

#121-94

U.S. Bank of Grand Junction
P.O. Box 908
Grand Junction, CO 81502

Allan Ledebur
2700 G Road #8D
Grand Junction, CO 81506

Florence Wilcox
2700 G Road #8C
Grand Junction, CO 81506

Shirley Gardner
2700 G Road #9C
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2700 G Road #9D
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Shirley Woodard
P.O. Box 2087
Grand Junction, CO 81502

Rod Geddes
2700 G Road #11-B
Grand Junction, CO 81506

Florence Berg
2715 G Road
Grand Junction, CO 81506

Ladee Jensen
2713 G Road
Grand Junction, CO 81506

Clifford Allison
2711 G Road
Grand Junction, CO 81506

John Moss
715 Horizon Drive, Suite 380
Grand Junction, CO 81506

Reta Maxfield
2700 G Road #11-A
Grand Junction, CO 81506

William Bray
1015 North 7th Street
Grand Junction, CO 81501

Donald Edward Tyre
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Grand Junction, CO 81506

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2328 I-70 Frontage
Grand Junction, CO 81505

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2700 G Road #6D
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Mable Patsantaras
2700 G Road #A-10
Grand Junction, CO 81506

Amora Bley
2700 G Road #10-B
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Ruth Hockensmith
2700 G Road #10-C
Grand Junction, CO 81506

Everhart Family Revocable
Living Trust
2700 G Road #10-D
Grand Junction, CO 81506

Carlton Chambers
2700 G Road #12-C
Grand Junction, CO 81506

Bruce Jones
2700 G Road #12-D
Grand Junction, CO 81506

Mildred Gobbo
2700 G Road #8-A
Grand Junction, CO 81506

Gertrude Dalby
555 Pinyon Avenue
Grand Junction, CO 81501

Alvin Schiesswohl
123 South 6th Street
Grand Junction, CO 81501

Frederick Jones
3831 N 12th Street
Grand Junction, CO 81506

Tilman Bishop
2697 G Road
Grand Junction, CO 81506

Deanna Musgrave
2700 G Road #11-C
Grand Junction, CO 81506

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2700 G Road #11-D
Grand Junction, CO 81506

Mary Luthe
2700 G Road #A-6
Grand Junction, CO 81506

Ella Hurtt
2700 G Road #6-B
Grand Junction, CO 81506

Mariam Bennett
2700 G Road #6-C
Grand Junction, CO 81506

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

Jeff Williams
715 Horizon Drive, Suite 200
Grand Junction, CO 81506

Thomas A. Logue
227 S. 9th Street
Grand Junction, CO 81501

Sidney Gottlieb
477 Elkwood Terrace
Englewood, NJ 07631

SUBMITTAL CHECKLIST

121 94

MAJOR SUBDIVISION: PRELIMINARY

Location: SE corner of Grd #27 Rd

Project Name: Country Club Estates

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
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.I.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persino WWTF	
● Application Fee <i>\$1500</i>	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	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	1	1	1	1	1
● 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	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																				
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	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	1	1	1	1	1
● Location Map	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									

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: 5/20/94
Conference Attendance: Ray, Tom L., Kathy P., Jody K., Tom D.
Proposal: System 506
Location: 3E G 727

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

Additional ROW required? 12% & G
Adjacent road improvements required? YES
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? YES Estimated Amount: \$225
Recording fees required? YES - final Estimated Amount:
Half street improvement fees required? YES Estimated Amount:
Revocable Permit required? Landscaping
State Highway Access Permit required? NO

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

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

STAFF REVIEW

FILE: #145-93
DATE: January 4, 1994
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Country Club Estates
LOCATION: Southeast corner of G Road and 27 Road
APPLICANT: Sid Gotlieb and Jeffrey K. Williams

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Undeveloped
EAST: Residential and Undeveloped
WEST: Undeveloped

EXISTING ZONING: Planned Residential, 6 units per acre (PR-6)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential
SOUTH: Highway Oriented
EAST: RSF-5
WEST: County--R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for 21 single family lots on approximately 5 acres at the southeast corner of 27 Road and G Road. One access to the development is being proposed off of 12th Street. The property is zoned Planned Residential not to exceed 6 units per acre (PR-6). The proposed density is 4.2 units per acre.

Options for access to the property were discussed with the petitioner prior to submittal. Alternatives included one access only onto 12th Street, one access only onto G Road using the existing West Cliff Drive ROW, or a through access from G Road to 12th Street. Staff feels that any of those options would be acceptable to serve the development. However, even though the proposed access is to 12th Street only, as per requirements of the Zoning and Development Code, the developer will also be responsible for half street improvements to West Cliff Drive since it abuts the property. Currently, West Cliff Drive is unimproved but does provide access to two existing lots with homes.

In response to staff comments, the petitioner has provided two design options for the proposed cul-de-sacs within the development. The rectangular shaped design with the landscaped median as originally proposed does not provide adequate turning radii and creates problems for street sweeping. A more standard designed cul-de-sac should be required. The redesigned cul-de-sacs will require repositioning of fire hydrants. Fire hydrants are to be positioned at each intersection and spaced no greater than 500 feet apart, so that no property is greater than 250 feet from a fire hydrant.

This 5 acre tract is lot 1 of the 3 lot Horizon Park Subdivision. When Horizon Park was platted a 20' wide strip of property was made a part of lot 2, which is now replatted as Horizon Park East Subdivision, to connect to this piece for future golf cart access between the developments. One of the conditions of approval of Horizon Park East was to maintain the 20' strip as a golf cart easement so residents of this development could get their golf carts to the Country Club without accessing along 12th Street and G Road. However, the Horizon Park East plat was recorded without this strip being dedicated as a golf cart access. If the developer of Country Club Estates is interested in having that access, an easement would have to be dedicated by the owner of lots 16 and 17 of Horizon Park East Subdivision.

The petitioner is proposing to locate all drainage facilities, including the detention basin and outlet control structure, in an easement to be maintained by a single lot owner. This is not acceptable. All drainage facilities must be located in a common open tract to be maintained by the homeowners.

The proposed side yard setbacks of 3' for detached units with a 15' building separation is not acceptable. It is very difficult for Planning Staff to track building separations. The side yard setback should be the same for all lots or individual building envelopes shown for each lot.

In their response to review comments dated December 27, 1993 the petitioner has agreed to the following:

1. All comments as made by the City Utility Engineer, U.S. West and Public Service Co.
2. 25 ft. setback along G Road and 12th Street, 20 ft. front yard setback on internal streets, 15 rear yard setback and a maximum building height of 25 ft.
3. Any landscaped areas within the ROW will be designated as common open space to be maintained by the homeowners.

4. Additional fencing details will be provided with the final plan/plat application.

Review comments have not been received from Ute Water or Grand Valley Water Users. Any comments from those agencies must be addressed with the final plat submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan with the following conditions:

1. Half street improvements will be required for West Cliff Drive.
2. The cul-de-sacs be redesigned to meet City standards, including the repositioning of fire hydrants.
3. All drainage facilities, including the detention basin and outlet control structure, must be located in a common open tract to be maintained by the homeowners.
4. The side yard setbacks for detached units be the same for all lots or individual building envelopes be shown for each lot. Minimum building separation as a standard is not acceptable.
5. All revisions as required by the review agencies be incorporated into the final design.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we approve item #145-93, a request for a preliminary plan for Country Club Estates Subdivision with the conditions as stated in the Staff recommendation dated 1/4/94.

121 94

PRELIMINARY DEVELOPMENT PLAN
FOR
COUNTRY CLUB TOWNHOMES
Grand Junction, Colorado
June, 1994

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from Office

Prepared For:
Sidney Gottlieb, Country Club Estates, LLC.
477 Elkwood Terrace, Englewood, New Jersey 07631
(201) 569-0916



A LANDesign Partner

121 94

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12/22/2009

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PROJECT NARRATIVE
PRELIMINARY DEVELOPMENT PLAN FOR:
COUNTRY CLUB TOWNHOMES

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LOCATION - This Preliminary Plan application consists of a modified plan which was accepted by the City of Grand Junction during the early part of 1994. The Site Development Plans are revised in response to a change in the current market demands.

Country Club TOWNHOMES site contains approximately 5 acres. Country Club Townhomes is located in the North Grand Junction area, at the Southeast corner of "G" Road and North 12th. Street. The property is located in part of the NW 1/4 of Section 1, Township One South, Range One West, of the Ute Meridian. The site is also known as Lot One of Horizon Park Subdivision.

EXISTING LAND USE - The site is vacant of structures. Though irrigation water is available, the site is in a fallow state. No recent agricultural production has occurred. The site is somewhat affected by an existing natural drainage swale that flows along the easterly boundary of the property. Topography of the property is considered to be "gently rolling" in nature. The land within Country Club Townhomes slopes towards the south at an average rate of 3.5 percent. The subject property is zoned PR - 8 (Planned Unit Development) by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate intensity. Predominate uses include single family dwellings on subdivided tracts and multi-family condominium units. Agricultural production is almost nonexistent in the vicinity of the subject site.

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121 94

Numerous non-residential uses can be found in the area surrounding the subject property along the Horizon Drive corridor east of the property. The Bookcliff Country Club is located a short distance east of the site north of G Road. Attached is an "Assessor's Map" which depicts the configuration of various properties in the area surrounding Country Club Townhomes.

PROPOSED LAND USE - The proposal calls for the ultimate development of 24 townhome units on the 5 acre site. Individual living units range in size from 2,000 square feet to 2,800 square. The resulting density is 4.8 dwelling units per acre. The accompanying Preliminary Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the proposed development.

The Development Plan calls for all of the land outside of the building "foot-print" be designated as Private Open Space that is to be fully landscaped.

Besides the individual lot development standards presented herein, strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of Country Club Townhomes and surrounding property owners. The C.C. & R's will also include provisions for ownership and maintenance of the Private Open Spaces and the storm water system. The accompanying Site Development Plan suggests the minimum building setbacks that will be incorporated for the lot buildings.

ACCESS - Primary access to Country Club Townhomes will be from North 12th. Street which is designated as local minor arterial by the City of Grand Junction. Review of the accompanying maps reveal that besides North 12th. Street, G Road, also a minor arterial road provides access to Horizon Drive.

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Proposed roadway improvements call for the construction of approximately 750 feet of new public street. Internal streets will be constructed in accordance with the City's current standards for "Local Streets". The street right-of-way will also serve as a utility corridor. Payments will be made in accordance with the City's new Transportation Impact Fee schedule.

According to the City of Grand Junction's Trip Generator for Townhomes, approximately 140 average daily trips would occur after site development is complete. In 1987 and 1988 the City measured 2200 average daily trips along North 12th. Street adjoining the subject property and 1160 average daily trips for G Road.

UTILITY SERVICE

DOMESTIC WATER - All lots within Country Club Townhomes will be served by a domestic water distribution system. An existing 8 inch water main is located within 12th. Street and will be used to provide water service to lots within Country Club Townhomes. A new 8 inch main will be extended within the property. All of the existing water mains are owned and maintained by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection system will be constructed to serve all lots within the development. Sewer service will be extended from an existing 8 inch main located along the east and southerly property boundary. It is estimated that peak sewage flows generated by the lots within the development will be 5,350 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located next to the

proposed development. Lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

Original Estimate
 121 94

IRRIGATION WATER - Due to the nature of the development irrigation water will not be utilized. Irrigation of the landscaped areas will utilize domestic water supplies.

SOILS - According to data contained within the Soil Conservation Service (SCS) soil evaluations, soil limitations are not identified as severe for identified building areas within County Club Estates. SCS has identified four soil classifications within the property.

S.C.S. SOIL CLASSIFICATIONS GENERAL CHARACTERISTICS				
Map Symbol	Agricultural Capability	Internal Drainage	Occurrence of High Water Table	Surface Drainage
Cc	Vi	Very Slow	None	Medium
Rp	VIII	do	do	Very Rapid
Rs	VIII	do	do	Very Slow
Pb	IV	Very Slow	Occasional	Slow

- Class I = Few Limitations for Production
- Class II = Moderate Limitations for Production
- Class III = Severe Limitations for Production
- Class IV = Very Severe Limitations for Production
- Class V = Rangeland, Woodland, Wildlife Habitat
- Class VI = Unsuitable For Production

DRAINAGE - A Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering Department under separate cover. Most of the future drainage will be carried on the ground surface to the

proposed street system and to the southwest property corner. The site is somewhat affected by drainage from off-site sources particularly from land lying to the north.

DEVELOPMENT SCHEDULE - The rate at which development of Country Club Townhomes, will occur is dependent upon the City's future growth and housing needs. Site development will be done in two separate phases of equal size. Due to the nature of a townhome development, the Final Plat will be completed in a two step process. Step One will consist of the submittal and normal review of a Final Plat which will dedicate all of the road right-of-way and easements. Step Two will consist of processing an administrative re-plat which depicts the limits of ownership of each townhome site after the foundations have been constructed. The Step Two Plat will be recorded prior to occupancy of any unit.

Original Plat Returned

121 94



June 1, 1994

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

RE: COUNTRY CLUB TOWNHOMES, PRELIMINARY PLAN

Dear Staff:

Accompanying is a Preliminary Plan application for Country Club TOWNHOMES, located on five acres Southeast of 12th. Street and "G" Road.

This request is a revised site plan which received Preliminary Plan approval several months ago. Changes to the revised site plan include:

1. Changing the original application from detached dwelling units to clusters of 4 attached units. Resulting in a increase of four units
2. Elimination of fence screen along 12th. Street, "G" Roads and the south property line. This was accomplished by realignment of the internal public street system. The new street system helps reduce undesirable influences from the adjoining roadways, as well as, possible unknown influence which may occur on the undeveloped property to the south.
3. Addition of a water feature as part of the landscape plan.

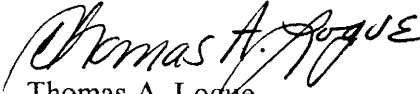
Future ownership of the land under and around each unit will be fee simple. The balance of the land will be maintained and owned by a home owner's association. Previously submitted home owner documents are still valid and will be refined and submitted with the final plat and plan.

Drainage data submitted with the initial preliminary plan application remains valid for this revised application.

Utility availability remains unchanged with the revised plan. The current proposal will utilize an existing sewer main along the south and east property lines. Fire hydrant locations are illustrated on the Preliminary Water and Sewer Plan.

We will be looking foreword to your comments and the scheduled public hearings.

Respectfully,


Thomas A. Logue



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June 30, 1994

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

RE: COUNTRY CLUB TOWNHOMES

Dear Staff:


Accompanying is a revised Site Development Plan for the Country Club Townhomes located Southeast of 12th. Street and G Road.

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

1. Legal Description
2. Proof of Ownership Document
3. Legal Description
4. List of Surrounding Property Owners

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

Respectfully,


Thomas A. Logue

To: Marcia Petering
Cc: Tom Dixon
From: Jody Kliska
Subject: #121-94 Country Club Townhomes
Date: 7/07/94 Time: 10:40a

The guest parking overflow may not back out into the street. It appears there is room between the buildings to provide a parking area where cars can approach the street correctly.

For the final plan submittal, the following items need to be detailed on the grading plan: Pond landscaping, a drainage detail for the gutter flow at the approach to 12th Street, construction details for the box culvert and concrete pipe with inlet and outlet elevations, and a construction detail for the retaining walls with dimensions.

The previous drainage report submittal indicated the applicant intends to pay the drainage fee and this was previously approved.

Right-of-way dedication for both 12th St. and G Rd. will be required. The transportation capacity payment will be applicable at \$400/unit.

A large, handwritten checkmark is drawn in the center of the page.

REVIEW COMMENTS

Page 1 of 2

FILE #121-94

TITLE HEADING: Major Subdivision-Preliminary
County Club Townhomes

LOCATION: Southeast corner of G Rd. & 27 Rd.

PETITIONER: Sidney Gottlieb

PETITIONER'S ADDRESS/TELEPHONE: 477 Elkwood Terrace
Englewood, NJ 07361
201-569-0916

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Tom Dixon

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., July 22, 1994.**

CITY PARKS & RECREATION DEPT.
Don Hobbs

7/06/94
244-1542

Open space fees will be based upon 24 units at \$225 = \$5,400.00.

U.S. WEST
Leon Peach

7/11/94
244-4964

No comments at this time.

U.S. POSTAL SERVICE
Cheryl Fiegel

7/11/94
244-3435

Preferred delivery method for townhomes is centralized delivery. If individual mailboxes are chosen, they must be at curbside.

CITY UTILITY ENGINEER
Bill Cheney

7.08.94
244-1590

Water: Ute water.

Sewer: Individual sewer services will be required for each unit.
There may be a reimbursement for the portion of the sewer which would serve this development. The line was originally constructed to serve Horizon Park East.

CITY FIRE DEPARTMENT
Hank Masterson

7/08/94
244-1400

A utility composite needs to be submitted for our review.

UTE WATER DISTRICT
Gary R. Mathews

7/11/94
242-7491

Ute water objects to the proposed use of domestic water for irrigation and for landscape maintenance as indicated in this development plan. If irrigation water is not available to the project site, the "WATER FEATURE" (pond) should be eliminated. Domestic water services and fire protection can be provided from 12th street.

Detailed utility construction plans must be approved in advance.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/07/94
244-1591

The guest parking overflow may not back out into the street. It appears there is room between the buildings to provide a parking area where cars can approach the street correctly.

For the final plan submittal, the following items need to be detailed on the grading plan:

Pond landscaping

Drainage detail for the gutter flow at the approach to 12th St.

Construction details for the box culvert and concrete pipe with inlet & outlet elevations

Construction detail for the retaining walls with dimensions.

The previous drainage report submittal indicated the applicant intends to pay the drainage fee and this was previously approved.

Right-of-way dedication for both 12th St. and G Road will be required. The transportation capacity payment will be applicable at \$400/unit.

CITY POLICE DEPARTMENT
Dave Stassen

7/15/94
244-3587

I have a question about why the fence was taken out of G Road, 12th St., and the South lot line. While a total fence screen, such as is being placed on the East side, does not lend itself to crime prevention, a transparent fence (wrought iron or similar) along 12th St., G Road and the South line would increase the sense of territoriality for the residents and decrease the sense of safety for the criminal element.

Another question I would have is the location of exterior lighting. The locations of the building is outstanding for enhancing natural surveillance. By adding good lighting to the darker areas, this feature is greatly enhanced.

STAFF REVIEW (Preliminary comments)

FILE: #121-94

DATE: July 15, 1994

STAFF: Tom Dixon

REQUEST: Preliminary Plan - Country Club Townhomes

LOCATION: Southeast corner of G Road and 27 Road

APPLICANT: Sidney Gottlieb and Jeffery K. Williams

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential, 24 units

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Undeveloped

EAST: Residential and undeveloped

WEST: Undeveloped

EXISTING ZONING: PR-6, Planned Residential - 6 units per acre

PROPOSED ZONING: PR-6

SURROUNDING ZONING:

NORTH: Planned Residential

SOUTH: HO, Highway Oriented

EAST: RSF-5, Single-Family Residential - 5 units per acre

WEST: R-1-B (Mesa County designation)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City.

STAFF ANALYSIS:

This proposal is for a second preliminary plan approval for Country Club Townhomes, originally reviewed as Country Club Estates. The first proposal, reviewed as file #145-93, was for 21 single-family lots. This second proposal is for 24 attached residential units in six separate buildings, each building containing four units in various floor plan configurations. The existing parcel is approximately five acres and is located at the southeast corner of 27 Road and G Road. The property is zoned PR-6 and the development proposed conforms to

this zone designation.

As proposed, Country Club Townhomes will create individual residential lots defined by the footprints of the buildings. The remaining property will be held in common ownership by the homeowners association which will be responsible for the common open space and associated driveways and parking areas. The proposed access to the site, North Club and South Club Courts, will be dedicated as public rights-of-way.

The previous review determined a couple of substantive issues that impact this subdivision. First of all, access and improvements on Westcliff Drive will not be required, despite the fact that it is a public right-of-way. Second, only one access to the site is preferred, that occurring on 27 Road (12th Street). Third, looped, turn-around drives have been replaced with standard cul-de-sacs.

The current proposal adds a couple more dilemmas to this subdivision. First, the site layout is generally inefficient and difficult. Access to the site from 12th Street could better function to serve the site if it was shifted 150 feet to the north. This location of the access could still allow the 24 units, would require less paved area, and would promote more of an internal sense of community. The existing layout is fractured, creates a large segment of public right-of-way which will function more as a private street, and relates poorly to 12th Street.

If the existing street arrangement is generally accepted, a couple of other issues need to be considered. First, South Club Court is located off of the south property line because zoning to the south is HO, Highway Oriented. It is not practical for this short residential road segment to be used for both residential and commercial access when property to the south is developed. Therefore, the street will not be required to be located at the property line. However, the area between South Club Court and the property line should be provided with a vegetative screen, preferably shrubs or similar year-round, sight-obscuring plant material. This will create a buffering screen between the residents of Country Club Townhomes and any future commercial development. Second, 12th Street is proposed to be widened in the future. This project will include curbs and sidewalks. A sidewalk connection from North Club Court to the 12th Street right-of-way is hence needed. This will be required for approval.

It has been indicated by one of the petitioner's representatives that the final site layout may be slightly altered. In particular, some of the proposed units may be re-oriented. A suggestion by staff that the housing units have parking beneath at least some of the units with housing above - the purpose of which would be to decrease lot coverage, improve building appearances, and increase development flexibility - is already being considered.

Finally, a couple of details on the site plan need to be added or corrected. First, all residential units must have at least two off-street parking spaces. The "B" units only show one although it has been indicated that this will be corrected. Secondly, it has been suggested that the guest overflow parking area be eliminated. As it is currently located, it is not conveniently located to any of the units, it creates an awkward turn for in and out

motion, and may not even be needed. If the petitioner insists on this parking, it should be located in two or three smaller parking areas in close proximity (within 100 feet) to the units they will serve.

STAFF RECOMMENDATION:

Staff recommends that approval of this preliminary plan be contingent on making several site modifications, as outlined below:

- 1) Access to the site should be in a similar configuration to that proposed in file #145-93 except that street termini shall be standard cul-de-sacs.
- 2) All units shall have a minimum of two off-street parking spaces.
- 3) Overflow parking areas, if incorporated into a final design, shall be distributed and located within 100 feet of the units they will serve.
- 4) The site should have a continuous shrub screen, at least four feet in height, extending the full length of the south property line to buffer the site from the commercially-zoned area to the south.
- 5) A sidewalk connection from the northerly portion of North Club Court shall be made to the 12th Street (27 Road) right-of-way unless the site access is moved northward at least 100 feet.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #121-94, I move that we approve this request for a preliminary plan for Country Club Townhomes Subdivision with the conditions as stated in the Staff recommendation.

PUBLIC SERVICE CO.
Dale Clawson

7/18/94
244-2695

Electric & Gas: Require that all private open space be dedicated as utility easement so that utilities can serve each townhome individually.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

7/18/94
244-1447

See attached comments.

MESA COUNTY PLANNING DEPT.
Mike Joyce

7/10/94
244-1642

The letter accompanying the packet from Mr. Logue indicates that the screening fence along 12th St. is to be deleted. The County would recommend that either the fence along 12th St. or a suitable landscape screen be required due to the alignment of North Club Ct. Headlights from vehicles heading north could be a potential problem to vehicles on 12th St. The narrative also indicates that the individual dwelling units are going to have 2000 to 2800 sq. ft., while the site plan indicates 1170 to 1848 sq. ft.

GRAND VALLEY WATER USERS
Richard L. Proctor

7/18/94
242-5065

Grand Valley Water Users Association comments remain the same as when reviewed in February 1994 for proposed development on this tract of land. Please find copy attached. Thank you for the opportunity to comment on this proposal. Please advise if there are any questions.

SCHOOL DISTRICT #51
Lou Grasso

7/22/94
242-8500

See attached comments.

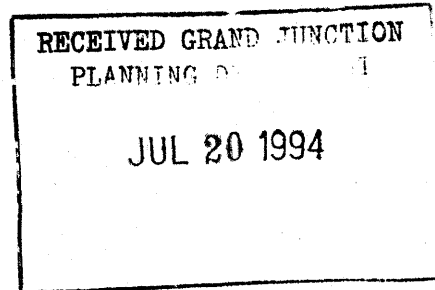


A LANDesign Partner

THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

July 20, 1994

City of Grand Junction
Community Development Dept.
250 N. 5th Street
Grand Junction, CO 81501
Attention: Ronnie Edwards



re: Country Club Townhomes

Dear Ronnie:

This letter is to acknowledge that the mailing list of addresses previously submitted with the Preliminary Plan Application of the above-referenced project are still valid for use with the Final Submittal.

If there are any questions regarding this matter, please feel free to contact my office.

Sincerely,


Thomas A. Logue

TAL/wle

RESPONSE TO REVIEW COMMENTS

July 25, 1994

Title: COUNTRY CLUB TOWNHOMES, Preliminary Plan

File No: 121-94

Location: SE Corner 12th. Street and G Road

RESPONSE TO CITY PARKS:

\$5400.00 will be paid to the City Parks and Recreation Department prior to the Recording of the Final Plat.

RESPONSE TO U.S. WEST:

Comments do not require response.

RESPONSE TO U.S. POSTAL SERVICE:

Comments do not require a response.

RESPONSE TO CITY UTILITY ENGINEER:

Individual sewer service will be provided to each individual unit on the final construction plans.

RESPONSE TO FIRE DEPARTMENT:

An Utility Plan has been transmitted to the department which indicates the installation of two fire hydrants on an 8" water main.

RESPONSE TO UTE WATER:

The plan will be modified to incorporate a separate irrigation water delivery system.

RESPONSE TO DEVELOPMENT ENGINEER:

The guest parking overflow will be eliminated from the Final Plat and Plan submittal.

The transportation capacity payment in the amount of \$400.00 per unit will be paid at the time of building permit application.

RESPONSE TO POLICE DEPARTMENT:

Since there is an open irrigation ditch along 12th. Street it should provide a sense of territoriality for the residences. Fencing will be provided along G Road as requested.

RESPONSE TO PUBLIC SERVICE CO:

All private open spaces will be dedicated as utility easements on the Final Plat.

RESPONSE TO COMMUNITY DEVELOPMENT:

1. It is the applicants desire to maintain the street layout as submitted due to the following:
 - a. It is generally preferred by transportation engineers that a maximum distance be maintained between a local street intersection and nearby major street intersections.
 - b. The plan minimizes the number of rear yard units along 12th Street and G Road, both of which are major streets. This configuration provides a higher level of privacy for the residences.
 - c. The street configuration in itself serves as a buffer area between the undesirable influences of 12th. Street and the unknown nature of the non-residential area to the south of the property.
2. All units will have two car garages with two additional off-street parking spaces in each driveway.
3. Overflow parking will be eliminated on the Final Plat and Plan.
4. The submitted Preliminary Plan indicates a 10 foot wide landscaped buffer along the south property line. South Club Court does not adjoin the south property line. Therefore, legal access could not be accommodated for the non-residential property to the south.
5. The Final Street Plans will include a sidewalk between the north end of North Club Court and 12th. Street.

RESPONSE TO COUNTY PLANNING:

Coniferous trees and shrubs will be incorporated into the landscaping of the open area adjacent to both 12th. Street in order to reduce the problem with headlight conflicts between the proposed street and 12th. Street.

The final building floor plans are in the process of being finalized. Minimum dwelling size will be 2000 square feet.

RESPONSE TO GRAND VALLEY WATER USERS:

Comments do not require a response.

STAFF REVIEW (Final)

FILE: #121-94

DATE: July 26, 1994

STAFF: Tom Dixon

REQUEST: Preliminary Plan - Country Club Townhomes

LOCATION: Southeast corner of G Road and 12th Street (27 Road)

APPLICANT: Sidney Gottlieb and Jeffery K. Williams

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential, 24 units

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Undeveloped

EAST: Residential and undeveloped

WEST: Undeveloped

EXISTING ZONING: PR-6, Planned Residential - 6 units per acre

PROPOSED ZONING: PR-6

SURROUNDING ZONING:

NORTH: Planned Residential

SOUTH: HO, Highway Oriented

EAST: RSF-5, Single-Family Residential - 5 units per acre

WEST: R-1-B (Mesa County designation)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area of the City.

STAFF ANALYSIS:

This proposal is for a second preliminary plan approval for Country Club Townhomes, originally reviewed as Country Club Estates. The first proposal, reviewed as file #145-93, was for 21 single-family lots. This second proposal is for 24 attached residential units in six separate buildings, each building containing four units in various floor plan configurations. The existing parcel is approximately five acres and is located at the southeast corner of 12th Street and G Road. The property is zoned PR-6 and the development proposed conforms to

this zone designation.

As proposed, Country Club Townhomes will create individual residential lots defined by the footprints of the buildings. The remaining property will be held in common ownership by the homeowners association which will be responsible for the common open space and associated driveways and parking areas. The proposed access to the site, North Club and South Club Courts, will be dedicated as public rights-of-way.

The previous review determined a couple of substantive issues that impact this subdivision. First of all, access and improvements on Westcliff Drive will not be required, despite the fact that it is a public right-of-way. Second, only one access to the site is preferred, that occurring on 12th Street. Third, looped, turn-around drives have been replaced with standard cul-de-sacs.

The current proposal adds a couple more dilemmas to this subdivision. First, the site layout is generally inefficient and difficult. Access to the site from 12th Street could better function to serve the site if it was shifted 150 feet to the north. A re-location of the street connection would still allow the 24 units, would require less paved area, and would promote more of an internal sense of community. The existing layout is fractured, creates a large segment of public right-of-way which will function more as a private street, and relates poorly to 12th Street.

Another important reason to re-locate the street access would be to avoid the close location of a future curbcut on the commercial property to the south. The proposed location of the street intersection with 12th Street unnecessarily impedes future development options on the commercial site. These options need to be preserved for orderly land use and efficient traffic circulation along 12th Street to occur in the future.

If the existing street arrangement is generally accepted, a couple of other issues need to be considered. First, South Club Court is located off of the south property line because zoning to the south is HO, Highway Oriented. It is not practical for this short residential road segment to be used for both residential and commercial access when property to the south is developed. Therefore, the street will not be required to be located at the property line. However, the area between South Club Court and the property line should be provided with a vegetative screen, preferably shrubs or similar year-round, sight-obscuring plant material. This will create a buffering screen between the residents of Country Club Townhomes and any future commercial development. Second, 12th Street is proposed to be widened in the future. This project will include curbs and sidewalks. A sidewalk connection from North Club Court to the 12th Street right-of-way is hence needed. This will be required for approval.

It has been indicated by one of the petitioner's representatives that the final site layout may be slightly altered. In particular, some of the proposed units may be re-oriented. A suggestion by staff that the housing units have parking beneath at least some of the units with housing above - the purpose of which would be to decrease lot coverage, improve building appearances, and increase development flexibility - is already being considered.

Finally, a couple of details on the site plan need to be added or corrected. First, all residential units must have at least two off-street parking spaces. The "B" units only show one although it has been indicated that this will be corrected. Secondly, it has been suggested that the guest overflow parking area be eliminated. As it is currently located, it is not conveniently located to any of the units, it creates an awkward turn for in and out motion, and may not even be needed. If the petitioner insists on this parking, it should be located in two or three smaller parking areas in close proximity (within 100 feet) to the units they will serve.

The petitioner's representative has responded to staff concerns but desires the basic design and site layout to remain intact. Staff maintains that the proposal, as submitted, contains flaws that can be overcome with an altered design. For example, moving the access to the site 150 feet closer to G Road does not create traffic congestion problems and is considered adequate by the City Engineer. In addition, the issue of building placement would not be negatively effected by staff's suggestion of an altered site plan. As it now stands, some of the residential structures already are being placed near 12th Street and G Road. This is similar to the manner of placement, both in orientation and setback distance, for the Vintage 70's Condominiums development to the north of this site.

Late comments were received by the School District. They emphasize the need for sidewalks or hard surface walkways that connect with adjacent developments. No sidewalks or walkways are being constructed along either 12th Street or G Road with this development.

STAFF RECOMMENDATION:

Staff recommends that approval of this preliminary plan be contingent on making several site modifications, as outlined below:

- 1) Access to the site should be in a similar configuration to that proposed in file #145-93 except that street termini shall be standard cul-de-sacs. This will require that site access be at least 150 feet from the south property line.
- 2) All units shall have a minimum of two off-street parking spaces.
- 3) Overflow parking areas, if incorporated into a final design, shall be distributed and located within 100 feet of the units they will serve.
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- 5) A sidewalk connection from the northerly portion of North Club Court shall be made to the 12th Street (27 Road) right-of-way unless the site access is moved northward at least 150 feet.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #121-94, I move that we approve this request for a preliminary plan for Country Club Townhomes Subdivision with the conditions as stated in the Staff recommendation.

G Road Investments
2328 I-70 Frontage Road
Grand Junction, Colorado 81505
July 29, 1994

Grand Junction Community Development Dept.
250 North 5th Street
Grand Junction, Colorado 81501

RE #121-94

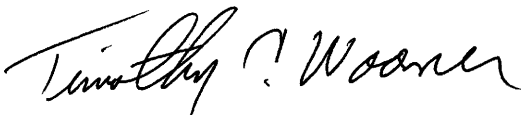
Dear Commission,

We are owners of property (690, 696 & 698 Westcliff) adjacent to the proposed Country Club Townhouses at G Road. Since we both border Westcliff Avenue, we expected Westcliff, a public right-of-way, to be improved to a full street but did not object at the previous review due to a lack of notification and the fact the proposal was withdrawn. This development should be obligated to participate in the Westcliff street and walks improvement which borders this development.

When we originally owned these parcels we provided cart path access. The planning commission allowed the path to be omitted and decided that it was safer to exit carts on Westcliff. Where is cart access now - on busy 12th?

Since we understand there is two story housing proposed which will obstruct our Western view we request information regarding construction, maximum building height, fencing and security.

Sincerely,



G ROAD INVESTMENTS
Timothy Woomer
Frank Prinster

TW/bh

