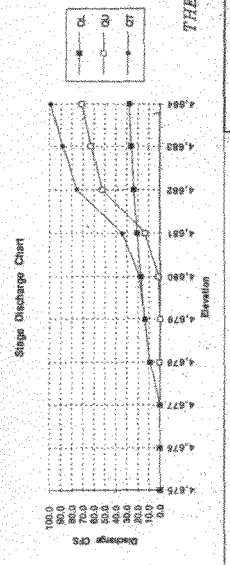


**ATRILIUM ROAD TO PHASE II SECTION**

- GENERAL INFORMATION**
- 1. Construction Methods
  - 2. Construction Methods
  - 3. Construction Methods
- STANDARD UNIT:**
- 1. Standard Unit
  - 2. Standard Unit
  - 3. Standard Unit
- MAN HOLE AND GAP UNIT:**
- 1. Man Hole and Gap Unit
  - 2. Man Hole and Gap Unit
  - 3. Man Hole and Gap Unit
- PLAN:**
- 1. Plan
  - 2. Plan
  - 3. Plan
- COOR AND FACE OPERATIONS:**
- 1. Coord and Face Operations
  - 2. Coord and Face Operations
  - 3. Coord and Face Operations



Station	Lower Curb	Upper Curb	Centerline	Right-of-Way	Total
4.875	4.875	4.875	4.875	4.875	4.875
4.878	4.878	4.878	4.878	4.878	4.878
4.879	4.879	4.879	4.879	4.879	4.879
4.880	4.880	4.880	4.880	4.880	4.880
4.881	4.881	4.881	4.881	4.881	4.881
4.882	4.882	4.882	4.882	4.882	4.882
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4.884	4.884	4.884	4.884	4.884	4.884

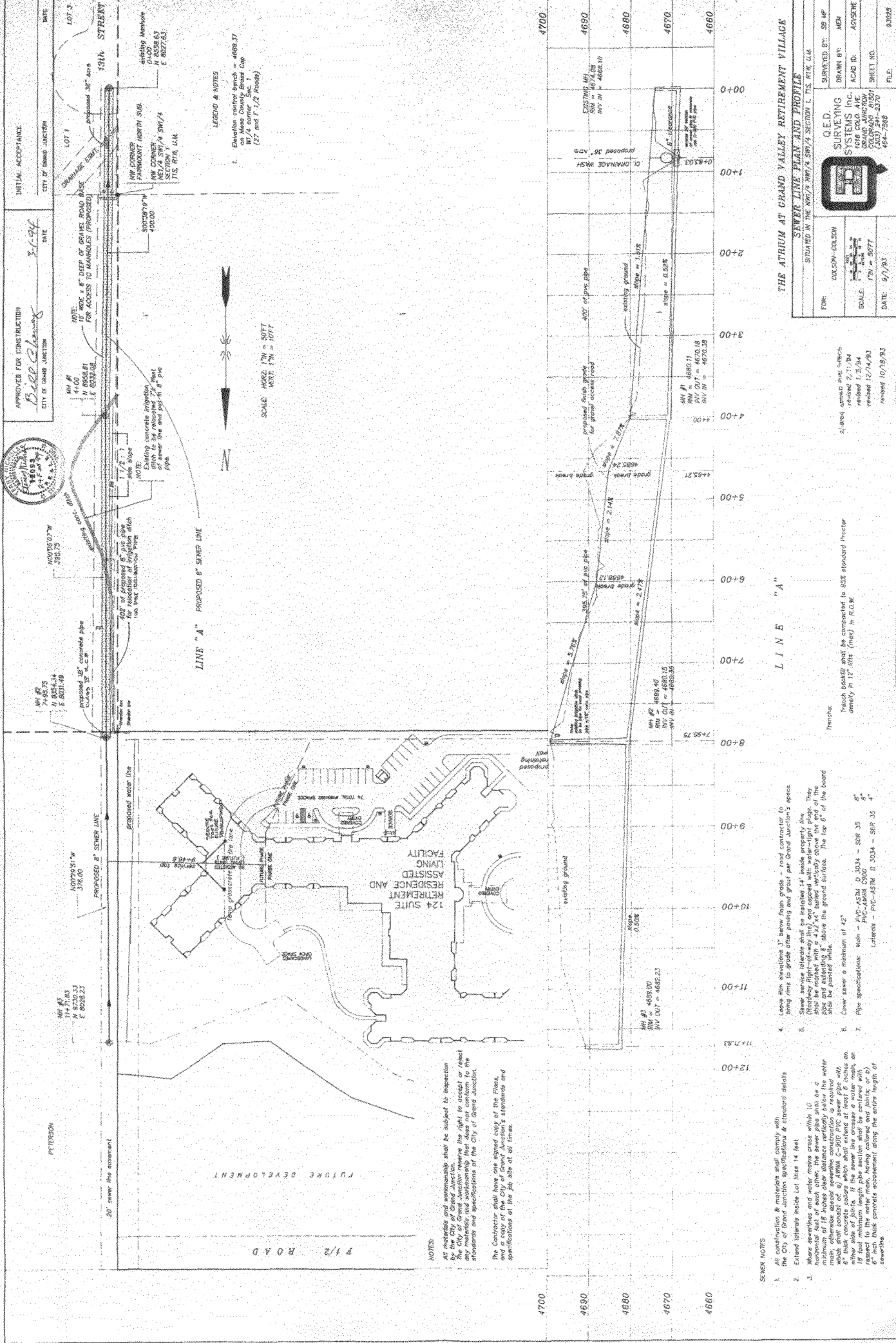


**RETAINING WALL DETAILS**

**THE ATRIUM AT GRAND VALLEY RETIREMENT VILLAGE**

Q.E.D. SURVEYING SYSTEMS INC.  
 DRAWN BY: AECW  
 ACAD ID: A00027  
 GRAND JUNCTION, COLORADO 81501  
 SHEET NO. 48-7568  
 FILE: 30225

FOR: COLLESON-COLLSON  
 SCALED: 1/8" = 1'-0"  
 DATE: 2/23/04



APPROVED FOR CONSTRUCTION  
*Dee Collins*  
 CITY OF GRAND JUNCTION



INITIAL ACCEPTANCE  
 CITY OF GRAND JUNCTION  
 DATE: 3-1-94

LEGEND & NOTES  
 1. Elevation control bench = 4686.37  
 W 1/4 corner, Sec. 1  
 (27 and F 1/2 Roads)

SCALE: HORIZ. 1" = 40' FT  
 VERT. 1" = 10' FT

NOTES:  
 1. All materials and workmanship shall be subject to inspection by the City of Grand Junction. The right to inspect and reject any materials and workmanship that does not conform to the standards and specifications of the City of Grand Junction.  
 2. The Contractor shall have one signed copy of the Plans, and a copy of the City of Grand Junction's standards and specifications of the job site at all times.

- SEWER NOTES
- All construction & materials shall comply with the City of Grand Junction specifications & standard details.
  - Extend laterals inside lot lines 14 feet.
  - Where manholes and water main cross with 10" minimum of 18 inches clear distance vertically below the water main. The sewer pipe shall be a minimum of 18 inches clear distance vertically below the water main. The sewer pipe shall consist of a) 4" DIA. C-300 PVC sewer pipe with 6" thick concrete collars which shall extend at least 6 inches on either side of joints, b) the sewer line crosses a water main or other utility line, the sewer pipe shall be installed in a trench with respect to the water main, having collared and joints, or c) 6" inch thick concrete encasement along the entire length of sewerline.
  - Leave 18" minimum 3" below finish grade - road contractor to dig out to grade after paving and grant per Grand Junction's specs.
  - Shower service laterals shall be installed 14" inside property line. They shall be marked with a 4"x4" buried vertically above the end of the pipe and extending 6" above the ground surface. The top 6" of the board shall be painted white.
  - Cover sewer a minimum of 42"
  - Pipe Specifications: Main - PVC-ASTM D 303A - SDR 35  
 Laterals - PVC-ASTM D 303A - SDR 35

THE ATRIUM AT GRAND VALLEY RETIREMENT VILLAGE  
 SEWER LINE PLAN AND PROFILE  
 SITUATED IN THE NW 1/4 NW 1/4 SW 1/4 SECTION 1, T1S, R1W, U1M.

FOR: COLSON-COLSON  
 1018 GOLD AVE  
 GRAND JUNCTION  
 COLO. 81501

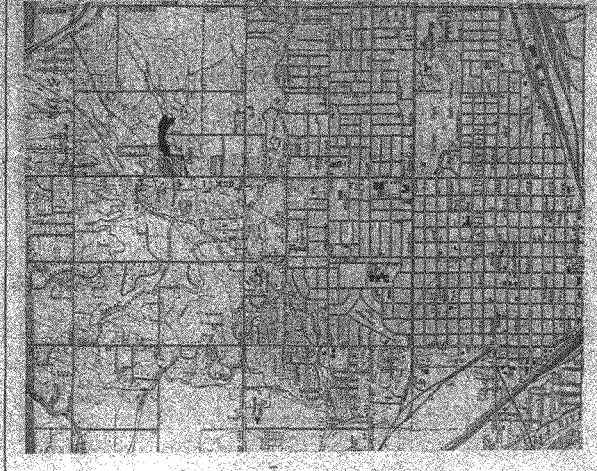
Q.E.D. SURVEYING SYSTEMS, INC.  
 1018 GOLD AVE  
 GRAND JUNCTION  
 COLO. 81501

SCALE: 1" = 40' FT  
 DATE: 9/7/93

SURVEYED BY: SR MF  
 DRAWN BY: MEM  
 ACAD. ID: A05276  
 SHEET NO. 46-756  
 FILE: 83283

2 sheet related notes sheets  
 revised 2/27/94  
 revised 12/14/93  
 revised 10/16/93

Trench bottom shall be compacted to 95% standard Proctor density per 12" lifts (max) to R.C.C.M.



WEST - SCALE 1" = 200' FT

2" OF ASPHALT  
6" OF C&G'S BASE COURSE  
6" OF C&G'S SUBGRADE  
GRAND BURNING'S SPECIAL

PAVING LOT UNIT - 17' wide, offset from the curb to Street  
Made of concrete, 4" thick, 17' wide, 17' deep

PAVING LOT UNIT - 17' wide, double front, where in street

PAVING STREET

ACCEPTED *P. 1/1/04*

APPROVED BY THE CITY ENGINEER  
DESIGNED BY THE CITY ENGINEER  
CHECKED BY THE CITY ENGINEER  
REVISIONS AND SECURITY ENGINEERS  
AND PROPERTY LINES

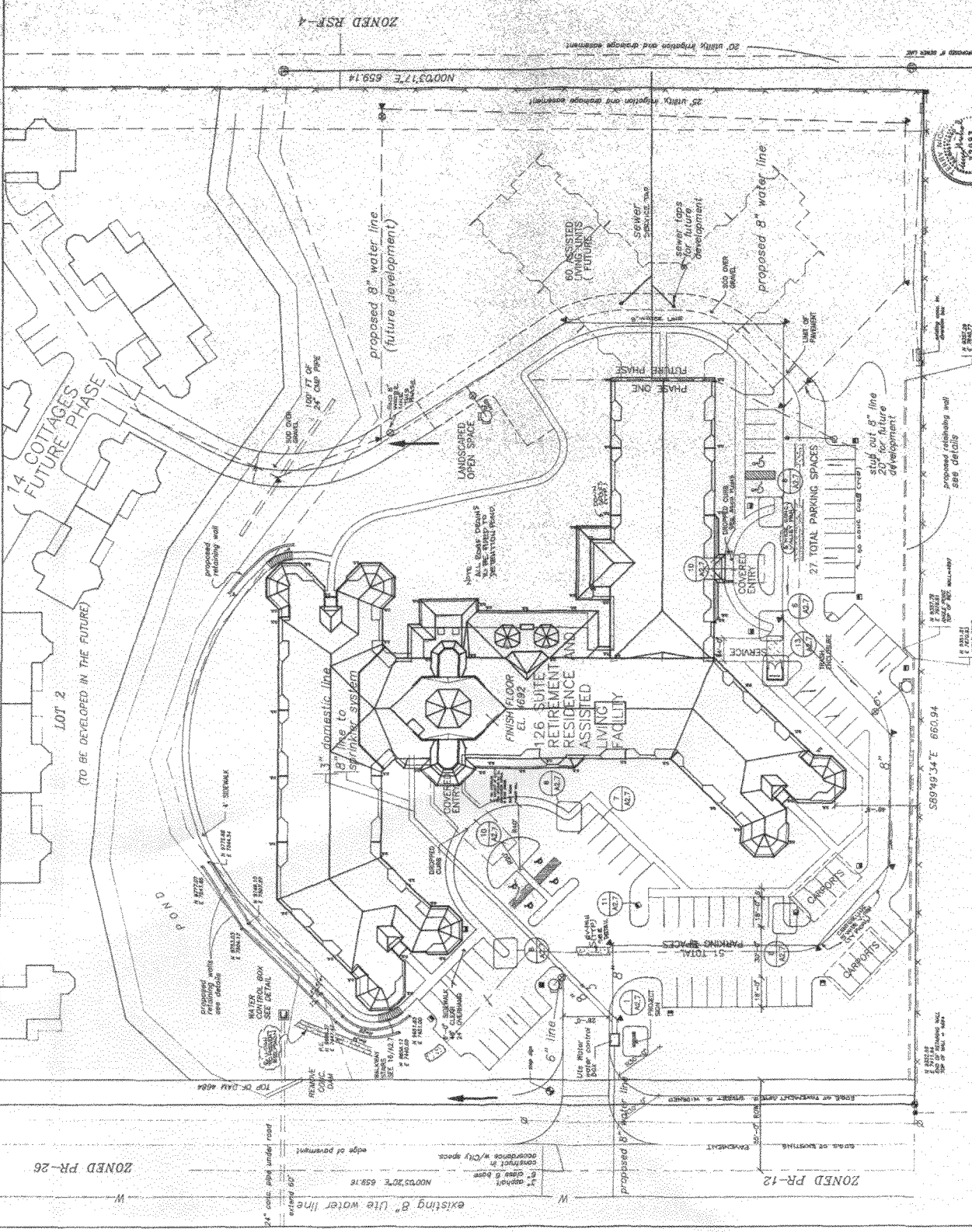
*Phase II is not to be done until a permit is approved.*

*Call 334-8841 for details.*

THE ATRIUM AT GRAND VALLEY  
RETIREMENT VILLAGE

SITE PLAN

FOR: COLLESON-QUALSON	DATE: 2/22/04
SCALE: 1" = 20' FT	
DESIGNED BY: G.E.D. SURVEYING SYSTEMS INC.	APPROVED BY: SEI OF
1616 CLOUD AVE.	THOMAS PT.
ROAD, SAVANNAH, GA 31404	MAIL ST.
PHONE: (706) 244-2370	APPROVED: [Signature]
FAX: (706) 244-2869	SHEET NO.
	TITLE
	DATE



**APPROVED FOR CONSTRUCTION**

[Signature]

CITY OF GRAND VALLEY

DATE: 2/22/04

**INITIAL ACCEPTANCE**

CITY OF GRAND VALLEY

DATE: 2/22/04

ZONED RST-4

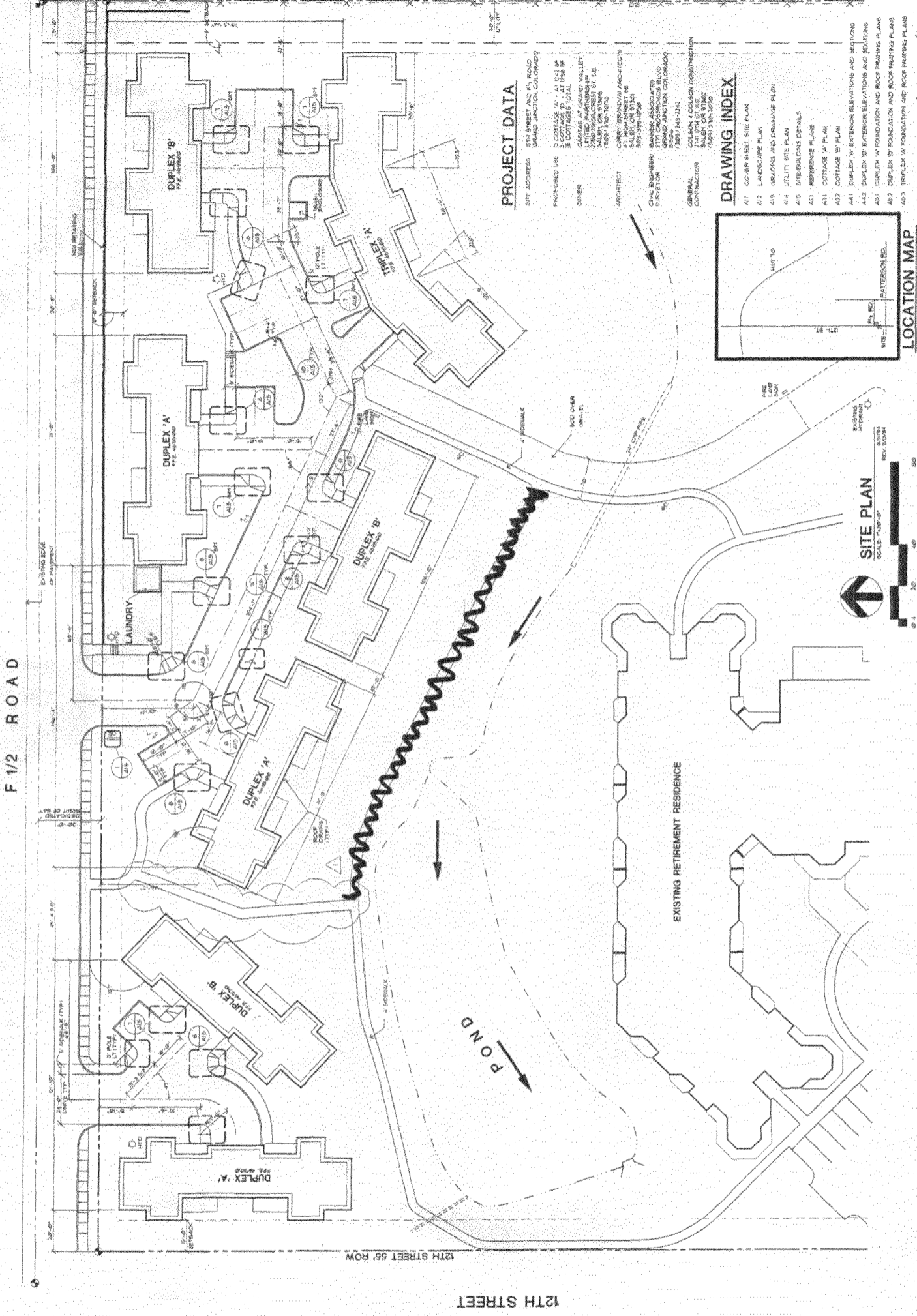
SE80°49'54"E 660.94'

25' utility right-of-way and drainage easement

25' utility right-of-way and drainage easement

20' utility right-of-way

F 1/2 ROAD



12TH STREET

12TH STREET 56' ROW

EXISTING RETIREMENT RESIDENCE

POND

LAUNDRY

DUPLEX 'A'

DUPLEX 'B'

DUPLEX 'C'

DUPLEX 'A'

DUPLEX 'B'

DUPLEX 'A'

PROJECT DATA

SITE ADDRESS: 1711 STREET 1/2 F1/2 ROAD GRAND JUNCTION, COLORADO

PROPOSED USE: 1. COTTAGE 'A' AT 124' SF 2. COTTAGE 'B' AT 124' SF 3. COTTAGE 'C' AT 124' SF

OWNER: CLASSIFIED PARTNERSHIP LITTLE PARTNERSHIP 3750 HIGHLAND CREST ST SE GRAND JUNCTION, CO 81505

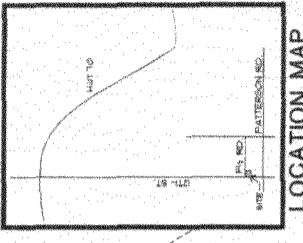
ARCHITECT: CURRY BRANDAW ARCHITECTS 411 1/2 W. STREET #6 GRAND JUNCTION, CO 81505

CIVIL ENGINEER: HANSEN ASSOCIATES 7111 CROSSROADS BLVD GRAND JUNCTION, COLORADO 81505

GENERAL CONTRACTOR: COLSON & COLSON CONSTRUCTION 341 1/2 W. STREET GRAND JUNCTION, CO 81505

DRAWING INDEX

- A1 COVER SHEET, SITE PLAN
- A2 LANDSCAPE PLAN
- A3 GRADING AND DRAINAGE PLAN
- A4 UTILITY SITE PLAN
- A5 BUILDINGS DETAILS
- A6 REFERENCE PLANS
- A7 COTTAGE 'A' PLAN
- A8 COTTAGE 'B' PLAN
- A9 DUPLEX 'A' EXTERIOR ELEVATIONS AND SECTIONS
- A10 DUPLEX 'B' EXTERIOR ELEVATIONS AND SECTIONS
- A11 DUPLEX 'C' EXTERIOR ELEVATIONS AND SECTIONS
- A12 DUPLEX 'A' FOUNDATION AND ROOF FRAMING PLANS
- A13 DUPLEX 'B' FOUNDATION AND ROOF FRAMING PLANS
- A14 DUPLEX 'C' FOUNDATION AND ROOF FRAMING PLANS



SITE PLAN

SCALE 1"=30'-0"



SITE PLAN

THE CASITAS AT  
GRAND VALLEY  
RETIREMENT VILLAGE  
GRAND JUNCTION, COLORADO

COLSON COLSON  
CONSTRUCTION  
3750 HIGHLAND CREST ST  
SE GRAND JUNCTION, CO 81505  
PHONE (505) 370-7070

Curry-Brandaw  
Architects  
411 1/2 W. Street #6  
Grand Junction, CO 81505  
Phone: 370-7070



DATE	3-31-95
REVISED DATE	8-18-95
SHEET	A
OF	11

Revised Sub Plan  
Approved 10/15/95