



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

Receipt # 1454
 Date 8/1/94
 Rec'd By RSE

File No 5 94(2)

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

Original
 NOT REMOVED
 From Office

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	0.5 ac	3045 Texas Av		Planned Residential
<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 type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>William A. Dewey & JANE F. HENDERSON</i>		
<i>Dewey Family Trust et al</i>		
Name	Name	Name
<i>9245 Morningside Dr</i>		<i>Thomas A. Leave</i>
Address	Address	Address
<i>Silverdale WA 99287</i>		<i>700 N. 6th Street</i>
City/State/Zip	City/State/Zip	City/State/Zip
<i>206-692-0782</i>		<i>Grand Jct. CO 81501</i>
Business Phone No.	Business Phone No.	Business Phone No.
<i>243-5547</i>		<i>245-4099</i>

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.

Thomas A. Leave 8/1/94
 Signature of Person Completing Application Date

Jane F. Henderson
William A. Dewey
 Signature of Property Owner(s) Attach Additional Sheets if Necessary

Paul E. Goble
Betty L.
529 - 28 1/2 Rd.
G.J., CO 81501

Guy Wallace
Newell M.
527 1/2 - 28 1/2 Rd.
G.J., CO 81501

Eleanor J. Saddoris
Henry W.
2838 1/2 Elm Ave.
G.J., CO 81501

Paul R. Dowedell
Betty L.
2984 B. Rd.
G.J., CO 81503

Michael A. Frick
Janis G.
634 S. Terrace Dr.
G.J., CO 81503

Mildred P. Collins
2845 Elm Ave.
G.J., CO 81501

Andrew I. Gonzales
2843 Elm Ave.
G.J., CO 81501

Marjorie A. Fortney
2844 Elm Ave.
G.J., CO 81501

Robert E. Anderson
Etal & Lois V. Green
C/O 721 Rainbow St.
Delta, Co. 81416

Cheryl A. Caldren
2840 1/2 Elm Ave.
G.J., CO 81501

Larence K. Dowd
43921 HWY 6
Glenwood Springs, CO 81601

Albert T. Herring
Marie A.
573 29 3/8 Rd.
G.J., CO 81504

Hilltop Foundation
C/O Mary Trautman
2839 1/2 Texas Ave.
G.J., CO 81501

Martha I. Brown
2841 Texas Ave.
G.J., CO 81501

Thomas J. Franklin
Alma M.
2843 Mesa Ave.
G.J., CO 81501

Helen Shults
2841 1/2 Mesa Ave.
G.J., CO 81501

Phyllis I. Sturn
2841 Mesa Ave.
G.J., CO 81501

Harold H. Johnson
538 1/2 Willow Rd.
G.J., CO 81501

Donald G. Turley
Patricia Ann
535 Willow Rd.

Idona M. Miller
2840 Texas Ave.
G.J., CO 81501

Nancy R. Anderson
2840 1/2 Texas Ave.
G.J., CO 81501

Doris M. Davis
2842 Texas Ave.
G.J., CO 81501

Teenie Allen
2844 1/2 Texas Ave.
G.J., CO 81501

Mickey T. Drake
Joan V. Franz
P.O. Box 40543
G.J., CO 81504

Gertrude L. Schultz
535 1/2 28 1/2 Rd.
G.J., CO 81501

Faustina Pacheco
2842 1/2 Texas
G.J., CO 81501

Ruth O Stewart
Dorothy L.
2844 Texas Ave.
G.J., CO 81501

Mesa AVE CHURCH OF CHRIST
633 MELODY Lane
G.J., CO 81506

THOMAS D. FRY
523 - 28 1/2 Rd.
G.J., CO 81501

JAMES D. VANCIL
Mary L.
2847 Elm Ave.
G.J., CO 81501

Nisley Apartments
P.O. Box 446
G.J., CO 81502

Rose Sundstrom
3054 1/2 Quailwood Ct.
G.J., CO 81504

Mary E. Bennett
2850 1/2 Texas Ave.
G.J., CO 81501

Lillian M. Hawkins
536 1/2 - 28 1/2 Rd.
G.J., CO 81501

Kenneth D. Nelson
Shirley M.
530 1/2 - 28 1/2 Rd.
G.J., CO 81501

James V. Wilcox III
585 25 1/2 Rd. #30
G.J., CO 81505

Julian Melgares
Lourdes A.
P.O. Box 583
G.J., CO 81502

W.G. Devinentis
2604 Eastridge Dr NE
Albuquerque, NM 87112

Hazel P. Brasier
2916 Elm Ave.
G.J., CO 81504

Edith C. Ramsey
526- 281/2 Rd.
G.J., CO 81501

Maydell E. Roberts
2846 Elm Ave.
G.J., CO 81501

Jane D. Henderson
4528 Hillcrest Ave.
Oscoda, MI 48750

City of Grand Junction
Community Development Dept.
250 N. 5th St.
Grand Junction, CO 81501

William Dewey
9245 Morningside Drive
Silverdale, WA 98383

Tom Logue
200 N. 6th St., Ste. #102
Grand Junction, CO 81501



A LANDesign Partner

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

Original
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RE: DEWEY APARTMENTS

Dear Members:

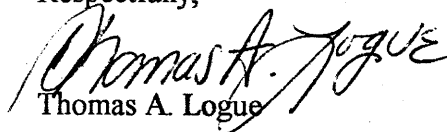
Accompanying is a Final Plan and Plat for the Dewey Apartment proposal located at 2845 Texas Avenue.

This application responds to the conditions established by the City Council as part of their granting a change in zone from RSF-8 to PR and acceptance of an Outline Development Plan. The proposal is for the construction of a new du-plex apartment in addition to three existing unit on the property. Modifications to the original submitted plan include:

1. There are no parking stalls within the 20 foot front yard setback.
2. Fencing of the site has been changed from chain-link to wood privacy fencing along the East property line.
3. A one lot Final Plat has been prepared and is attached.
4. Open Space fees of \$450.00 will be paid to the Parks and Recreation Department prior to the recording of the Final Plat and construction of the new du-plex units.
5. The rear yard setback has been increased from 10 feet as proposed to 15 feet. The requested setback was 20 feet. However, during the Preparation of the Final Plan it became apparent that a 20 foot setback would encroach into an area presently occupied by an overhead power line. Additionally, it is the applicants desire to maintain as much separation as possible between the existing tri-plex and the new building. The underlying RSF-8 zone requires a minimum rear yard setback of 15 feet. It is estimated that the adjoining single family units to the south of the site is setback approximately 40 feet from their rear lot lines.

The applicant and myself will be in attendance at the scheduled public meeting to answer any questions which may arise.

Respectfully,


Thomas A. Logue

2. All such storage shall be screened so that it cannot be seen from any arterial or collector roadways, nor from abutting residential uses or zones; and
3. Screening may consist of any combination of fences, walls, berms, or landscaping so long as it is at least six feet in height and provides year-round screening. Screening in excess of six feet in height shall comply with zone setback requirements (see also Section 5-1-5 and 5-4-14A); and
4. Except for integral units (see Definitions), stored items shall not project above the screening; and
5. All screening shall be installed in a professional manner and maintained in good condition; and
6. Screening shall not obstruct adequate sight distance as established in Section 5-3-2.
7. The owner or operator of all existing storage areas shall comply with all City regulations by October 1, 1989.

5-1-3 ILLUMINATION - Any light used for illumination of signs, parking areas, security, or for any other purposes shall be arranged so as to confine direct light beams to the lighted property and away from nearby residential properties and the vision of passing motorists.

5-1-4 VEHICULAR TRAFFIC AREAS - All on-site vehicular traffic areas except in single family zones shall comply with the following requirements:

- A. Surfaces shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, asphalt, or any other dust-free surfacing material and maintained in good condition free of weeds, dust, trash and debris.
- B. Such areas shall be screened in order to minimize disturbance to occupants of adjacent residential buildings. For each boundary line directly abutting a residential zone or use, a solid wall or fence at least four feet in height shall be erected, subject to the provisions of Section 5-1-5, "Fences."
- C. All entrances and exits to such areas shall be located and constructed to minimize traffic congestion and are subject to all other regulations. Wheel or bumper guards shall be provided, located, and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking area.
- D. No above-grade equipment at gasoline service stations or public garages for the service of gasoline, oil, air, water, etc. shall be closer than ten feet to any public right-of-way.

65 94(2)

Commencing at the Southeast corner of the Northeast Quarter Southwest Quarter (NE1/4 SW1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, whence the Southwest corner of the NE1/4 SW1/4 of Section 7 bears S 90°00'00" W a distance of 1310.41 feet for a basis of bearings, with all bearings contained herein relative thereto; thence N 00°00'10" E a distance of 328.36 feet; thence along the South right of way of Texas Avenue North 89 degrees 56 minutes 28 seconds West (N 89°56'28" W), a distance of 196.50 feet to the TRUE POINT OF BEGINNING; thence South 00 degrees 00 minutes 08 seconds East (S 00°00'08" E), a distance of 128.56 feet to the North line of Nisley Subdivision; thence along said North line North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 1.51 feet to the Northwest corner of Nisley Subdivision; thence South 00 degrees 00 minutes 10 seconds West (S 00°00'10" W), a distance of 26.00 feet along the West line of Nisley Subdivision; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 128.58 feet; thence North 00 degrees 09 minutes 32 seconds West (N 00°09'32" W), a distance of 154.70 feet along the East line of Tula Subdivision to a point on the South right of way of Texas Avenue; thence South 89 degrees 56 minutes 28 seconds East (S 89°56'28" E), a distance of 130.52 feet to the TRUE POINT OF BEGINNING. Said parcel containing .462 acres as described.

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SUBMITTAL CHECKLIST 65 9 (2)

PLANNED DEVELOPMENT REVIEW

Location: 2845 Texas

Project Name: Dummy Apts.

ITEMS	DISTRIBUTION																						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District G.V.	Drainage District G.J.	Water District W.P.	Sewer District Eureka Falls S.D.	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Weather Field (Check by Surveyor)	
● 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
● Application Form	VII-1	1	1	1	1	1	1	1	8	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	1	1	8	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																			
○ Deeds	VII-1	1		1				1										1	1	1			
○ Easements	VII-2	1	1	1	1			1										1	1	1			
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1			1										1	1	1			
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2										1										
○ Storm Drainage Plan and Profile	IX-30	1	2										1				1	1	1				
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1	1					
○ Roadway Plan and Profile	IX-28	1	2										1										
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1									1												
○ Final Drainage Report	X-5,6	1	2										1										
○ Stormwater Management Plan	X-14	1	2										1								1		
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																		1		
● Final Plat	IX-15	1	2	1	1																		
● Reduction of Final Plat	IX-15	1																					

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- 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: 8/1/94
Conference Attendance: Kathy L., Tom L.
Proposal: Final Plan/Plot
Location: 2845 TUNA'S

Tax Parcel Number:
Review Fee: \$740.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: #65-94

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)



A LANDesign Partner

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

65 94 (2)

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August 1, 1994

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

RE: DEWEY APARTMENTS

Dear Staff:

Accompanying is a Final Plat and Plan Application for Dewey Apartments 2845 Texas Avenue.

We have not included the following items with the submittal since they are in your existing file for Dewey Apartments:

1. Proof of Ownership Document.
2. List of Surrounding Property Owners.
3. Full sized Assessors Map.

If you require the above items, contact our office and we will see that your receive them promptly.

Respectfully,

Thomas A. Logue

REVIEW COMMENTS

Page 1 of 2

FILE # 65-94(2) TITLE HEADING: Final Plan/Plat - Dewey Apts.

LOCATION: 2845 Texas Avenue

PETITIONER: Dewey Family Trust

PETITIONER'S ADDRESS/TELEPHONE: 9245 Morningside Drive
Silverdale, WA 98383
206-692-0782

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1994.

CITY PARKS AND RECREATION
Don Hobbs

8/03/94
244-1542

Open Space fees as previously calculated are \$450.00.

CITY POLICE DEPARTMENT
Dave Stassen

8/04/94
244-3587

The only suggestion I have is, if the trees to the North, along Texas, are not existing, they should be of the type that allow for good visibility from the street onto the property. Otherwise, this proposal creates no new problems for the police department.

CITY FIRE DEPARTMENT
Hank Masterson

8/02/94
244-1400

Comments of 4-12-94 still apply: A complete set of building plans and a utility composite of the area including location of existing fire hydrants needs to be submitted. A fire flow survey needs to be completed.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/09/94
244-1591

Transportation Capacity Payment of \$800 will be required.
City curb cut permit required for new driveway.
Drainage as shown is not acceptable. You may not discharge more than historic rate to private property. Need to detain/retain 100 year runoff on site.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

8/15/94
242-4343

There are no known existing or planned Grand Junction Drainage District facilities on the site which require easement dedication.

The site is within the Indian Wash Drain Basin.

The Drainage District does not have a list of historic calls which indicate reports of high (shallow) water table problems.

CITY UTILITY ENGINEER
Bill Cheney

8/16/94
244-1590

Water: Existing water service appears to be inadequate to serve 5 units. A new tap, minimum 1", will be required to service the proposed new units.

Sewer: Separate sewer services will be required for each unit, if at some future date, both units are not owned by the same owner.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

8/15/94
244-1446

See attached.

RESPONSE TO REVIEW COMMENTS

August 25, 1994

Title: DEWEY APARTMENTS, Final Plat and Plan

File No: 65-94(2)

Location: 2845 Texas Avenue

RESPONSE TO CITY PARKS:

\$450.00 will be paid to the City Parks and Recreation Department prior to the Recording of the Final Plat.

RESPONSE TO POLICE DEPT.:

The trees located along Texas Ave. are existing and pruned in a manner which allows for visibility beneath them.

RESPONSE TO FIRE DEPARTMENT:

Since the nearest fire hydrant to the site is more than 250 feet from the proposed du-plex a new fire hydrant will be installed along Texas Ave. near the proposed driveway.

RESPONSE TO DEVELOPMENT ENGINEER:

The Transportation Capacity Payment of \$800 will be paid to the City during the building permit process. A driveway permit will be obtained by the applicants contractor prior to modification of the existing curb and gutter along Texas Ave. Developed storm water flows will be retained within the proposed parking and driveway area.

RESPONSE TO DRAINAGE DISTRICT:

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

RESPONSE TO UTILITY ENGINEER

WATER: Water flow rate calculations are attached. Result of the analysis indicates that suitable water flow rates can be provided to the new units as originally proposed. Irrigation of the landscaped area is accomplished utilizing a separate irrigation watering system.

SEWER: A single sewer service is proposed for both of the new units. Conditions of approval established by the City during the rezone process does not allow for the separate ownership of the units.

RESPONSE TO PUBLIC SERVICE CO:

A 10 foot utility easement has been added to the final plat along the westerly property boundary.

RESPONSE TO COMMUNITY DEVELOPMENT:

1. The Surveyor's certification will be revised on the final plat as requested.
2. The words "non-exclusive" will be deleted from the dedication.
3. The \$450 Parks and Open Space fee will be paid prior to the recording of the final plat.
4. Developed storm water flows will be retained within the proposed parking and driveway area.
5. The applicant has discussed various fencing options with neighboring property owners. The site plan has been revised to include the following fencing proposal.
 - a. The south boundary will be fenced with a 40 inch high chain link fence to match the existing chain link fence.
 - b. 60 feet of the west boundary will be fenced with a 40 inch high chain link fence to join with existing fencing.
 - c. A 4 ft. wood fence along the parking area on the east boundary.
6. The applicant does not wish to construct the proposed unit under an existing electric service line which crosses the property. Additionally, it is their desire to preserve an existing shade tree which would have to be removed if a 20 ft. rear yard setback is required, as well as, maintaining as much separation as possible between the existing and proposed units.

STAFF REVIEW

FILE: #65-94(2)
DATE: August 15, 1994
STAFF: Kathy Portner
REQUEST: Final Plan for a duplex
LOCATION: 2845 Texas Avenue
APPLICANT: Dewey Family Trust

EXECUTIVE SUMMARY:

A final plan is proposed for the property at 2845 Texas Avenue to allow the construction of a duplex in addition to an existing tri-plex.

EXISTING LAND USE: Multi-family Residential (3 units)

PROPOSED LAND USE: Multi-family Residential (5 units)

SURROUNDING LAND USE:

NORTH: Residential Single family
SOUTH: Residential Single family
EAST: Residential Single family
WEST: Residential Single family

EXISTING ZONING: PR-10.6 (Planned Residential, 10.6 units per acre)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: PMH (Planned Mobile Home)
SOUTH: RSF-8
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The property located at 2845 Texas Avenue consists of 20,590 square feet or .47 acres and was recently rezoned to PR-10.6 to allow for the construction of a duplex. There is currently a triplex on the property. With the proposed duplex there will be 5 units on the parcel. The City Council approved the rezoning with the conditions that the property not be subdivided in the future. With this application the owner is platting the property into one lot.

The following comments must be addressed:

Plat

1. Surveyor's certification must include a statement that the plat conforms with all applicable provisions of the City Zoning and Development Code (SSID, IX-15, 1.)
2. In the dedication statement for utility easements, "non-exclusive" must be deleted.
3. Parks and Open Space fee of \$225 per unit for the new units will be due.
4. Is the petitioner proposing a drainage fee be paid in lieu of on-site detention?
5. The 6' high privacy fence must extend along the east property line between the parking area and the adjacent property. In the area of the front yard setback from Texas Avenue the 6' fence must be reduced in height to a maximum of 30". A separate fence permit will be required for the fence.
6. It's not clear how the 20' rear yard setback interferes with an overhead power line for which no easement is shown.

STAFF REVIEW

FILE: #65-94(2)
DATE: August 30, 1994
STAFF: Kathy Portner
REQUEST: Final Plan for a duplex
LOCATION: 2845 Texas Avenue
APPLICANT: Dewey Family Trust

EXECUTIVE SUMMARY:

A final plan is proposed for the property at 2845 Texas Avenue to allow the construction of a duplex in addition to an existing tri-plex.

EXISTING LAND USE: Multi-family Residential (3 units)

PROPOSED LAND USE: Multi-family Residential (5 units)

SURROUNDING LAND USE:

NORTH: Residential Single family
SOUTH: Residential Single family
EAST: Residential Single family
WEST: Residential Single family

EXISTING ZONING: PR-10.6 (Planned Residential, 10.6 units per acre)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: PMH (Planned Mobile Home)
SOUTH: RSF-8
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The property located at 2845 Texas Avenue consists of 20,590 square feet or .47 acres and was recently rezoned to PR-10.6 to allow for the construction of a duplex. There is currently a triplex on the property. With the proposed duplex there will be 5 units on the parcel. The City Council approved the rezoning with the conditions that the property not be subdivided in the future. With this application the owner is platting the property into one lot.

Originally Staff had recommended a 20' rear yard setback be required which is consistent with the multi-family zone districts. The developer is proposing a 15' rear yard setback to maintain a larger usable area between the buildings and to preserve a mature tree. The surrounding zoning of RSF-8 requires a 15' setback. Because the proposed building is a single story duplex the 15' setback is acceptable.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The parks and open space fee of \$450 must be paid prior to recording the plat.
2. All Fire Department requirements must be complied with. - *completed (see letter)*
3. A Transportation Capacity Payment of \$800.00 must be paid prior to issuance of a Planning Clearance.
4. A drainage plan is required to be reviewed and approved by the City prior to issuance of a Planning Clearance. *completed (see plan)*
5. Requirements of the City Utility Engineer must be satisfied prior to issuance of a Planning Clearance. *completed*
6. The final plat must include a 10' utility easement along the west property line. *OK*
7. All technical requirements of the plat as noted in the review comments must be addressed prior to recording the final plat. *OK*
8. A 4' wood fence will be required along the parking area's east boundary.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #65-94-2, final plan and plat for Dewey Apartments, I move we approve this subject to staff recommendation.



A LANDesign Partner

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

September 8, 1994

City of Grand Junction
Department of Public Works
250 North 5 th. Street
Grand Junction, Colorado 81501

Attn: Ms. Jody Kliska

Re: Dewey Apartments, drainage improvements.

OK
JLK
9-15-94

Dear Jody;

Please find attached a "Drainage Exhibit" showing the proposed drainage improvements associated with construction of the multifamily residence and associated parking area.


In keeping with our meeting of 09/07/94 we are proposing that the stormwater runoff generated as a result of development be attenuated in the following manner.

1. The proposed asphalt parking area be graded at 1.1 %, sloping away from Texas avenue south towards a proposed "turf area" low point just east of the new structure. The parking area shall not have a cross slope thus promoting sheet flow for even distribution of runoff to the turfed area.
2. The "turf area" low point shall be formed and bounded by the construction of a landscape and drainage control berm. The construction of this berm will collect runoff from the east one-half of the new structure and the new parking area. This should effectively cut-off flow towards property south of the project.
3. Roof gutters and down spots should be installed in such a manner as to direct runoff towards turf areas and the "low area" as shown on the drainage exhibit. The down spots should not be oriented to direct runoff directly south.

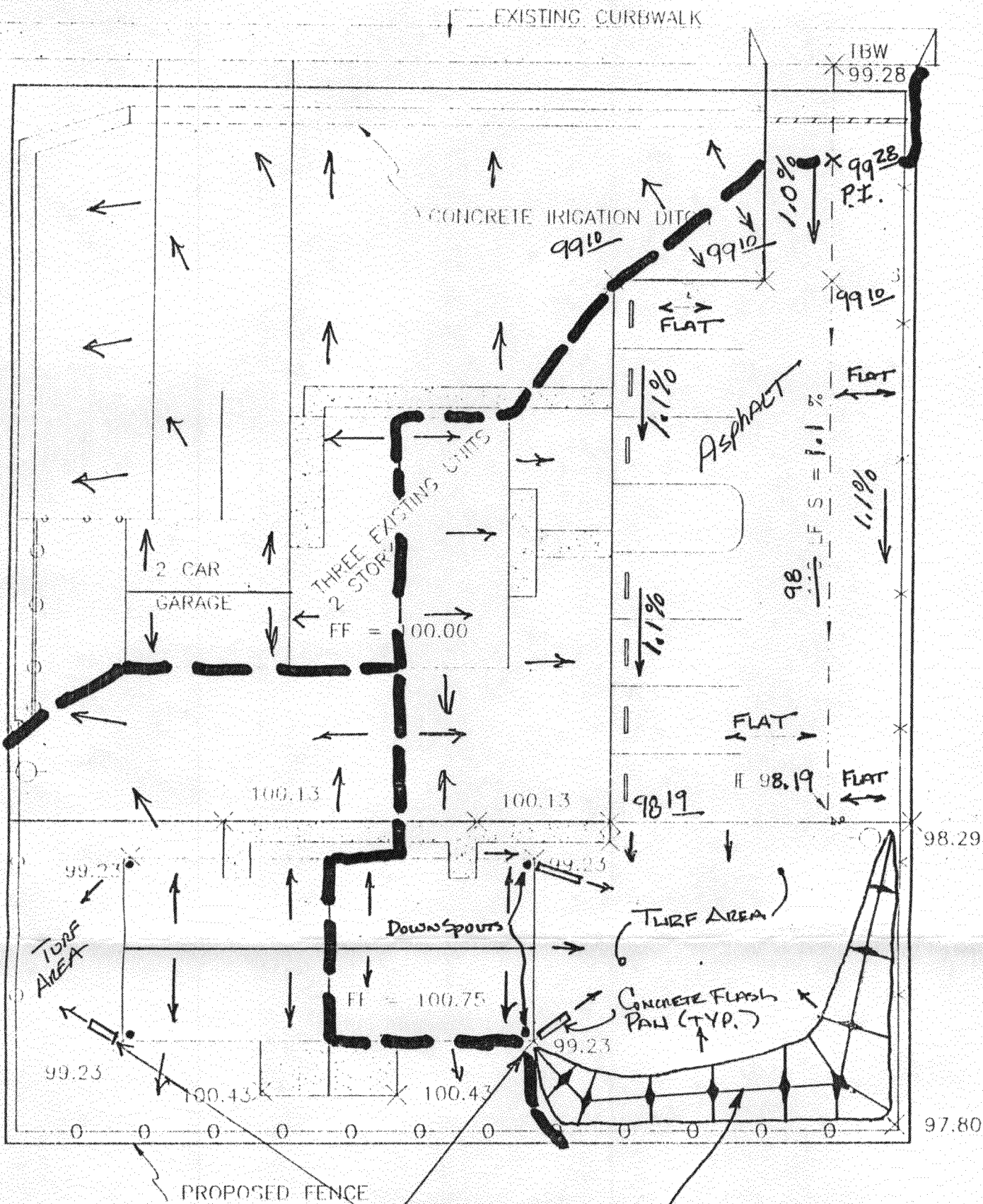
The turf areas are to act as absorption field for storm runoff. For that reason it is important that the appropriate ground cover be installed as indicated.

Please contact me if you have additional questions.

Sincerely


Monty D. Stroup

cc: Dewey

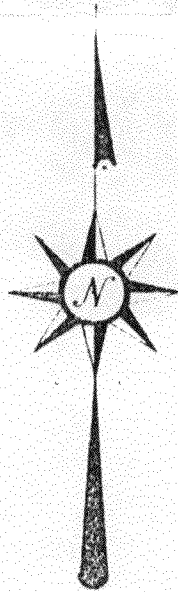


DIRECT ROOF DRAINAGE TO LOW "TURF AREA" FROM DOWNSPOUTS AND RAIN GUTTERS.

DRAINAGE CONTROL AND LANDSCAPE BERM. TOP OF BERM EL. = 100.20 MIN.

GRADING PLAN DRAINAGE EXHIBIT

SCALE 1" = 20'



SCALE 1" = 20'





September 9, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Thomas A. Logue
Land Development Consultants
200 North 6th Street
Grand Junction, CO 81501

Re: Dewey Apartments - Request for Fire Hydrant

Dear Mr. Logue:

We have reviewed your request for the City to install a fire hydrant in the vicinity of the proposed Dewey Apartments. Based on Ordinance 2497 and available funding, the City will agree to install a hydrant within 250 feet or less of the applicants property at no cost to the applicant. The hydrant will be installed at a location which will provide the most benefit to the neighborhood and is agreeable with the Fire Department.

Installation of the hydrant will be within the next three months by the City's Pipeline Maintenance Division.

Please contact me if you have any questions on the above.

Respectfully,
FOR THE CITY OF GRAND JUNCTION

A handwritten signature in cursive script that reads "Bill Cheney".

Bill Cheney
Utility Engineer

cc: Community Development
Hank Masterson, Grand Junction Fire Department

CITY OF GRAND JUNCTION FILE #65-94(2) DEWEY SUBDIVISION LOCATED AT 2845 TEXAS AVENUE IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

A. Dale Clawson
CHAIRMAN

9 / 14 / 94
DATE

(Form for approval of filing & recording of SUBDIVISION PLATS)

SB-97-94

MESA COUNTY LAND RECORDS
544 ROOD AVE.
GRAND JUNCTION, CO 81501
(303) 244-1823

To: Monika Todd, Mesa County Clerk & Recorder

This is to certify that the SUBDIVISION PLAT described below

DEWEY SUBDIVISION

has been reviewed under my direction and to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973, 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk's Office. This approval does not certify as to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 15th day of September, 1994.

Signed: Ken Swearengin
KEN SWEARENGIN

RECORDED IN MESA COUNTY RECORDS
DATE: _____
TIME: _____
BOOK: 14 PAGE: 282
RECEPTION NO.: _____

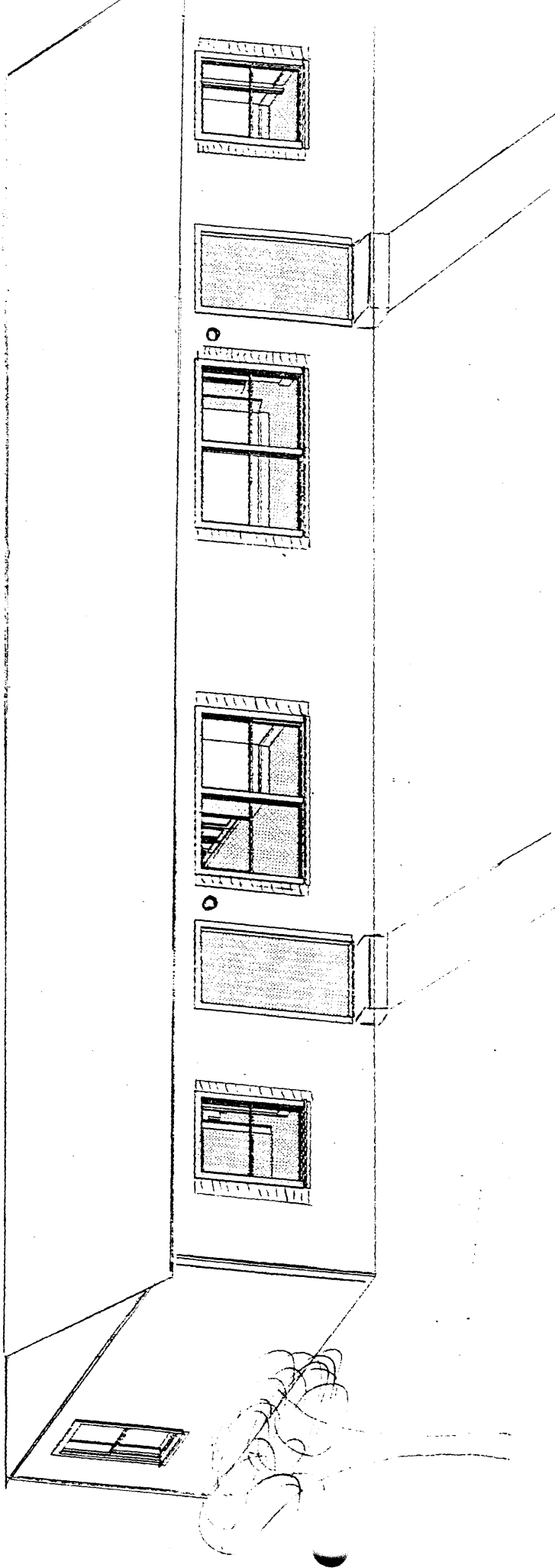
NOTE:
The recording of this plat is subject to all approved signatures & dates.

DRAWER AA136

1697224 11:47 AM 10/05/94
MONIKA TODD CLK&REC MESA COUNTY CO

65 95(2)

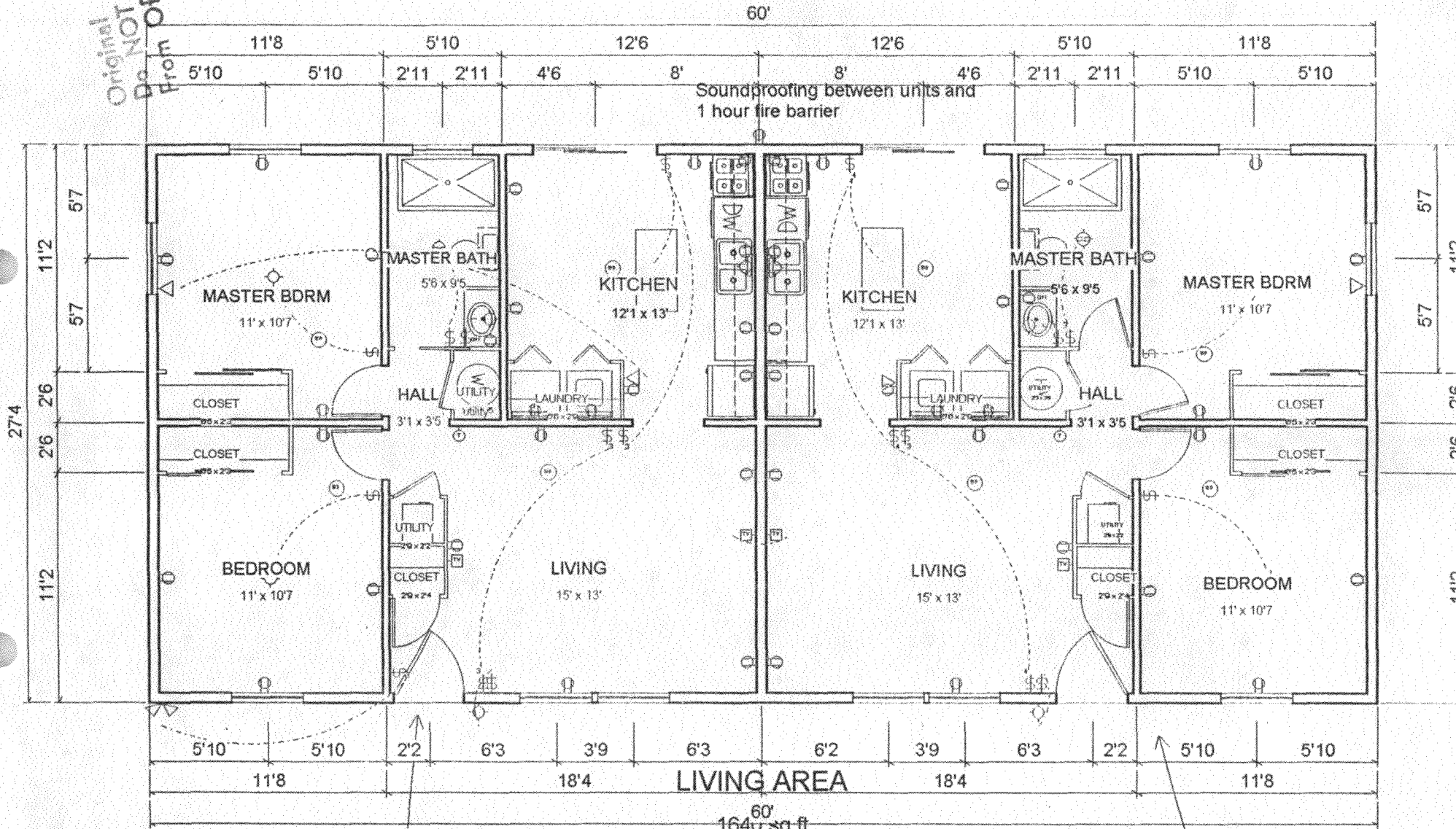
Original
Do Not Remove
From Office



Duplex - 2845 Texas Ave

94
65
(2)

Original Remove
From Office



Swamp cooler access/frame and switch installed at factory

Swamp cooler access/frame and switch installed at factory

2845 TEXAS AVE

PROPOSED DUPLEX
W.A. DEWEY DEVELOP.