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File 1994-0118

Name: Mesa Partners – Rezone from PRVR to PMH – NW Corner of 24 Rd. / G Rd.

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	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
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

		DENIED			
X	X	Location Map			
X	X	The Neighbor's R.V. Park			
X		Planning Commission Notice of Public Hearing mail-out for 8/2/94 meeting			
X	X	Correspondence			
X	X	Complaint letters			
X		Planning Commission Public Hearing – 8/2/94			
X		Commitment to Insure – Transamerica Title Ins. Co. – 6/28/94			
X	X	Planning Commission Minutes - ** - 8/2/94, 8/17/94			
X		Ordinance – not passed			



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

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Receipt 1364
 Date 7/11/94
 Rec'd By KSG
 File No. 118 94

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 checked="" type="checkbox"/> Rezone		35 acres	NW Corney 24 Rd & G	From: PRVR To: PR	
<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**

Resort Parks, Inc. c/o Larry Beckner	Mesa Partners	Stanley Earl Conrad
Name	Name	Name
P.O. Box 220	Two Oak Street	2410 Apricot Court
Address	Address	Address
Grand Junction, CO 81502	Santa Barbara, CA 93103	Grand Junction, CO 81506
City/State/Zip	City/State/Zip	City/State/Zip
(303) 245-4300	(805) 963-9786	(303) 245-5822
Business Phone No.	Business Phone No.	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.

Stanley Earl Conrad
 Signature of Person Completing Application Date 6-27-94

Chris D. Soufflas
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

REZONE

118 94

Location: NE Corner 24th & G

Project Name: Mesa Partners

ITEMS		DISTRIBUTION													TOTAL REQD. 9									
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											
● Application Fee \$330	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
● 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
● 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
● Evidence of Title	VII-2	1		1	1																			
● Appraisal of Raw Land	VII-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
● 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

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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.

6/28/94 [Signature] 6-2594 IV

PRE-APPLICATION CONFERENCE

Date: 6-23-94
Conference Attendance: M. Drollinger, Stan Conrad
Proposal: Rezone PRJR to PR
Location: NE Corner 24th & G

Tax Parcel Number: 2701-324-00-093
Review Fee: \$330

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

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

Applicable Plans, Policies and Guidelines Zoning & Devel Code

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No

Avigation Easement required? No

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: #18-85; #28-85

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.

X Signature(s) of Petitioner(s)

X Stanly Earl Conrad Signature(s) of Representative(s)

Jeffery Tallman
Two Oak Street
Santa Barabara, CA
93103

Dale Brandon
P.O. Box 1088
Eagle, CO 81631

Stanley Conrad
2410 Apricot Court
Grand Junction, CO
81506

David Iles
P.O. Box 1342
Grand Junction, CO
81502

Warren R. Jacobson
3402 Deep Creek Road
Gypsum, CO 81637

John Usher
P.O. Box 3589
Saratoga, CA 95070-1589

John William Murray
724 23 1/2 Road
Grand Junction, CO
81505

WDM Corporation
2525 N. 8th Street
Grand Junction, CO
81501

Leonard Long
726 24 Road
Grand Junction, CO
81505

Benerita Urruty
465 Mesa Court
Grand Junction, CO
81501

Daniel Connors
386 1/2 Ridge Cir. Dr.
Grand Junction, CO
81503

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GENERAL PROJECT REPORT

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The project will be located at the northwest corner of 24 Road and G Road. It is a rectangular site that contains approximately 35 acres. The proposed development will be a Five Star mobile home park that is designed to house 230 units. Covenants will provide for a maximum age of units of five years. Amenities will include greenbelt areas, a lake, bike path, tennis court, swimming pool, and a clubhouse/recreational center.

The park will be a family oriented development and will provide a home for adults with and without children. Complete playground facilities for children will be provided. The project is designed to provide the Grand Valley with a hallmark in mobile home living.

The site is currently zoned Planned Recreational Vehicle Resort (PRVR). This zoning provides for use as a recreational vehicle park that houses vacationers for a maximum of 270 days. The change in zoning asked for with this rezoning package is for a Planned Residential (PR) use. The planned residential zoning would provide for use of the site as a mobile home park for permanent residents.

Land uses in the surrounding area are mostly agricultural and include a few farmsteads. Access to the site is available from 24 Road and G Road. All utilities are currently available to the site. These include electricity, natural gas, domestic water, and telephone. Sanitary sewer has been extended to the site. The land also has 35 shares of irrigation water available to it.

The families that will develop this project have created several similar projects in another state. Those projects have been very successful and well received by the local communities. The developers are planning to relocate to the Grand Valley with their families and become an active part of our local community.



CONRAD REAL ESTATE SERVICES, INC.
SALES & MANAGEMENT

2410 APRICOT COURT
GRAND JUNCTION, CO 81506

Stanley Earl Conrad

(303)245-5822

June 27, 1994

Re: Request for Rezone of Northwest corner of 24 Road and G Road.

To whom it may concern:

The "Appraisal of Raw Land" requirement for inclusion in the attached rezone package has been waived until after final resolution of the rezoning application.

This is based upon conversations with Mr. Tim Woodmansee, Property Agent for the City of Grand Junction and Mr. Michael Drollinger, Senior Planner with the City of Grand Junction, Community Development Department on Friday, June 17, 1994.

Sincerely,

Stanley Earl Conrad

Stanley Earl Conrad
Agent for Petitioner

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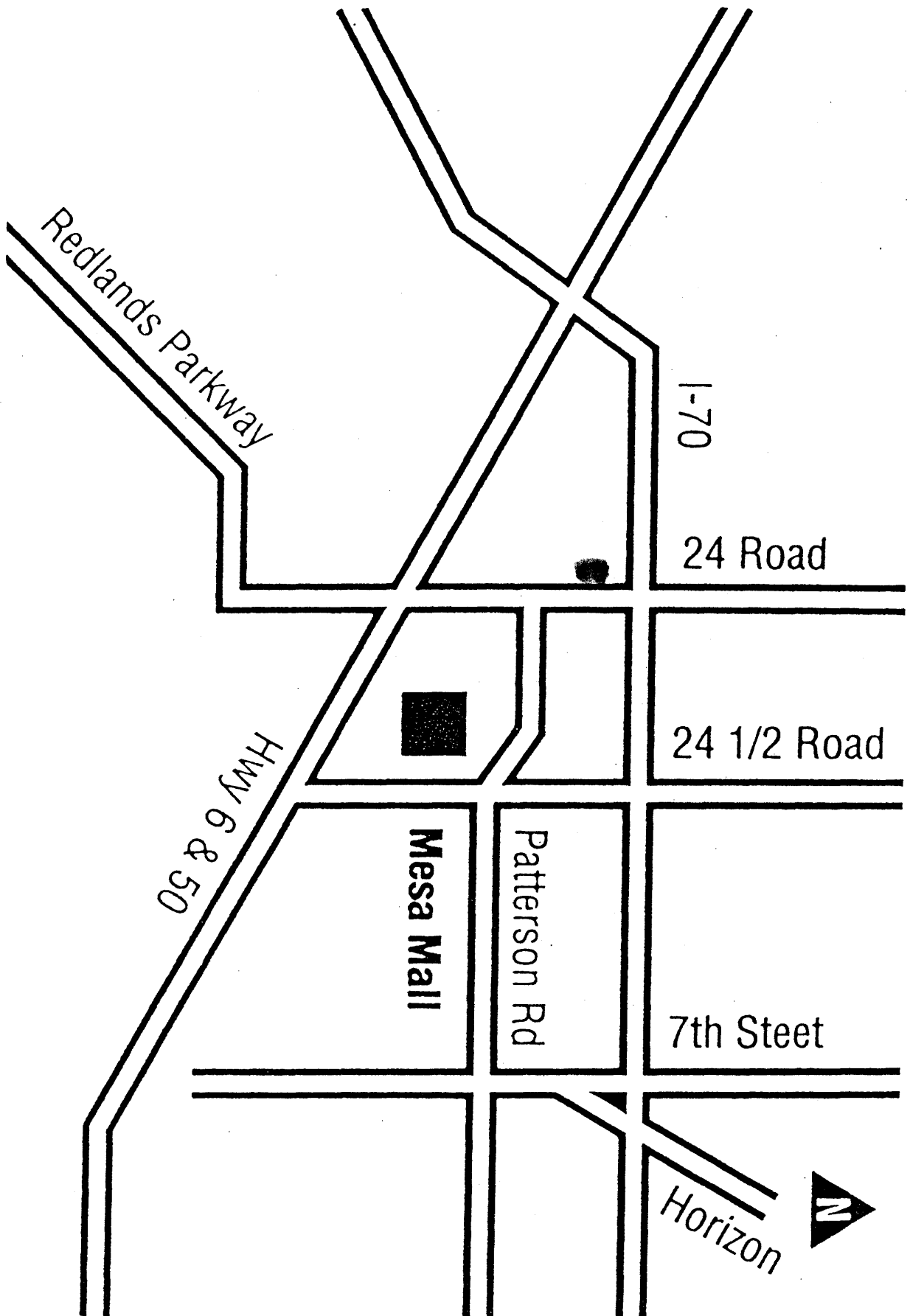
118 94

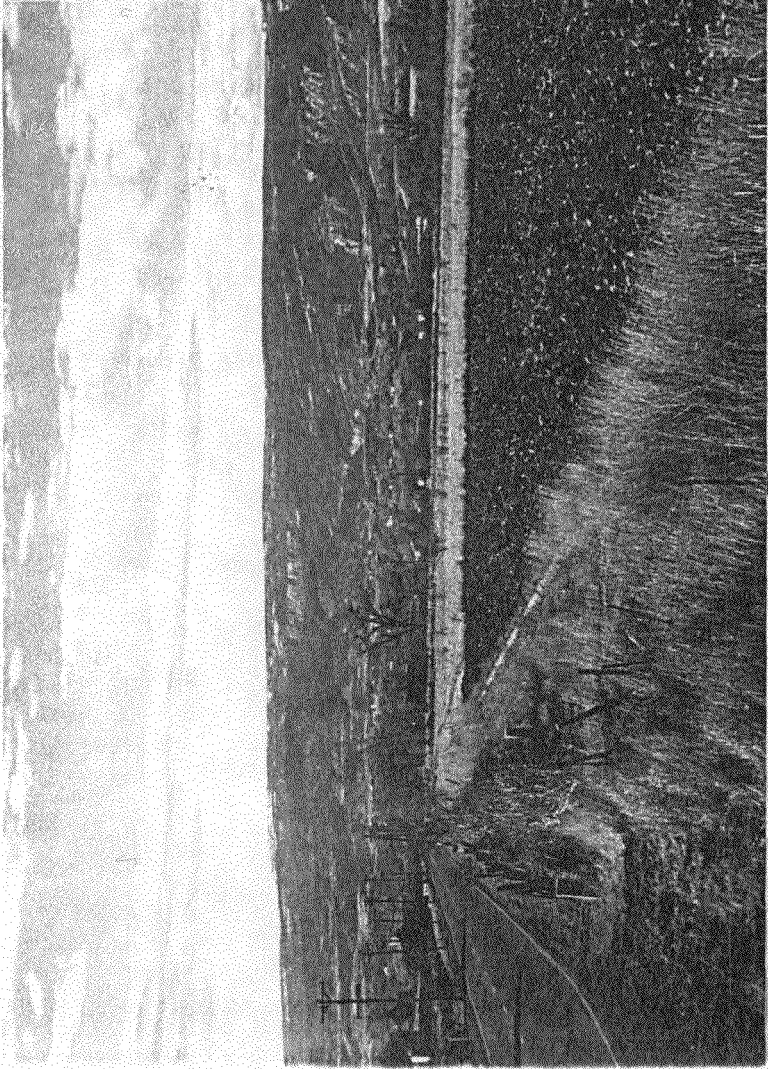
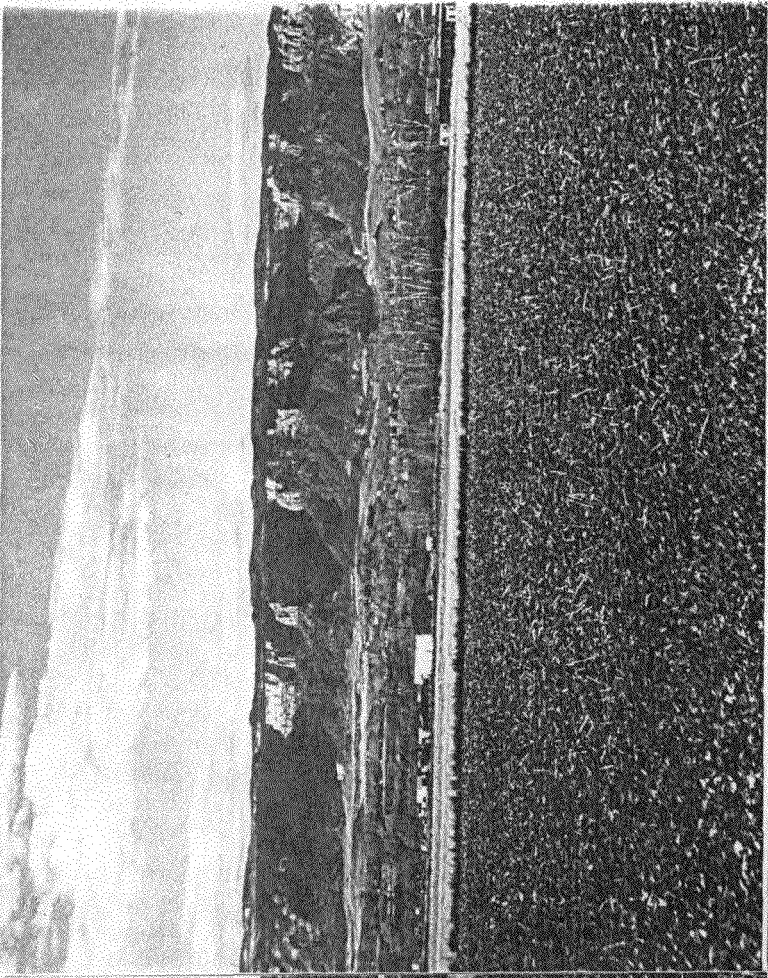
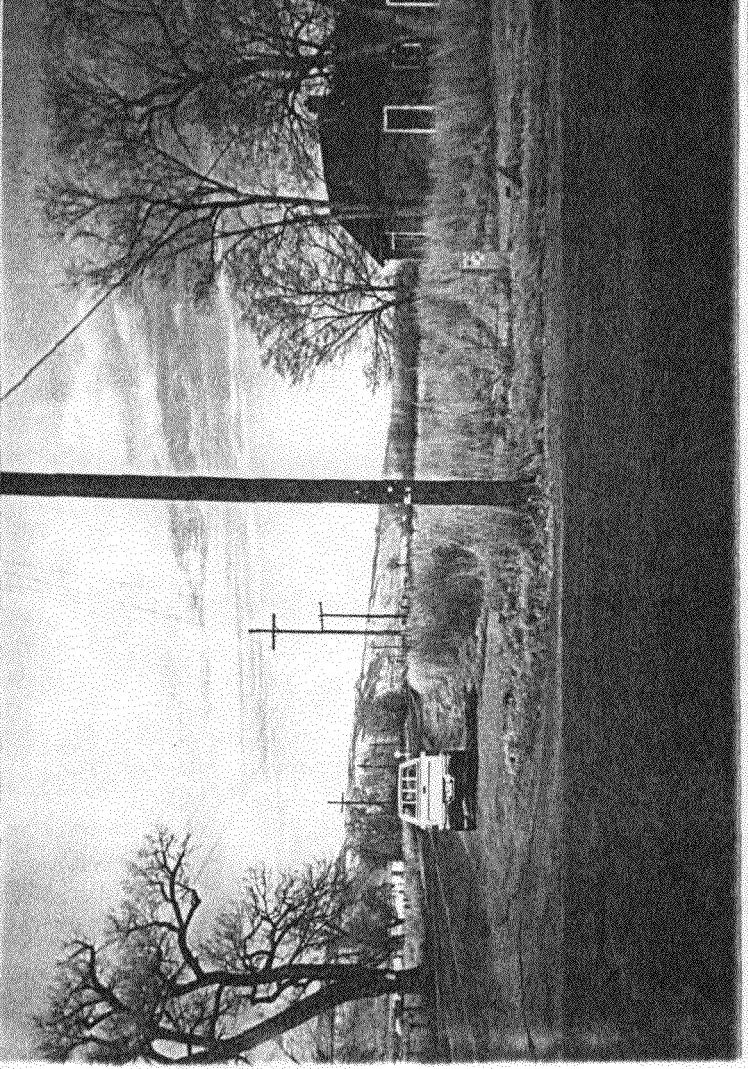
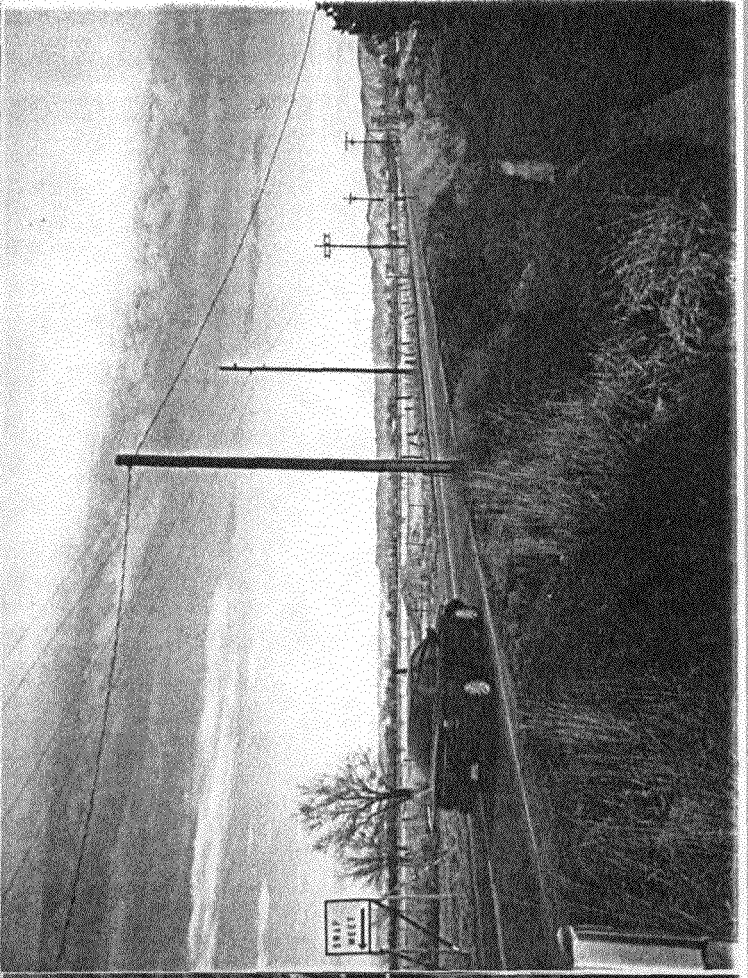
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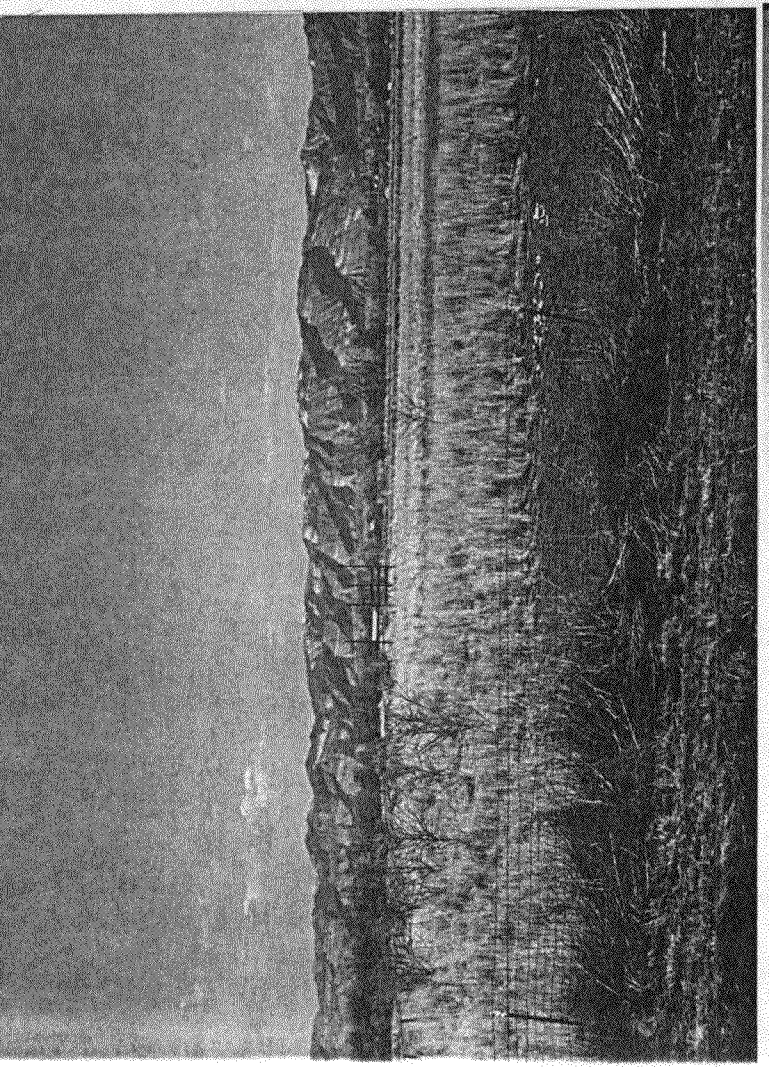
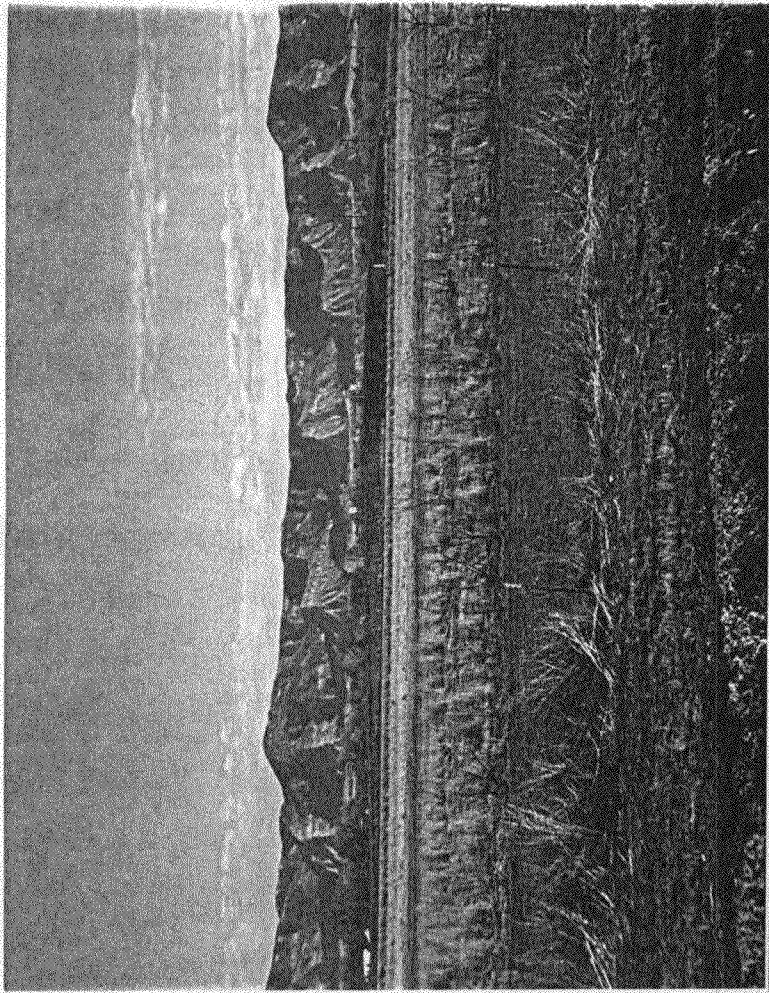
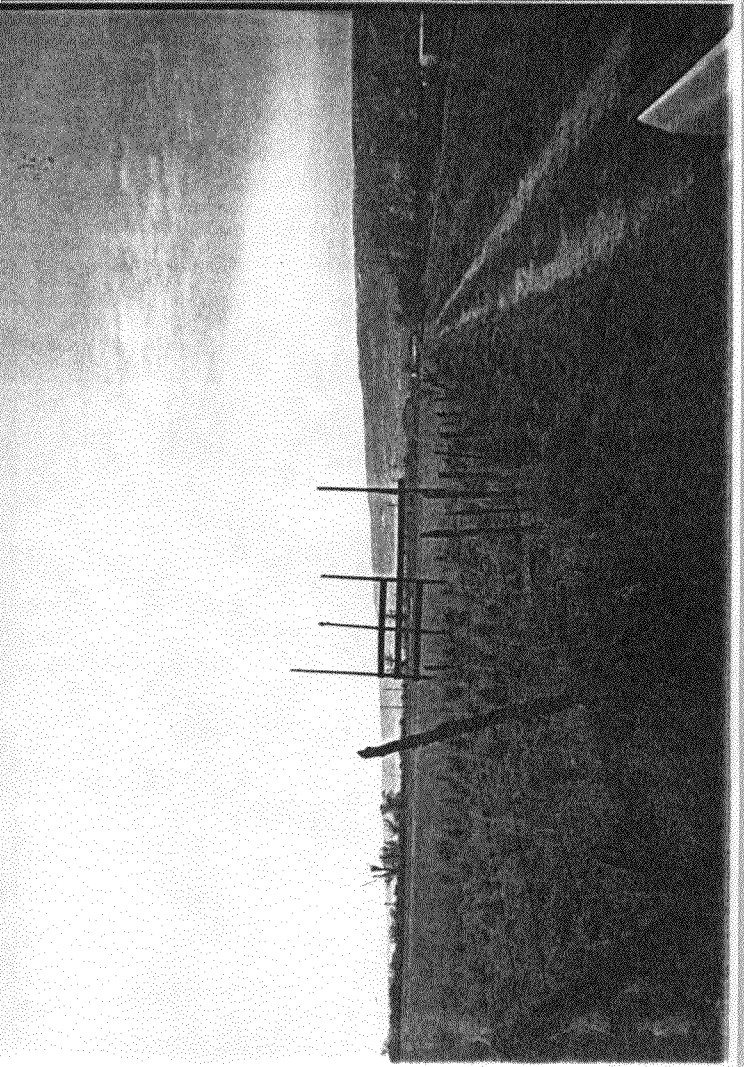
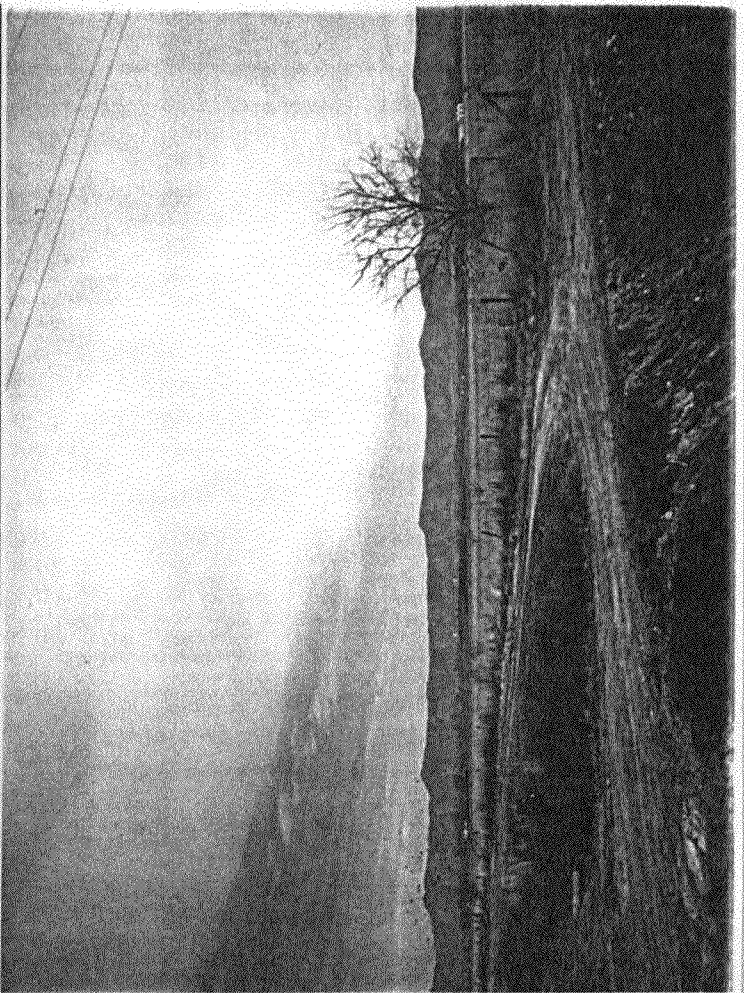
35+ acres of land

to be developed as a "*Five Star*" mobile home park

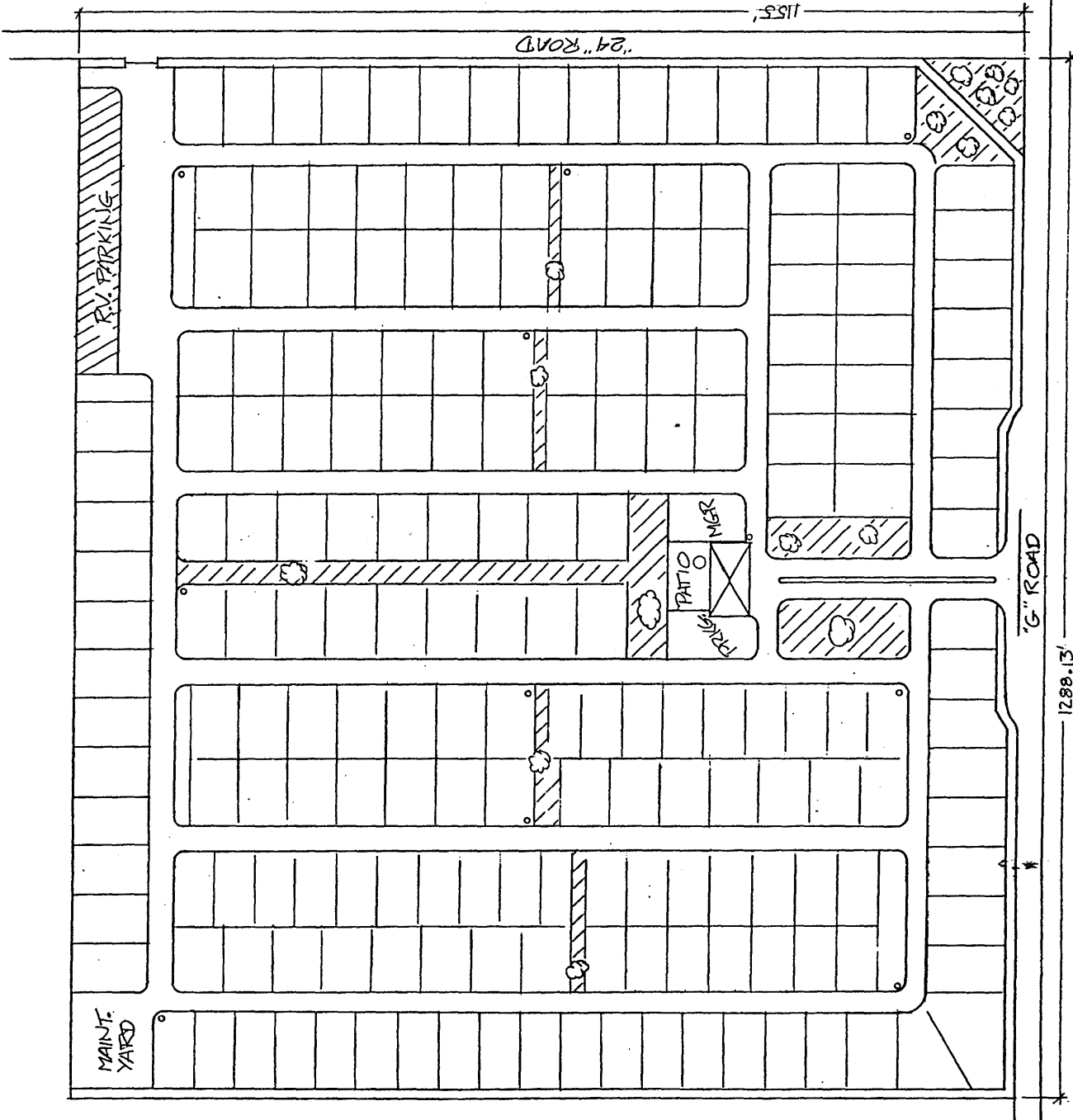
w/up to 230 spaces







- NOTES:
- 1) 202 MOBILE HOME STAGES
 - 2) 20 RV SPACES
 - 3) 13 FIRE HYDRANTS
 - 4) 2000 SF CLUBHOUSE
 - 5) COVERED PATIO W/ JACUZZI



PRELIMINARY SITE PLAN
FOR

DATE NOTED DATE: 7/25/94	APPROVED BY [Signature]	DESIGN NUMBER [Number]
-----------------------------	----------------------------	---------------------------

MESA COUNTRY ESTATES

DESIGNED BY
[Name]

SITE PLAN
1" = 100'-0"

1288.13'

"6" ROAD

1155'

"24" ROAD

RV PARKING

MAINT. YARD

PATIO
FRIDGE
JACUZZI

Description of the Project:

Mesa Country Estates will be located at 24 & "G" Roads. All mobile home sites will be furnished with public utilities, concrete patios, concrete walkways, and concrete two car off street parking. The average lot size is proposed to be 4,675 square feet. This will allow for accommodating up to the most popular 28' x 70' double wide manufactured home.

Space rents will start at \$200 per month. In addition to space rent, tenants will pay for all utilities including gas, electricity, water, sewer, trash, and cable television. Rent increases are expected to be modest and follow the local economy.

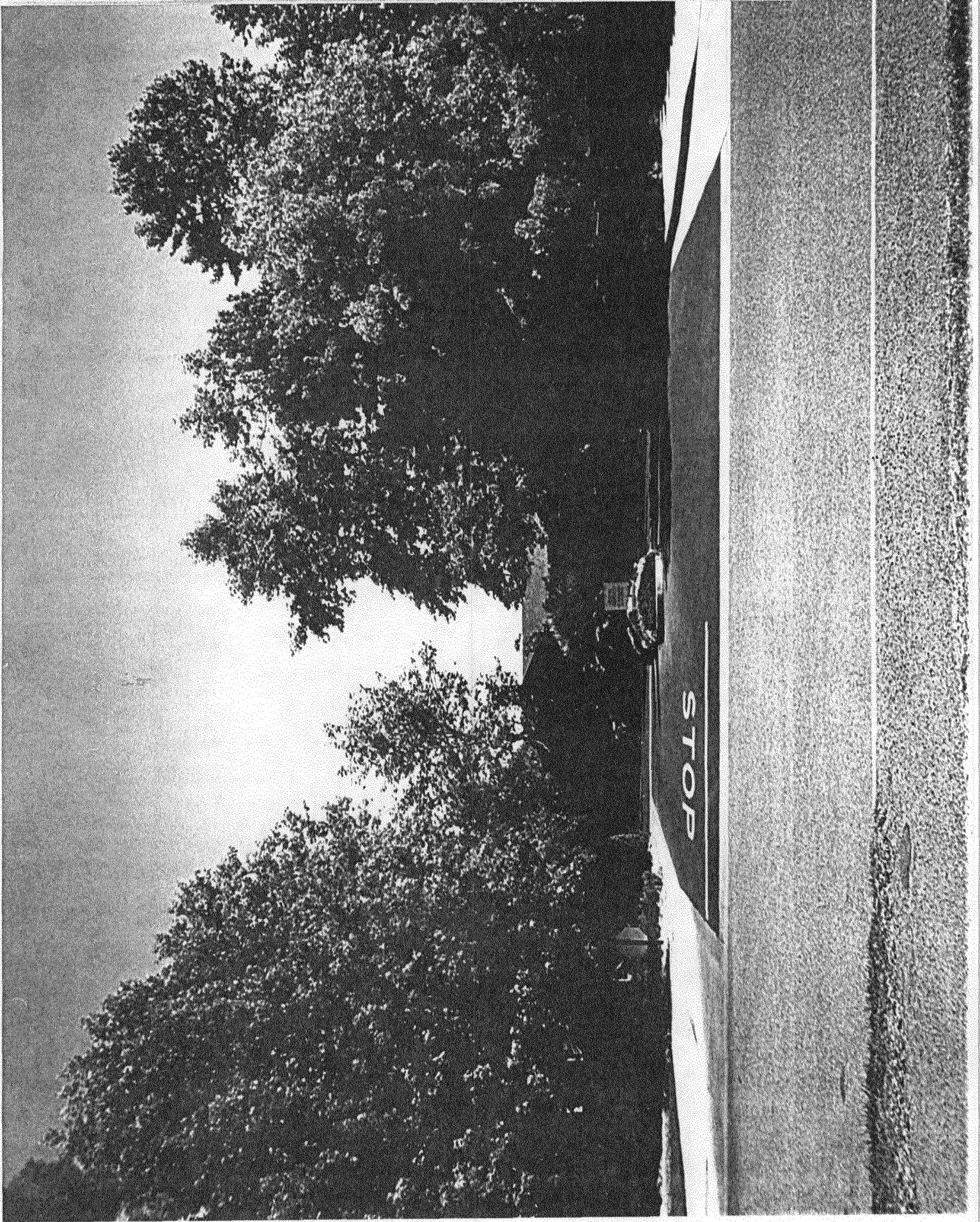
The community will also have a recreation center for use and enjoyment of all residents. Tennis courts, spa area, athletic workout area, and walking and jogging paths along with generous foliage and indigenous trees shall appoint the landscape. It is the intent of the developers to include a shallow "waterway" stream to add to the luster and enjoyment of the park community. That waterway shall be self contained and purified much the same as a pool or spa.

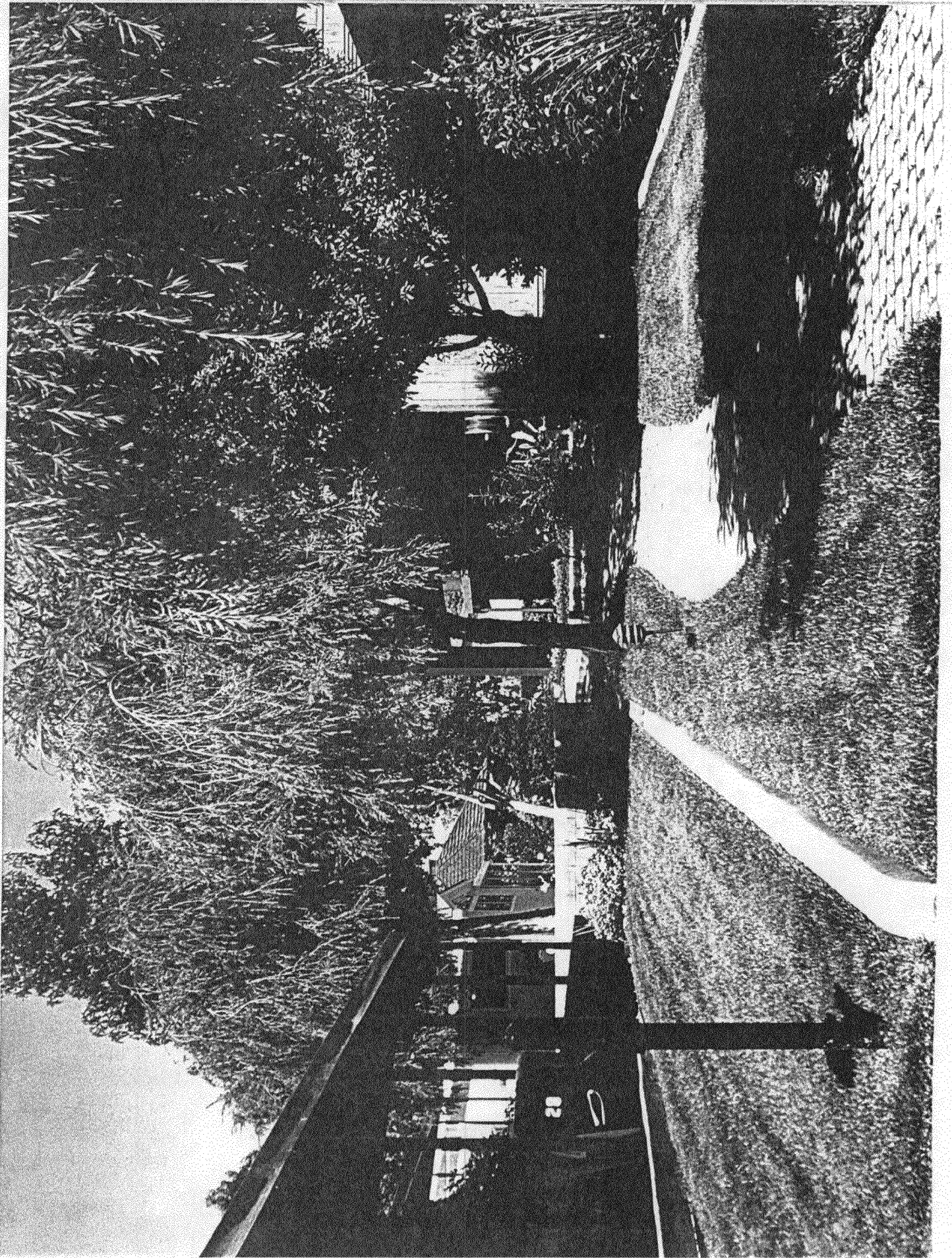
This all age family park shall have a wide demographic appeal. While the park is to developed as an all age family park, it is the developers intent to take great care in the planning of placement of adults without children as well as "over 55" adults that will choose this community setting.

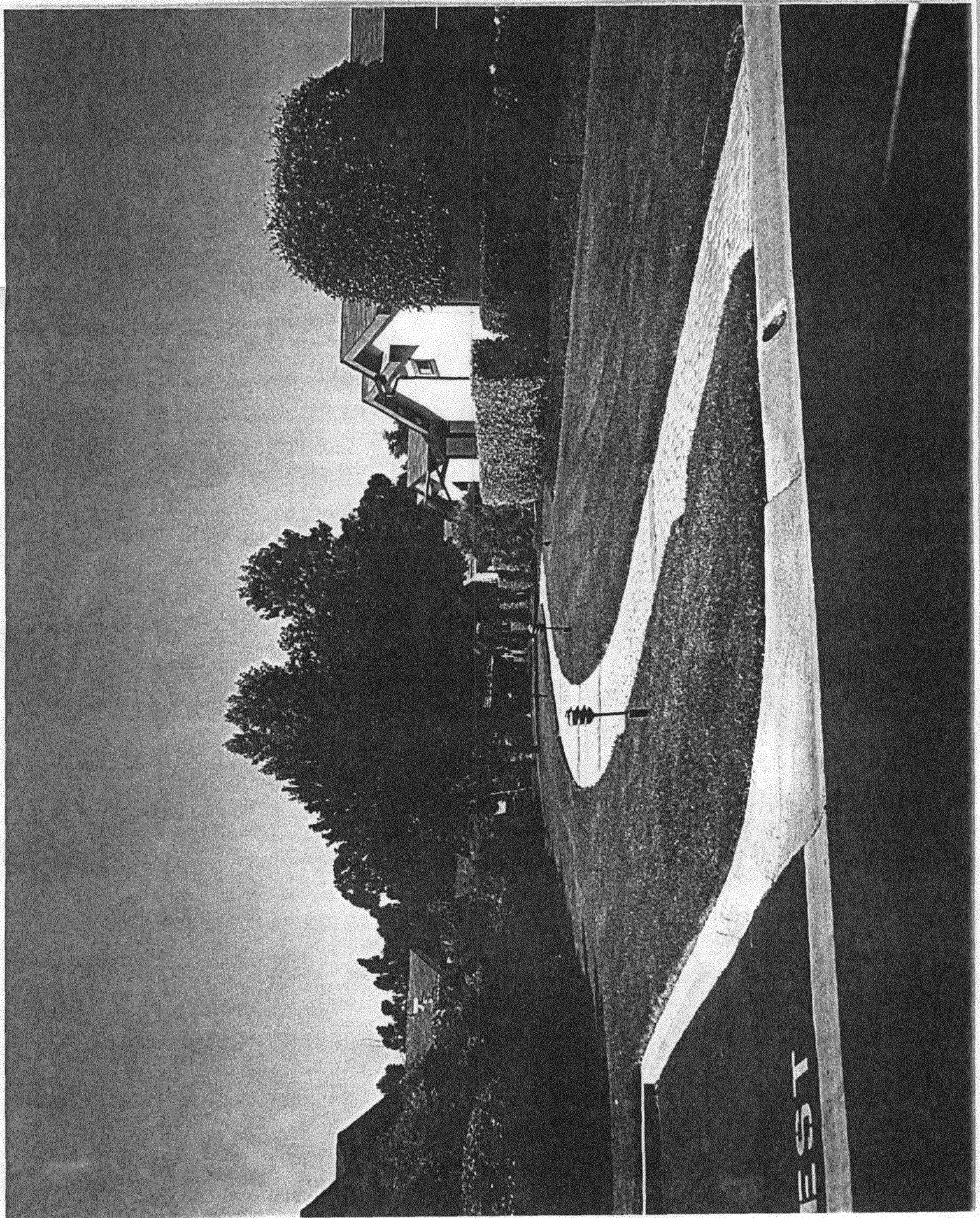
SAMPLE PHOTOGRAPHS

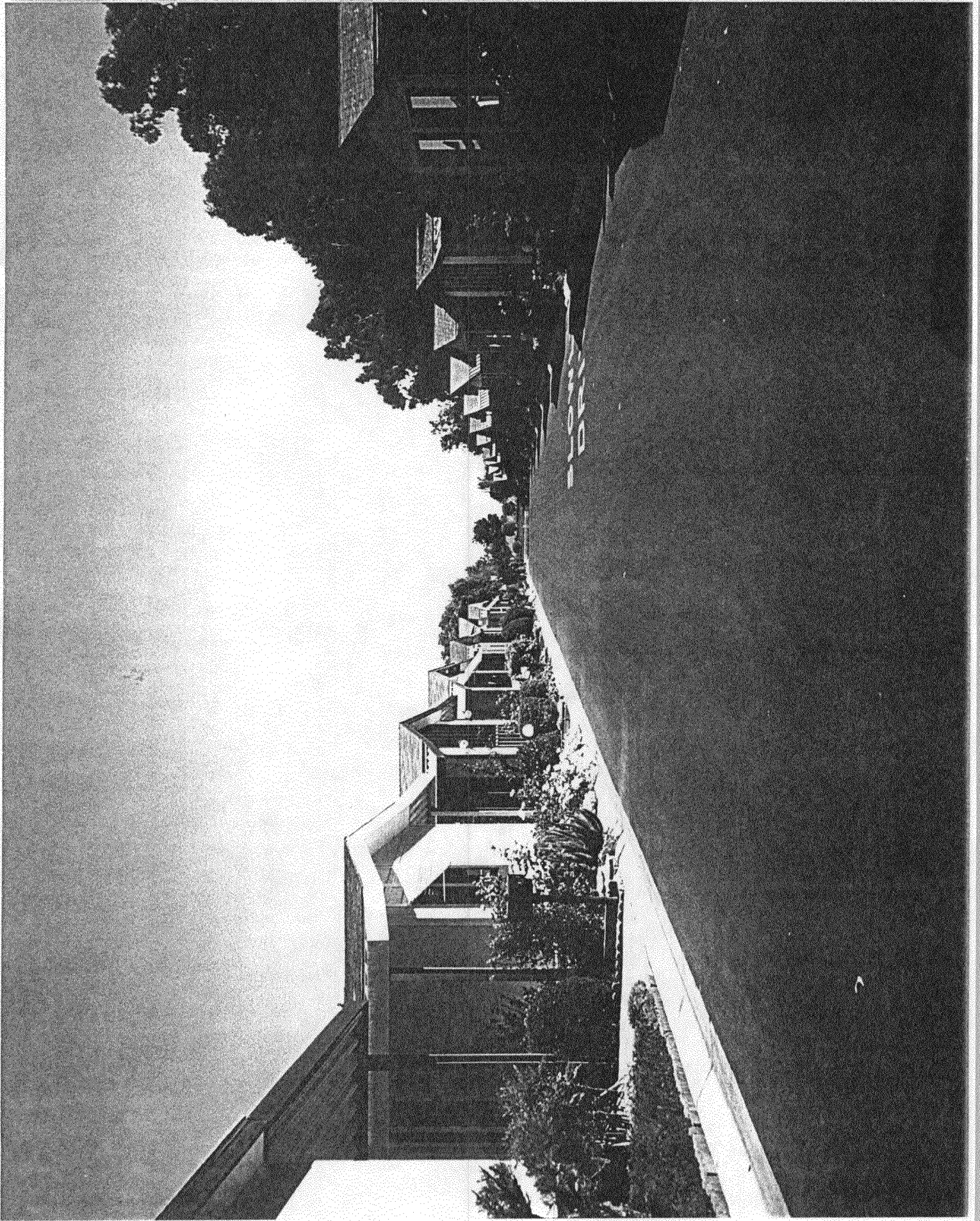
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ADDENDA









GRAND MESA PARTNERS

Bruce W. Sanders

General Partner

501 Redwood Ave. • Ventura, CA 93003

Phone 805/340-6824

FAX 805/963-9038

GRAND MESA PARTNERS

Jeffrey C. Tallman

General Partner

501 Redwood Ave. • Ventura, CA 93003

Phone 805/963-9786

FAX 805/963-9038

REVIEW COMMENTS

full copy

Page 1 of 1

FILE #118-94

TITLE HEADING: Rezone from PRVR to PR

LOCATION: Northwest corner of 24 Road & G Road

PETITIONER: Mesa Partners

PETITIONER'S ADDRESS/TELEPHONE: Two Oak St.
Santa Barbara, CA 93103
805-963-9786

PETITIONER'S REPRESENTATIVE: Stanley Conrad

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., July 25, 1994.

CITY PARKS AND RECREATION DEPT.
Don Hobbs

7/06/94
244-1542

We will wait for appraisal as per attached letter.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/07/94
244-1591

No comment.

CITY UTILITY ENGINEER
Bill Cheney

7/08/94
244-1590

No comment at this time.

COMMUNITY DEVELOPMENT DEPT.
Michael Drollinger

7/18/94
244-1439

See attached comments.

#118-94 REZONE NW CORNER 24 RD & G RD
COMMUNITY DEVELOPMENT COMMENTS

It is anticipated that 24 Road will become a major gateway to the City, much like Horizon Drive. The location of Mesa Mall, continued development of the Redlands, the City's acquisition of land at the intersection of I-70 and 24 Road for a future regional park facility, and the trend towards continued development both to the east and west of 24 Road all point to substantially increased traffic along this corridor in the relatively near future. In recognition of this, widening of 24 Road is scheduled for 1999.

Issues that are extremely crucial for the proper development of the corridor include land use, zoning, access control, aesthetics, pedestrian/bike movement, and building setbacks. Without proper prior planning, it is likely that the area will develop in a haphazard manner and become a missed opportunity for achieving a high quality entrance to the City. Existing zoning along 24 Road between I-70 and I-70B is inappropriate given the changed circumstances in the area, particularly the existence of Mesa Mall, the new regional park site, and the increased potential for residential development to the east. If developed as currently zoned (PRVR), and without detailed corridor planning standards, 24 Road is likely to develop in a haphazard, inappropriate and visually unappealing way.

The 24 Road Corridor is now about 1/3 in the City and 2/3 in the unincorporated area of Mesa County. However, the area is in an annexation enclave, and the City intends to annex the 24 Road Corridor area by February, 1995.

Beginning in about August, 1994, the City's land use consultant will begin to prepare a Growth Plan for the City of Grand Junction. The Growth Plan will analyze existing land use and zoning in the entire City, including the areas east and west of 24 Road. However, this planning process is likely to take approximately 18 months to complete.

In recognition of the development pressure upon lands adjacent to 24 Road, the City has initiated a planning process for the 24 Road corridor. This planning process is expected to be complete by mid-1995. The planning process will include substantial citizen and property owner involvement, and will focus on such issues as appropriate land use and zoning for the corridor, access controls, aesthetics, signage, landscaping, building setbacks, and pedestrian/bike movement.

Staff strongly recommends that **no zoning changes** be made along the 24 Road corridor in advance of completion of the 24 Road Corridor Plan, unless a requested zone change is obviously appropriate for the area and represents an opportunity for setting the desired tone for future development of the corridor. Staff feels strongly that a rezoning to a mobile home park or any other form of residential development is **NOT** appropriate for the corridor, and therefore recommends that the rezoning request be denied.

*Shannon on Vida
245-8888*

STAFF REVIEW

FILE: #118-94
DATE: August 10, 1994
STAFF: Michael Drollinger
REQUEST: Rezone - PRVR to PMH
LOCATION: NW Corner 24 Rd. and G Rd.
APPLICANT: Mesa Partners

EXECUTIVE SUMMARY

230 units

A proposed rezone from PRVR (Planned Recreational Vehicle Resort) to PMH (Planned Mobile Home Park) for an approximately 32 acre parcel located at the northeast corner of 24 Road and G Road. The property is along the 24 Road corridor, which is expected to development as the next gateway to the City. Staff recommends denial of the rezone request.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Planned Mobile Home Park

SURROUNDING LAND USE:

- NORTH: Vacant/Agricultural
- SOUTH: Vacant
- EAST: Single Family Residential/Agricultural
- WEST: Vacant

EXISTING ZONING: PRVR (Planned Recreational Vehicle Resort)

PROPOSED ZONING: PMH (Planned Mobile Home)

SURROUNDING ZONING:

- NORTH: PRVR (Planned Recreational Vehicle Resort)
- SOUTH: C (Commercial) - County Zoning
- EAST: RSF-2
- WEST: C (Commercial) - County Zoning

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

It is anticipated that 24 Road will become a major gateway to the City, much like Horizon Drive. The location of Mesa Mall, continued development of the Redlands, the City's acquisition of land at the intersection of I-70 and 24 Road for a future regional park facility, and the trend towards continued development both to the east and west of 24 Road all point to substantially increased traffic along this corridor in the relatively near future. In recognition of this, widening of 24 Road is scheduled for 1999.

Issues that are extremely crucial for the proper development of the corridor include land use, zoning, access control, aesthetics, pedestrian/bike movement, and building setbacks. Without proper prior planning, it is likely that the area will develop in a haphazard manner and become a missed opportunity for achieving a high quality entrance to the City. Existing zoning along 24 Road between I-70 and I-70B is inappropriate given the changed circumstances in the area, particularly the existence of Mesa Mall, the new regional park site, and the increased potential for residential development to the east. If developed as currently zoned (PRVR), and without detailed corridor planning standards, 24 Road is likely to develop in a haphazard, inappropriate and visually unappealing way.

The 24 Road Corridor is now about 1/3 in the City and 2/3 in the unincorporated area of Mesa County. However, the area is in an annexation enclave, and the City intends to annex the 24 Road Corridor area by February, 1995.

Beginning in about August 1994, the City's land use consultant will begin to prepare a Growth Plan for the City of Grand Junction. The Growth Plan will analyze existing land use and zoning in the entire City, including the areas east and west of 24 Road. However, this planning process is likely to take approximately 18 months to complete.

In recognition of the development pressure upon lands adjacent to 24 Road, the City has initiated a planning process for the 24 Road corridor. This planning process is expected to be complete by mid-1995. The planning process will include substantial citizen and property owner involvement, and will focus on such issues as appropriate land use and zoning for the corridor, access controls, aesthetics, signage, landscaping, building setbacks, and pedestrian/bike movement.

The following criteria must be considered for a rezoning request:

- A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.
- B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**

Staff feels that there has been a change in character of the vicinity. Continued commercial growth to the south, residential growth to the east and in the Redlands and the purchase of a regional park site by the City to the north has positioned the 24 Road corridor to be the next gateway to the City. This status is recognized by the fact that the Community Development Department is beginning to undertake a 24 Road Corridor Planning Study.

C. **Is there an area of community need for the proposed rezone?**

No specific studies of demand for mobile/manufactured housing space exist for the area, however, there are a number of existing mobile/manufactured housing parks in the City and County. Staff is not opposed to the housing type proposed but does not feel that the proposed location is appropriate.

D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

The proposed use will not be compatible with the types of highway-oriented non-residential uses which are anticipated in the interchange vicinity.

E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Benefits are not apparent.

F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**

There is no comprehensive plan for the area. The existing 24 Road corridor guidelines do not specifically address the subject parcel.

G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

24 Road is not built to recommended standards. Roadway improvements to 24 Road will be required prior to major development in the corridor.

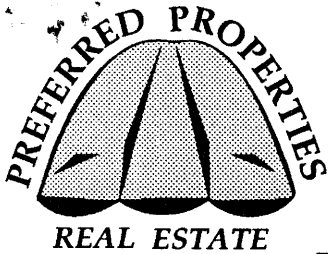
Staff feels that the rezone request is not supported by the rezone criteria. Furthermore, staff strongly recommends that **no zoning changes** be made along the 24 Road corridor in advance of completion of the 24 Road Corridor Plan, unless a requested zone change is obviously appropriate for the area and represents an opportunity for setting the desired tone for future development of the corridor. Staff feels strongly that a rezoning to a mobile home park or any other form of residential development is **NOT** appropriate for the corridor, and therefore recommends that the rezoning request be denied.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request.

SUGGESTED PLANNING COMMISSION MOTION:

Planning Commission recommends denial of the rezoning request.



LATE

July 24, 1994

FILE #118-94

Community Development Department
Att: Michael Drollinger
250 N. 5th Street
Grand Junction, CO. 81501

RE: Review Comments, Rezone 24 & G Road

Dear Mr. Drollinger -

Our request for rezone on the northwest corner of 24 and G road is for the future development of an upper class mobile home park, Such as Pioneer Village located at 32 and F road. Community Development will have the opportunity to review a detailed site plan. This development will provide an appealing entrance to the 24 road corridor complete with city streets, sidewalks, landscaping and bike and pedestrian pathways, In contrast to a commercial development.

The zoning for these properties along 24 road between I-70 and I-70B is currently commercial. Our plan is to provide a proper development for this area with proper access control, aesthetics and pathways. We agree that commercial zoning in this area is inappropriate. As indicated in the Community Development comments this is an area prone to increase residential development. Our proposed development at this site will provide detailed planning standards to be visually appealing as a major gateway to the city of Grand Junction.

Our proposal of an upper class mobile home park offers several advantages to the current zoning of the property. Our site plan will provide satisfactory landscaping, setbacks and less traffic than the current site plan. Community Development recommendation of no zoning change seems cotractory. It is first stated in the comments that the current zoning along 24 road is inappropriate given the changed circumstances in the area. Current zoning in the majority of ths area is commercial.

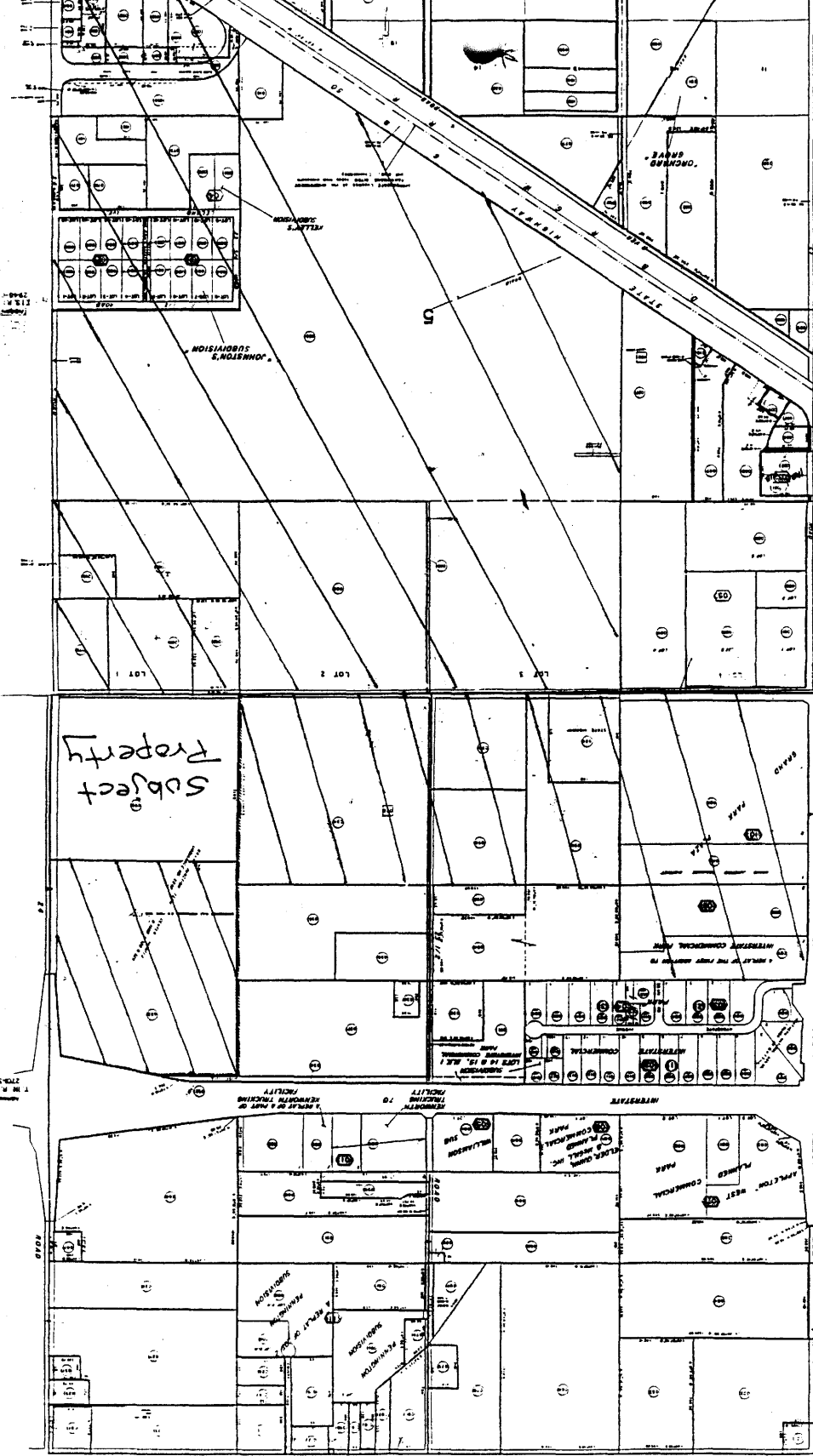
734 Main St.
Suite B
Grand Junction
Colorado
81501
303-241-7900
303-241-7910 fax

- Sales
- Commercial
- Residential
- Leasing
- Development
- Marketing

Our rezone request is for a residential mobile home park of the highest quality. This request for rezone seems appropriate for the area and represents an opportunity for setting a desired tone for future development of the 24 road corridor. Staff strongly recommends that a residential development is not appropriate for this corridor but at the same time states that the current zoning (commercial) is also inappropriate. We believe a well developed residential site with pedestrian and bike paths is much more appealing on the 24 road corridor, as an entry into Grand Junction as compared to a commercial development. This would be comparable to the entry way to the city from Orchard Mesa. The staffs recommendation to deny all zoning changes thru 1995 seems unreasonable to area property owners

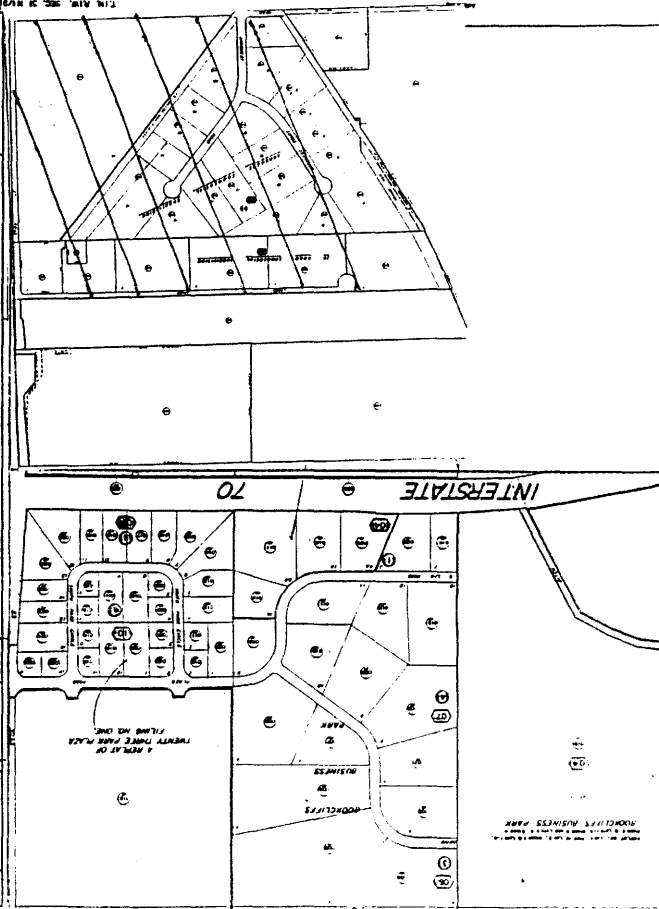
The new regional park site will be an attractive park setting for this entry way into the city and Mesa Mall. Well planned residential sites will also be much more appealing than commercial development. It should also be pointed out the enormous amounts of commercial property currently platted and vacant in this area. Enclosed are some plat maps depicting these various sites. Also included are some comparable mobile home parks to indicate the increased tax revenues to the city from this type of development.

Quality residential developments especially next to a city park are much more compatible than commercial development. With this, We respectfully ask the community Development to reconsider their position concerning this request for rezone.



COMMERCIAL
PROPERTIES

2701-31



2701-31

2701-31

K.O.A. - RV PARK

LAND TAX	-	\$1,241.52	LAND SIZE - 11.16 ACRES
IMPV TAX	-	\$1,542.83	133 HOOK-UPS
TOTAL	-	<u>\$2,784.35</u>	

PARADISE VALLEY MOBILE HOME PARK

LAND TAX	-	\$1,666.36	LAND SIZE - 36.10 ACRES
IMPV TAX	-	\$12,552.89	255 HOOK-UPS
TOTAL		<u>\$14,219.25</u>	

TAX GENERATED: \$393.89 PER ACRE
 \$ 55.76 PER SPACE

MOBILE HOME PARK VS RV PARK

58% MORE TAXES GENERATED PER ACRE OF LAND
166% MORE TAXES GENERATED PER SPACE OR HOOK UP

STAFF REVIEW

FILE: #118-94

DATE: July 25, 1994

REQUEST: Rezone - PRVR to PMH

LOCATION: NW Corner 24 Rd. and G Rd.

APPLICANT: Mesa Partners

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Planned Mobile Home Park

SURROUNDING LAND USE:

NORTH: Vacant/Agricultural
SOUTH: Vacant
EAST: Single Family Residential/Agricultural
WEST: Vacant

EXISTING ZONING: PRVR (Planned Recreational Vehicle Resort)

PROPOSED ZONING: PMH (Planned Mobile Home)

SURROUNDING ZONING:

NORTH: PRVR (Planned Recreational Vehicle Resort)
SOUTH: C (Commercial) - County Zoning
EAST: RSF-2
WEST: C (Commercial) - County Zoning

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

It is anticipated that 24 Road will become a major gateway to the City, much like Horizon Drive. The location of Mesa Mall, continued development of the Redlands, the City's acquisition of land at the intersection of I-70 and 24 Road for a future regional park facility, and the trend towards continued development both to the east and west of 24 Road all point to substantially increased traffic along this corridor in the relatively near future. In recognition of this, widening of 24 Road is scheduled for 1999.

Issues that are extremely crucial for the proper development of the corridor include land use, zoning, access control, aesthetics, pedestrian/bike movement, and building setbacks. Without proper prior planning, it is likely that the area will develop in a haphazard manner and become a missed opportunity for achieving a high quality entrance to the City. Existing zoning along 24 Road between I-70 and I-70B is inappropriate given the changed circumstances in the area, particularly the existence of Mesa Mall, the new regional park site, and the increased potential for residential development to the east. If developed as currently zoned (PRVR), and without detailed corridor planning standards, 24 Road is likely to develop in a haphazard, inappropriate and visually unappealing way.

The 24 Road Corridor is now about 1/3 in the City and 2/3 in the unincorporated area of Mesa County. However, the area is in an annexation enclave, and the City intends to annex the 24 Road Corridor area by February, 1995.

Beginning in about August 1994, the City's land use consultant will begin to prepare a Growth Plan for the City of Grand Junction. The Growth Plan will analyze existing land use and zoning in the entire City, including the areas east and west of 24 Road. However, this planning process is likely to take approximately 18 months to complete.

In recognition of the development pressure upon lands adjacent to 24 Road, the City has initiated a planning process for the 24 Road corridor. This planning process is expected to be complete by mid-1995. The planning process will include substantial citizen and property owner involvement, and will focus on such issues as appropriate land use and zoning for the corridor, access controls, aesthetics, signage, landscaping, building setbacks, and pedestrian/bike movement.

The following criteria must be considered for a rezoning request:

A. Was the existing zone an error at the time of adoption?

There is no evidence that the existing zone was an error at the time of adoption.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

Staff feels that there has been a change in character of the vicinity. Continued commercial growth to the south, residential growth to the east and in the Redlands and the purchase of a regional park site by the City to the north has positioned the 24 Road corridor to be the next gateway to the City. This status is recognized by the fact that the Community Development Department is beginning to undertake a 24 Road Corridor Planning Study.

C. Is there an area of community need for the proposed rezone?

No specific studies of demand for mobile/manufactured housing space exist for the area, however, there are a number of existing mobile/manufactured housing parks in the City and County.

D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**

The proposed use will not be compatible with the types of highway-oriented non-residential uses which are anticipated in the interchange vicinity.

E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**

Benefits are not apparent.

F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**

There is no comprehensive plan for the area. The existing 24 Road corridor guidelines do not specifically address the subject parcel.

G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

24 Road is not built to recommended standards. Roadway improvements to 24 Road will be required prior to major development in the corridor.

Staff feels that the rezone request is not supported by the rezone criteria. Furthermore, staff strongly recommends that **no zoning changes** be made along the 24 Road corridor in advance of completion of the 24 Road Corridor Plan, unless a requested zone change is obviously appropriate for the area and represents an opportunity for setting the desired tone for future development of the corridor. Staff feels strongly that a rezoning to a mobile home park or any other form of residential development is **NOT** appropriate for the corridor, and therefore recommends that the rezoning request be denied.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #118-94, a rezone from PRVR to PMH, I recommend that we deny the rezoning request.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 10 1994

To: City of Grand Junction Planning
From: Mesa County Valley School District 51
Louis A. Grasso Jr. *Louis A. Grasso Jr.*
Date: August 10, 1994

Subject: Rezone for Trailer Park at the 24 & G Road

It is estimated that the proposed rezoning of the site at 24 & G Road and subsequent 230 units could have the following student impact. I have listed the schools involved, 1993-94 school enrollment, school capacity and anticipated impact.

Elementary:	Appleton	253	250	59
Middle School:	West	493	500	30
High School:	Fruita	1228	1100	<u>39</u>
				128

A particular concern of the district is the fact that unlike other developments where the building may occur over a number of months/years, a trailer park could potentially be developed and occupied within a matter of months. If this were to occur, a school such as Appleton would either have to purchase additional modular units or adopt some type of alternative schedule such as year-round or split-sessions. (Year-round could only be accomplished by spending monies to provide air conditioning, staff, transportation, maintenance, food service, custodial help etc., and other costs associated with a year-round school program. The addition of modular units will also require expenditures for the units, staff etc. Split sessions would also require the expenditures noted for year-round with the exception of air conditioning.

Obviously, Fruita Monument High School would face the same problem as Appleton. West Middle School, although to a lesser extent than Appleton or Fruita, would also face space problems.

MEMO

To: City Council
Planning Commission
From: Larry Timm *LT*
Re: 24 Road Corridor Plan
Date: August 15, 1994

The intent of this brief memo is to inform you of the initiation of the 24 Road Corridor Plan project. The 24 Road Corridor will likely be the next area to develop as a gateway to the City. The roadway provides a link between I-70, the Redlands and Mesa Mall. Presently, the corridor remains largely undeveloped. The portions of the corridor that are not now in the City are intended to be annexed into the City by early 1995. The corridor has the potential to be developed in a high quality manner that will be of great benefit to the property owners, owners of nearby property, and the City as a whole. A corridor plan is needed to help achieve this potential.

In recognition of the importance of the Corridor, the City has initiated a corridor planning project. The project is part of the Community Development Department's 1994-95 Work Program. The Department believes that given the present growth pressures on the corridor, the planning process should begin now and be performed in-house, rather than waiting for the completion of the Grand Junction Growth Plan, which will take at least 18 months.

The planning process for the 24 Road Corridor will include substantial citizen and property owner involvement and will focus on issues such as appropriate zoning for the corridor, access controls, signage, landscaping, building setbacks, and pedestrian/bicycle circulation. The corridor planning project will be coordinated with the Growth Plan. The corridor plan is expected to be complete by mid-1995. A detailed preliminary work program for the plan will be forthcoming shortly for your review and comments. Michael Drollinger, Senior Planner, will be the project manager.

Aug. 16, 1994

The rezoning of land at 24 and G Roads from an RV park to a mobile home park would be a monumental mistake.

The impact this would have on a very small, very old elementary school (Appleton), would be devastating. Appleton is already above capacity. Students are being bused to other schools. The school district has already stated they will not invest money at Appleton for expansion because the school is so old. Lunch dishes are washed by hand because the school is on a septic system.

Fruita Monument High School is absolutely bursting at the seams. The 1994-95 school year is starting with a freshman class of 432 students. We are talking 35+ students per classroom. And that is just the freshman class.

The northwest part of town has been targeted for development

over the past 10 years. And it has definitely developed. Please take into consideration first how this would affect our children and schools instead of putting them at the bottom of the list where they always seem to fall.

Anna Maria Juoco
~~Anna Maria Juoco~~ Grand Junction
242-7914

Chris Duffey
2489 H Road
2 kids @ Appleton

This proposed project is in the
~~the~~ Appleton School attendance area.
If you're not aware of the
current situation at Appleton
it is this: Appleton is a very small
old school (over 50 yrs old) that is
currently over capacity and busing
kids to other schools (Pomona and
possibly Broadway this year¹⁹⁹⁴⁻⁹⁵).

In the January, 1994 School
District #51 Enrollment Projections, it
was stated that, "due to the facility
that exists at Appleton any growth
would be difficult to deal with". If
any growth would be difficult to
deal with, the massive growth of this
proposed project will make the situation
at Appleton totally unmanageable. It
would create an enormous problem
for a school that is already struggling
with ~~rapidly increasing~~ ^{rapidly increasing} ~~school~~ student numbers.

Christine Duffey
2489 H Road
241-0832

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 17 1994

2485 Sage Run Court
Grand Junction, Colorado 81505
August 17, 1994

Council Members
Grand Junction City Council
Grand Junction, Colorado 81501

Dear Council Members:

We have been residents of the Appleton area since 1986 and are parents of three children who are attending or will attend Appleton elementary school, Fruita Middle School, and Fruita Monument High School. We are strongly opposed to the proposed rezoning of a parcel of land at G and 24 Roads from use by RV's to use by mobile home units. We believe that the proposed use for mobile homes would have a direct adverse impact on local schools already suffering from rapid growth and overcrowding. As long-term residents of the Appleton area we are certainly aware of the rapid growth and change in this vicinity and strongly support coordinated and thoughtful planning to guide that change. We believe that allowing the proposed change sets a dangerous precedent that weakens local planning and zoning efforts. We urge you to deny the proposed rezoning of G and 24 Roads.

Sincerely,

Carol and Fred E. Fowler
Carol and Fred Fowler

xc: District 51 School Board

2485 Sage Run Court
Grand Junction, Colorado 81505
August 17, 1994

Council Members
Grand Junction City Council
Grand Junction, Colorado 81501

Dear Council Members:

We have been residents of the Appleton area since 1986 and are parents of three children who are attending or will attend Appleton elementary school, Fruita Middle School, and Fruita Monument High School. We are strongly opposed to the proposed rezoning of a parcel of land at G and 24 Roads from use by RV's to use by mobile home units. We believe that the proposed use for mobile homes would have a direct adverse impact on local schools already suffering from rapid growth and overcrowding. As long-term residents of the Appleton area we are certainly aware of the rapid growth and change in this vicinity and strongly support coordinated and thoughtful planning to guide that change. We believe that allowing the proposed change sets a dangerous precedent that weakens local planning and zoning efforts. We urge you to deny the proposed rezoning of G and 24 Roads.

Sincerely,



Carol and Fred Fowler

xc: District 51 School Board

August 17, 1994

City Council Members,

Once again, another high-density development has been proposed for our area north of town. The effect of enormous numbers of new students into an already over-capacity school (Appleton) would be very detrimental to all concerned.

Until our community sees fit to pass a bond issue or vote "yes" on a statewide school initiative, we cannot continue to give approval to high-density rezones.

Appleton will continue to bus children to other schools, until they also become overcrowded. Appleton buses children to Pomona, which is now near or at capacity, and is considering which other schools could handle more kids bused to them. If this project were approved, it would create a huge problem that would be very difficult for the school district to deal with. We, as a community, cannot make our schools deal with totally unmanageable situations, that projects such as

this one would bring.

Please consider the impact
this proposal will have on our
children and schools. Thank you
for your consideration.

Chris Duffey
241-0830

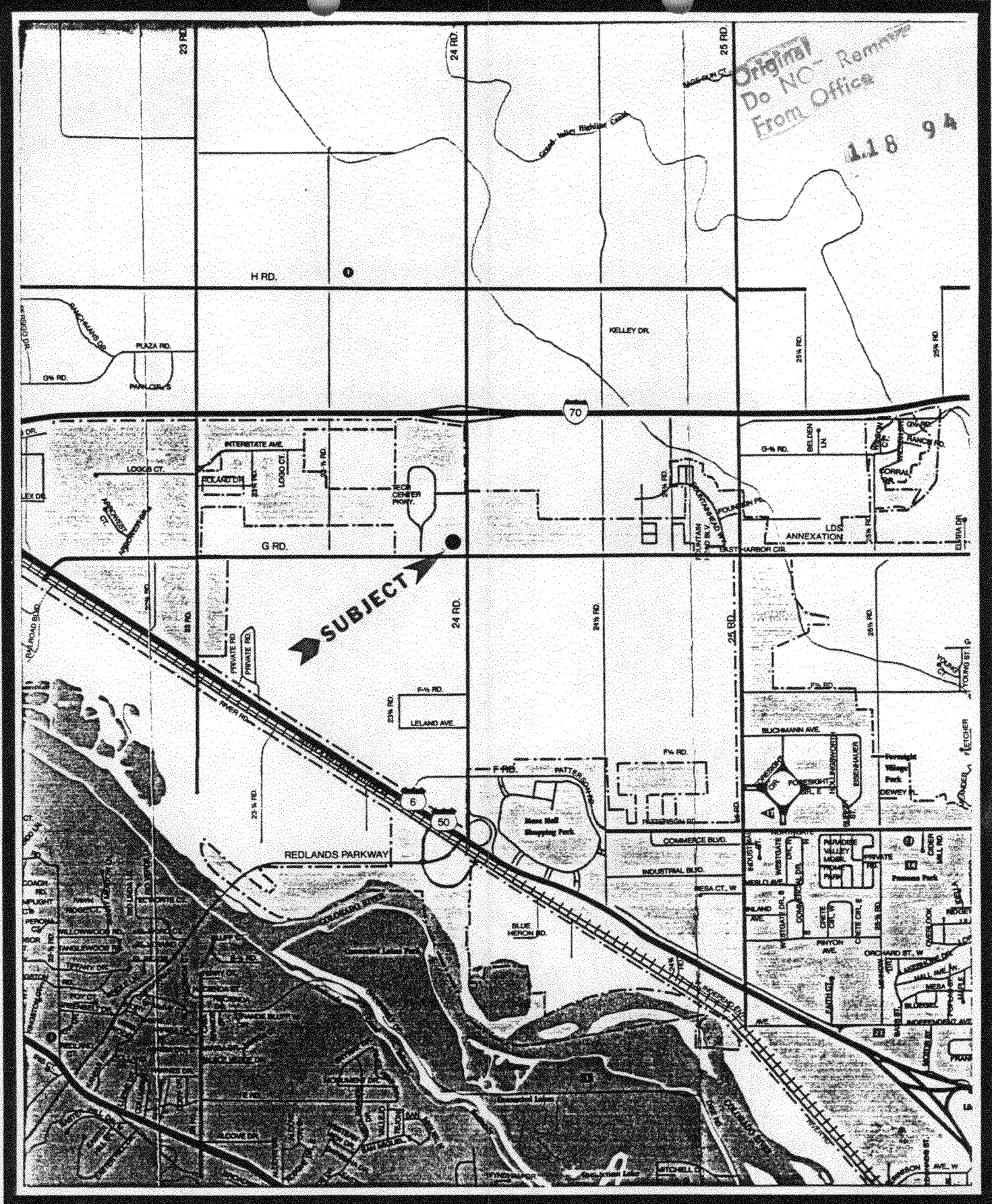
Original
Do NOT Remove
From Office

LEGAL DESCRIPTION

118 94

The South 1,155 feet of the E 1/2 SE 1/4 of Section 32, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

Original
Do NOT Remove
From Office
118 94



Location Map



THE NEIGHBORS R. V. PARK OFFICIAL DEVELOPMENT PLAN

LAND USE BREAKDOWN

- A. 1,000 ± V LOTS
- B. RECREATION COMPLEX
- C. ONLY SPACE/LAND-SCAPING

TOTAL: 118.84 100%

PROVIDING BREAKDOWN

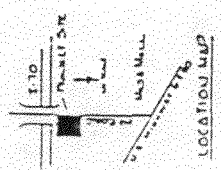
- A. TWO (2) GREAT SINGLE PER LOT
- B. APPROX 150 SPACES - SERVIC THE RECREATION COMPLEX

UTILITIES

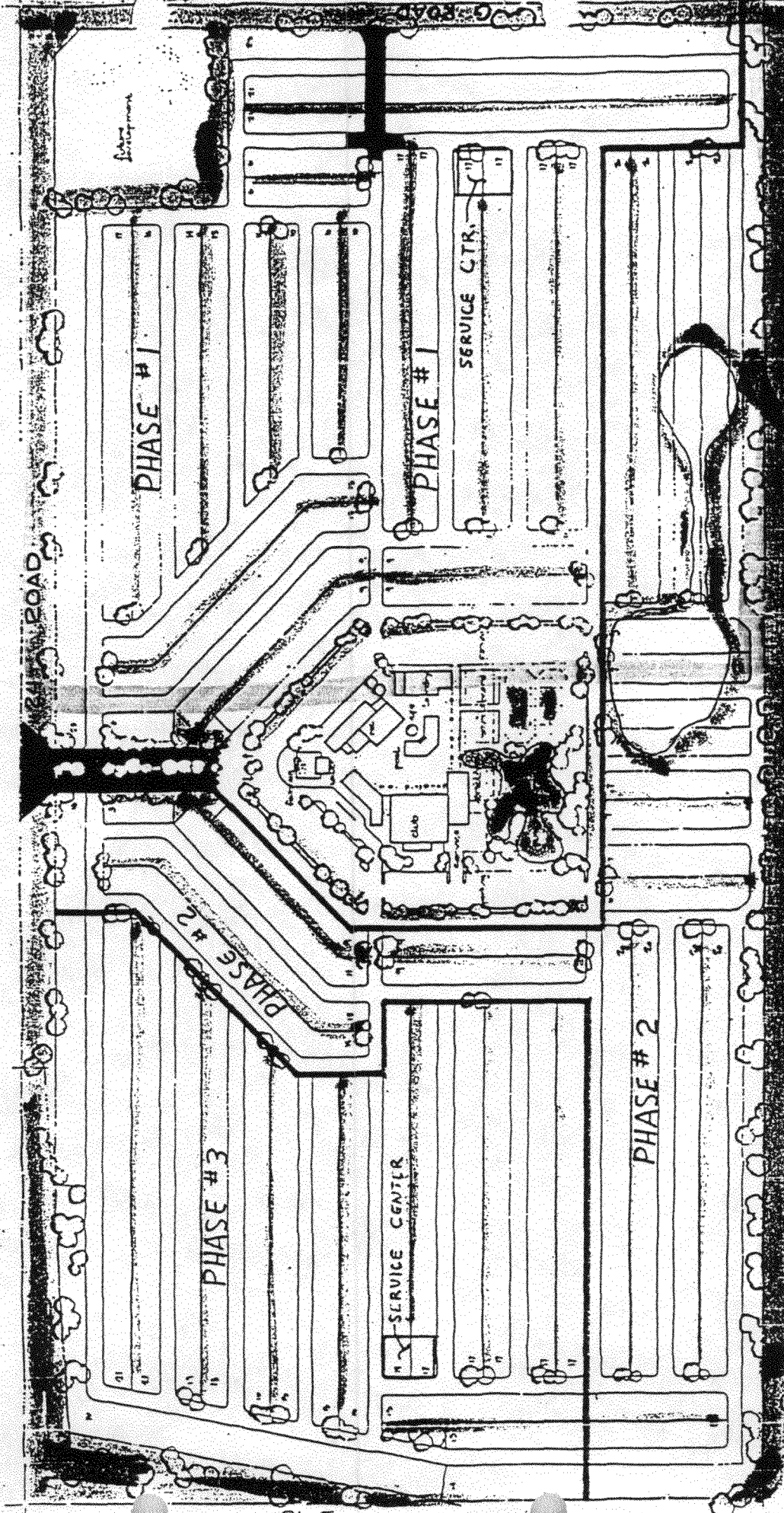
- A. GRADE IN 24 ROAD - APPROX 300 DISTRICT
- B. WATER - PARTIAL OF WATER LINE FROM H ROAD
- C. WITH 6000 - BASED ON PREVIOUS AGREEMENT
- D. WITH 6000 JUNCTION TECH CLUTE JUTE WATER
- E. ELECTRIC AND GAS IN 24 ROAD & 24 ROAD - PUBLIC SERVICE
- F. TELEPHONE IN 24 ROAD - MONITORING CELL
- G. SANITATION - 24 ROAD - MONITORING CELL
- H. SEWERAGE - 24 ROAD - MONITORING CELL
- I. RECREATION - THE PROPERTY OWNERS HAVE 100 SHARES OF GRAND VALLEY RECREATION WATER STOCK.

SCREENING/LAND-SCAPING
AS GRAPHICALLY ILLUSTRATED ON THIS ODP

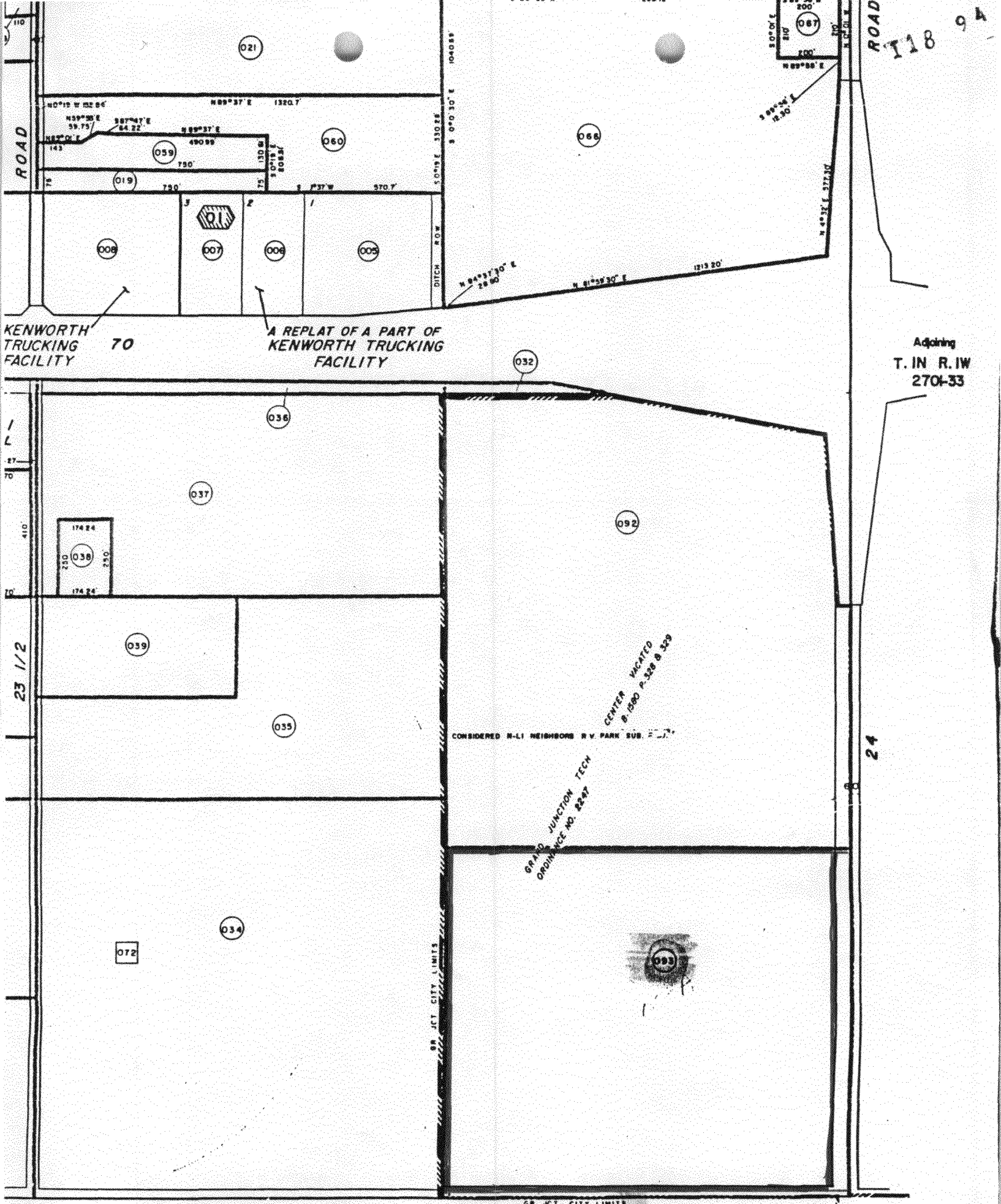
WATERSCAPE/DRAINAGE LINES
AS GRAPHICALLY ILLUSTRATED ON THIS ODP



SCALE 1" = 60'



Original
Do NOT Rem
From Office



KENWORTH TRUCKING FACILITY 70

A REPLAT OF A PART OF KENWORTH TRUCKING FACILITY

Adjoining T. IN R. IW 270-33

GRAND JUNCTION TECH
ORDINANCE NO. 2247
CENTER LOCATED
B. 1880 P. 328 & 329
CONSIDERED N-LI NEIGHBORS R.V. PARK SUB.

033

Adjoining IS R. IW 2945-05

ROAD

GR JCT CITY LIMITS