

104 93

Larry D. Beckner
361 Pikes Peak Dr.
Grand Junction, CO 81503

Jeffrey E. Parker
1156 Bookcliff Ave.#5
Grand Junction, CO 81501

Robert A. Dalporto
5691 Marlin Drive
Byron, CA 94514-9383

Susan Rhodes
1156 Bookcliff #7
Grand Junction, CO 81501

Michael P. Rockert
1156 Bookcliff #8
Grand Junction, CO 81501

Francis L. Eggers
1156 Bookcliff #9
Grand Junction, CO 81501

Sharon L. Tow
1156 Bookcliff #10
Grand Junction, CO 81501

Rudolf H. Wiens
1156 Bookcliff #11
Grand Junction, CO 81501

Phillip R. Snyder
1156 Bookcliff #12
Grand Junction, CO 81501

Sisters of Charity
Service Corp.
4200 S.4th St.,TrafficWay
Leavenworth,KS 660848-5054

Wellington III Condo.
c/o D. P. Noffsinger
P. O. Box 3025
Grand Junction, CO 81502

Health Services Program
P. O. Box 40
Glenwood Springs,CO81602

Stella M. Shanks
1001 Wellington
Grand Junction, CO 81501

Western Colo.Surgery Ctr.
Women's Health Care
2550 I Road
Grand Junction, CO 81505

Gregg K. Omura
1120 Wellington Ave.
Grand Junction, CO 81501

Carol B. Scott
P. O. Box 3025
Grand Junction, CO 81502

David P. Noffsinger
1120 Wellington Ave.
Grand Junction, CO 81501

Ross/Maruca Investments
P. O. Box 3025
Grand Junction, CO 81502

John C. Colosimo
P.O.Box 3025
Grand Junction, CO 81502

Richard A. Janson
P. O. Box 3025
Grand Junction, CO 81502

W & S Investments
c/o Property Management
P. O. Box 3025
Grand Junction, CO 81502

William J. Frank
c/o Property Management
P. O. Box 3025
Grand Junction, CO 81502

Terry D. Fine
P. O. Box 3025
Grand Junction, CO 81502

John M. Feild
P. O. Box 3025
Grand Junction, CO 81502

Carl A. Lepisto
P. O. Box 3025
Grand Junction, CO 81502

Wellington III Condo.
1120 Wellington Ave.
Grand Junction, CO 81501

Frederick A. Schumann
P. O. Box 2391
Grand Junction, CO 81502

Granber, Inc.
2531 N. 12th Street
Grand Junction, CO 81501

Village Fair, Inc.
c/o Real Estate Serv.Co.
P. O. BOX 1082
Grand Junction, CO 81502

Donald G. Sullivan
2335 N. 12th Street
Grand Junction, CO 81501

Richard C. Huffaker
Richard Huffaker Trust
1964 Chaparral Drive
Grand Junction, CO 81503

Betty J. White
1160 Bookcliff
Grand Junction, CO 81501

Donald E. Lovato
804 Jamica Dr.
Grand Junction, CO 81506

Housing Auth. City of G.J. Fairmount Community Club
2236 17th Street 2511 N. 12th Street
Grand Junction, CO 81501 Grand Junction, CO 81501

WCASC/LB Golter
2550 I Road
Grand Junction, CO 81505

Tom Burke
336 Main Street, #201
Grand Junction, CO 81501

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

Exhibit "A"

Lot 2 of Wellington Business Park;
EXCEPT the following described parcel:
Beginning at the Southwest corner of said Lot 2, Wellington Business Park;
thence North 01°07'00" East 303.90 feet;
thence South 64°00'00" East 48.79 feet;
thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears South 71°44'00" East 60.68 feet;
thence South 79°30'00" East 80.00 feet;
thence along the arc of a curve to the right whose radius is 165.00 feet and whose long chord bears South 49°30'00" East 165.00 feet;
thence South 19°30'00" East 47.50 feet;
thence South 00°00'00" West 96.94 feet to a point on the South line of said Lot 2, Wellington Business Park;
thence North 90°00'00" West along South line of Lot 2, Wellington Business Park a distance of 327.38 feet to the point of beginning;
AND EXCEPT a part of Lot 2 of the Wellington Business Park, City of Grand Junction, described as follows:
Beginning at the Northeasterly corner of said Lot 2;
thence South 41°46'30" East 70.35 feet;
thence South 25°33'12" East 51.47 feet;
thence South 18°03'06" East 98.61 feet;
thence South 71°56'54" West 66.00 feet;
thence North 18°03'06" West 94.28 feet;
thence North 25°33'12" West 37.74 feet;
thence North 41°46'30" West 47.57 feet;
thence North 36°46'01" East 67.34 feet to the point of beginning.

MESA COUNTY, COLORADO

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Exhibit "A"

A part of Lot 2 of Wellington Business Park, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, Wellington Business Park;

thence North 01°07'00" East 303.90 feet;

thence South 64°00'00" East 48.79 feet;

thence along the arc of a curve to the left whose radius is 225.00 feet and whose long chord bears South 71°45'00" East 60.68 feet;

thence South 79°30'00" East 80.00 feet;

thence along the arc of a curve to the right whose radius is 165.00 feet and whose long chord bear South 49°30'00" East 165.00 feet;

thence South 19°30'00" East 47.50 feet;

thence South 00°00'00" West 96.94 feet to a point on the South line of said Lot 2, Wellington Business Park;

thence North 90°00'00" West along said South line of Lot 2, Wellington Business Park a distance of 327.38 feet to the true point of beginning.

MESA COUNTY, COLORADO

NOTARY PUBLIC
MESA COUNTY, COLORADO

103 93

SUBMITTAL CHECKLIST

REZONE

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION													TOTAL REQD.										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	City Parks and Rec.	City Fire Department	County Planning	Walker Field												
Original Do NOT Remove From Office																									
● Application Fee	VII-1	1																							
● Submittal Checklist*	VII-3	1																							
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1	1																			
● Appraisal of Raw Land	VII-1	1			1					1															
● Names and Addresses	VII-3	1																							
● Legal Description	VII-2	1			1																				
○ Deed	VII-1	1			1	1																			
○ Easement	VII-2	1	1	1	1	1																			
○ Avigation Easement	VII-1	1			1	1																			
○ ROW	VII-3	1	1	1	1	1																			
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																							
● Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 8/16/93
Conference Attendance: TOM BURKE, KATH METZNER
Proposal: Region B-2 to RME-69
Location: 1104 WELLINGTON
Tax Parcel Number: 2945-111-19-003 & 021
Review Fee: \$330
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? ?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? ? Estimated Amount: _____
Recording fees required? NO Estimated Amount: _____
Half street improvement fees required? _____ Estimated Amount: _____
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines NONE

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- | | | |
|---------------------------------------------------------|----------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____ | | |

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



Original
 Do NOT Remove
 From Office

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone		3.1 acres	1104 Wellington	From: B-1 To: RME 64	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input 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

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<input checked="" type="checkbox"/> WCASC / LB GOLTER (AGENT) Name	<input type="checkbox"/> F.A. Schumann Name	<input type="checkbox"/> TOM BURKE Name
48 2550 I ROAD Address	P.O. Box 2931 Address	336 MAIN ST STE 201 Address
Grand Jct CO 81505 City/State/Zip	Grand Jct CO 81502 City/State/Zip	GRAND JCT. CO 81501 City/State/Zip
303 245 3819 Business Phone No.	243-9898 Business Phone No.	303-243-0584 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.

[Signature]
 Signature of Person Completing Application 8-28-93
 Date

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

PROJECT NARRATIVE

COLLEGE STATION REZONE

PROJECT DESCRIPTION: The project is located between 11th and 12th Streets, North of Wellington Ave. There are 2 parcels comprising a total acreage of 3.15. The proposed use for this parcel will be for student housing with special emphasis on married student accommodations.

BENEFIT: Never before has housing been at such a premium in the Grand Valley. Rentals in any category are scarce and prices are at an all time high. It would be hard to live in Grand Junction without having heard the pleas for any available housing from Mesa College.

COMPLIANCE, COMPATIBILITY, AND IMPACT: Based on the City of Grand Junction's rezone criteria, we feel that this proposal meets most of those requirements. Clearly from my comments above, the community benefit is substantial. Given the short distance to the college, this particular parcel is ideally located for student housing. Currently the property is bordered on 3 sides by RMF 64 (the proposed new zone). The only other adjacent uses are the several Wellington Medical buildings to the West.

ACCESS AND TRAFFIC: Consistent with the current plat, access would be developed from the extension of Wellington Ave. from 11th Street. Information provided by Mesa College indicates that less than 50% of the traditional students have cars. This number is less than the 1.5 cars per unit which is the normal design criteria for multi-family housing.

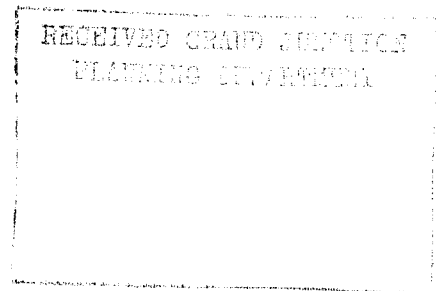
UTILITIES: Sewer and water have been stubbed into the property at two different locations. Information provided by the City of Grand Junction indicates sizes are more than adequate to handle the increased demand on available services.

IMPACT ON THE COMMUNITY: Given the strong support and encouragement by Mesa College, we see little negative impact to the surrounding neighborhood. It also appears that this will have a relatively small impact on those other services that the city provides. It is important to note that most student activity is not during standard business hours and would not greatly affect the adjacent Wellington Medical office buildings. It should also be noted that most of the traffic (both vehicular and pedestrian) will funnel away from the Wellington buildings towards the college. From previous experience it appears that most traffic generated by the Wellington buildings enters and exits from 7th Street.

DEVELOPMENT: Plans call for a two phase schedule and will probably be one year apart.

September 29, 1993

Planning Commission
Community Development Department
City of Grand Junction
520 Rood Avenue
Grand Junction, CO 81501



RE: #104-93
Rezone from B-1 to RMF-64
College Station Apartments
1104 Wellington Avenue

Honorable Planning Commissioners:

As residents of the neighborhood in which a residential multifamily complex, 192 units, is proposed, we would like to express our concerns regarding this project. The network of 7th-12th Streets and Wellington-Bookcliff Avenues is presently a center for Grand Junction's medical services as well as elementary schools and single and multifamily residences. Our concerns center around the prospects of having a significantly high-density residential project so near to existing residences. Currently, we feel that there is relatively high-density residential use directly south of the proposed development. An estimate of the present use is as follows:

<u>Type of Residence</u>	<u>Units</u>	<u>Estimated Occupancy</u>
3 single-family	3	8
5 apartment complexes	27	54
2 town-home complexes (12 privately owned 30 in HUD project)	42	126
TOTAL	72	188

Increasingly high traffic on Bookcliff Avenue and 11th Street has been generated from this residential use, compounded by the traffic from the nearby medical office complexes, Holy Family School and Monterey Senior Citizens apartment complex. We feel that an increase of the 192 multifamily units targeted for married college students will have a negative impact on the existing residents as well as school children and patients using the medical facilities in the area.

We would request that the Planning Commission members delay approval of this proposed zoning change pending a thorough analysis of the project, to include the following:

- High traffic generation
- Hazardous street/sidewalk conditions
- Pedestrian/cyclist hazards
- Adequacy of parking
- Air quality
- Increase in crime

We, the undersigned, feel that the proposed zoning change to RMF-64 is not in the best interests of the community and, at this time, would request your consideration for denial of the change. We extend our cooperation, support and participation in constructively planned developments that enhance the community and its citizens.

Name	Address
Jeffrey L. Parker	1156 Bookcliff Ave #5
Susan J. McClure	1156 Bookcliff Ave #3
Clark & Esther Snyder	1156 Bookcliff Ave #12
Nashlyn K. Little	1156 Bookcliff #8
Diane Harris	1156 Bookcliff #8
Diane Harris	1156 Bookcliff #2
Irene Reunis	" " #7
1156 Bookcliff	1156 Bookcliff #9
Adam Furt	1156 Bookcliff Ave #9
Julianne Furti-Van	1156 Bookcliff Av #9
Veronika Furst	1156 Bookcliff Ave #9
Katherine O'Dwyer	" " #7
B. Harlan Wynn	1156 Bookcliff #11
Shannon Cruise	1156 Bookcliff #11
J. M. Siefken	751 Wellington
Floyd O'Man	1153 BOOKCLIFF
Sharon Fou	1156 Bookcliff #10
Susan Dles	1158 Bookcliff #6
Diane Dles	1150 Bookcliff #6
Betty Jean White	1160 Bookcliff Ave
Ray Stimpney	1156 BOOKCLIFF AVE #4
Gina A. Young	1087 Bookcliff Ave

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Name

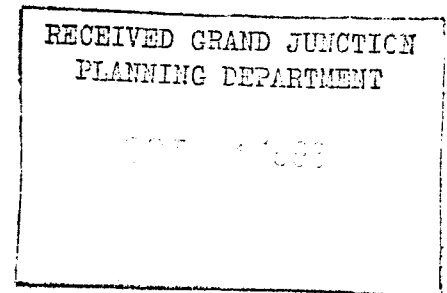
Address

Daniel J. Young
 Joe J. [unclear]
 John J. [unclear]
 Bryan Bell
 Eva Snyder, per EJM
 Lorraine Oran
 Joe J. [unclear]
 John [unclear]
 Heather D. Wu
 Sylvia E. Norrell
 Heather Martin
 Robert P. [unclear]
 Carlina Dal Porto
 [unclear]
 Margaret [unclear]
 Dawn [unclear]
 Sarah B. [unclear]

1087 Bookcliff Ave
 1022 Bookcliff Ave
 2000 N. 8th St.
 1158 Bookcliff #12
 1157 Bookcliff #1
 1153 Bookcliff
 1151 Bookcliff
 1006 Bookcliff Ave 5th (small number) 46
 1150 Bookcliff #10
 1156 Bookcliff #1
 " " "
 1156 Bookcliff #6
 " " "
 1158 Bookcliff #11
 1158 Bookcliff Ave. #9
 1158 Bookcliff #9
 1158 Bookcliff #8

September 29, 1993

Planning Commission
Community Development Department
City of Grand Junction
520 Rood Avenue
Grand Junction, CO 81501



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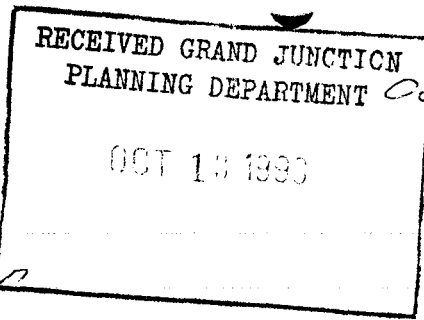
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Marilyn K. Little	1156 Bookcliff #8
[Signature]	1156 Bookcliff #8
Gayle Harris	1156 Bookcliff #2
Irene Dennis	" " #7
[Signature]	1156 Bookcliff #9
Adam [Signature]	1156 Bookcliff Ave #9
Julianne Turki-Van	1156 Bookcliff Av. #9
Veronika Fürst	1156 Bookcliff Ave #9
Katherine O'Dwyer	" " #7
R. Harlan Weiss	1156 Bookcliff #11
Shannon Cruise	1156 Bookcliff #11
S. M. Seifken	751 Wellington
Floyd O'Man	1153 BOOKCLIFF
Sharon Lou	1156 Bookcliff #10
Edmund Iles	1158 Bookcliff #6
Dave Iles	1152 Bookcliff #6
Betty Joan White	1160 Bookcliff Ave
Ray [Signature]	1156 BOOKCLIFF AVE #4
James A. Young	1087 Bookcliff Ave



To: Grand Junction
Planning Commission

I am writing this letter concerning the rezoning of the property at 1104 Wellington Ave. from B-1 to RMF-64.

I attended the Planning Commission meeting held on Oct. 5 and did not get much information about what is planned for the rezoned property. It is my understanding from what was said at this meeting that the Planning Commission will have to act on this change at their next meeting. This does not give the people concerned much opportunity to find out all that they need to know about this zoning change.

It is also my understanding from attending this meeting that the only people notified of a zoning change are the ones within 200 ft. of the rezone area, if this is correct it should be changed to include all the people in the effected area.

Some of the questions I have about the zoning change are listed below.

1. Is the number of units planned for this location 192?
2. What is the roll of Mesa State College in the development?
 - (a) Will they manage the apartments?
 - (b) Does the college jurisdiction over students off campus?
 - (c) If there is an agreement with the college to rent to students, what is the time frame of this agreement?
 - (d) Can apartments be rented to people other than college students?
 - (e) Would this become low income housing?
 - (f) Is a playground planned?

3. How is the increase in traffic to be handled?
- (a) Will there be access from 12th St. directly to the apartment complex?
 - (b) Will there be a traffic signal installed at Bookcliff Ave. and 12th St.?
 - (c) Will there be a traffic signal installed at 7th St. and Wellington?
 - (d) Will a walk light be provided for the residents of Monterey Park to cross Bookcliff.?
 - (e) Will Bookcliff Ave. be widened?
 - (f) Will 11th St. be extended to Walnut Ave.?
 - (g) How much increase in traffic will there be?

4. Have other locations for this type of housing been considered? If so where?

I do not think this property should be considered for rezoning until more is known about the impact a complex of this size will have on the immediate area.

Rafael A. Lucas
Rafael Lucas

Innsbrock Home Owners Association, Inc.
1156 Bookcliff Avenue
Grand Junction, Colorado 81501
October 22, 1993

Planning Commission
Community Development Department
City of Grand Junction
520 Rood Avenue
Grand Junction, Colorado 81501

RE: #104-93
Rezone Pending
1104 Wellington Avenue

Honorable Planning Commissioners:

We appreciate the opportunity of attending the Grand Junction Planning Commission Hearing, October 5, 1993, 7 P.M. It is our understanding that the developers withdrew, at this hearing, their request for a zoning change from B1 to RMF 64. Please ask the developer to promptly notify us when a new zoning request is submitted for the three-acre site on 11th and Wellington.

Also, we bring to your attention the, August, 1992, Public Works Department proposed street improvement of the hazardous street conditions on Bookcliff Avenue from 9th Street east to 12th Street. A copy of this proposal has been submitted to the Planning Staff. For the safety of persons and their property, we urge removal of the hazardous street conditions before any new traffic lights/developments are permitted in the area.

Respectfully submitted,

Members of the Innsbrock Home Owners Association, Inc.

UNIT #

Sylvia Norell	1
Hazel Harris, Vice President	2
Eugenia J. McClure	3
Roy E. and Susanne Humphrey	4
Jeffrey F. Parker, President	5
Robert A. and Earline C. DalPorto	6
Ilse Bemis and Susan Rhodes	7
Dick and Marilyn Litle	8
Larry Eggers	9
Sharon L. Tow	10
Harlan and Shannon Wiens	11
Clark M. and Esther Snyder, Secretary/Treasurer	12

REVIEW COMMENTS

Page 1 of 2

DATE: September 1993

FILE #104-93 TITLE HEADING: COLLEGE STATION APARTMENTS

ACTIVITY: REZONE - B-1 TO RMF-64

LOCATION: 1104 Wellington Avenue

PETITIONER: WCASC/ L.B. Golter

PETITIONER'S ADDRESS/TELEPHONE: 2550 I Road
Grand Junction, CO 81505
245-3819

ENGINEER/REPRESENTATIVE: Tom Burke

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW
COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M.,
September 28, 1993**

CITY AGENCIES:

CITY ATTORNEY

Dan Wilson 244-1505

None at this time.

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

The potential increase in traffic due to the rezone is a major issue. First of all, information from Mesa Colleg regarding student ownership of cars is of no value unless it distinguishes between students of varying distances from the college and single and married status. Without additional reliable information, we would have to apply the 1.5 cars per unit. Secondly, access is extremely poor. To the south on 11th Street, the roadway necks down at the intersection which intersection is narrow, offret, and has poor sight distances. To the west, on Wellington at 7th Street is also a problem intersection. Current traffic usage and the horizontal layout of 7th Street make it a dangerous intersection. We request a full traffic impact study be performed and provided as part of this application. See the attached study routine.

CITY UTILITIES ENGINEER

Bill Cheney

244-1590

No Comment.

COMMUNITY DEVELOPMENT DEPARTMENT

Karl Metzner

244-1439

Concur with City Development Engineer comments regarding the road/traffic concerns in the area. Recommend a Planned Residential Zone to allow more careful evaluation of traffic circulation. Recommend tabling for not more than two months to allow petitioner to develop a plan in accordance with Chapter 7 of the Zoning Code.

COUNTY & STATE AGENCIES:

U.S. WEST

Leon Peach

244-4964

New or Additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call.

STAFF REVIEW

FILE # 104-93

DATE: September 28, 1993

STAFF: Karl Metzner

REQUEST: Rezone from B-1 to RMF-64

LOCATION: 1104 Wellington Ave.

APPLICANT: Frederick A. Schumann

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Multifamily Residential

SURROUNDING LAND USE:

NORTH: Medical Office

EAST: Community Activity Building

SOUTH: Multifamily Residential

WEST: Vacant

EXISTING ZONING: B-1

PROPOSED ZONING: RMF-64

SURROUNDING ZONING:

NORTH: B-1

EAST: RMF-64

SOUTH: RMF-64

WEST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: The existing B-1 zone allows multifamily residential development to a maximum density of 16 units per acre. The petitioners are proposing a density of approximately 50 units per acre for a housing project targeted at married Mesa College students. No site plans have been submitted so no details about the exact number of units and site design are available. The area is currently a mix of medical office and multifamily residential uses. This proposal would be consistent with the existing uses. A major concern is the condition of the street network in this area which is not adequate to handle the high traffic generation of either medical office or high density residential uses. Site design and traffic mitigation will be of great importance in evaluating any development in this area. For this reason Planning Staff would prefer that any development be done in a planned zone context to allow a more detailed review of the project.

STAFF RECOMMENDATION: Planning staff recommends denial of RMF-64 zoning. Staff would consider a Planned Residential zoning provided an acceptable plan was proposed that addressed the traffic and site design concerns.