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File 1994-0173

Name: Crystal Brook – 1760, 1761 Laveta Street – Site Plan Review

P r e s e n t	S c a n n e d	<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
		*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*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:

X	X	File Close-out Summary		
X		E-mails		
X	X	Revocation of Condominium Declaration of Crystal Brook Condos – Bk 2120/Pg 701		
X	X	Warranty Deed – Bk 2120/Pg 705 – not conveyed to City		
X	X	Correspondence		
X		Personal Representative Deed – Bk 1758/Pg 314		
X	X	Planning Clearance – issued 12/22/95 - **		
X	X	Development Improvements Agreement – not recorded – sent to City Clerk for retention / scanning		
X	X	Room lay-out		
X	X	Landscape Plans – to be scanned		
X	X	Site Plan – to be scanned		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

177 94

Location: Laveta Street

Project Name: _____

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 Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field		City Police Dept.	
● Application Fee	VII-1	1																							
● Submittal Checklist*	VII-3	1																							
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Planning Clearance*	VII-3	1																							
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	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																							
○ Appraisal of Raw Land	VII-1	1																							
○ Deeds	VII-1	1																							
○ Easements	VII-2	1	1	1	1																				
○ Avigation Easement	VII-1	1																							
○ ROW	VII-3	1	1	1	1																				
○ Improvements Agreement/Guarantee	VII-2	1	1	1																					
○ CDOT Access Permit	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1		1																					
● General Project Report (narrative)	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Site Plan	IX-29																								
● Grading and Drainage Plan	IX-16	1	2																						
● Storm Drainage Plan and Profile	IX-30	1	2																						
● Water and Sewer Plan and Profile	IX-34	1	2	1		1																			
○ Roadway Plan and Profile	IX-28	1	2																						
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
● Landscape Plan	IX-20	2	1	1																					
○ Geotechnical Report	X-8	1	1																						
○ Final Drainage Report	X-5,6	1	2																						
○ Stormwater Management Plan	X-14	1	2																						
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																						

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DO NOT REMOVE
FROM OFFICE

- 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: 28 Sept 1994
Conference Attendance: Tom Dixon Rich Krohn Jody Cole
Proposal: 40 unit (32 new) multi-family project
Location: Lavette St

Tax Parcel Number: _____
Review Fee: \$180
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? \$225 Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____

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

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

- Access/Parking
- 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.

Signature(s) of Petitioner(s) _____ Signature(s) of Representative(s) _____

NARRATIVE
CRYSTAL BROOK BUILDOUT
1760 AND 1761 LAVETA STREET

127 90

Grand Junction Housing Authority (which has the subject property under contract) proposes a revised site plan for the buildout of Crystal Brook (Laveta Gardens). This property is located at the south end of Laveta Street. Duck Pond Park adjoins the property on the west. The property includes two existing fourplexes platted as Crystal Brooks Condominium — Phase 1 and 32 additional units to be constructed, for a total of 40 units on a parcel of approximately 2.54 acres. There will be 2 one-bedroom handicap, 20 one-bedroom, 14 two-bedroom, and 4 three-bedroom units upon completion.

The total number of units and existing RMF-16 zoning will remain unchanged. The revisions to the site plan are geared to minimize changes from the previously approved site plan, while maximizing utilization of existing improvements and accommodating changed requirements (primarily ADA, setbacks, and water flow requirements for fire service) since the approval of the original site plan in 1983.

The three sixplexes south of the parking area will be left virtually unchanged. The only change will be to reconfigure the one- and two-bedroom units to provide a rear facade following the line of the existing drainage ditch, while presenting a uniform facade to the parking area. At the suggestion of Ken Jacobson of the U.S. Army Corps of Engineers, the proposed pedestrian foot bridge across the drainage ditch would be relocated further east to accommodate existing vegetation.

The northwest corner of the property formerly called for two fourplexes with a 15-foot setback from the west property line to the primary structures. The two fourplexes formerly proposed have been combined into a single structure containing five one-bedroom units, a one-bedroom handicap unit, and two three-bedroom units (each having rooms extending over the street level handicap unit), thus preserving the approximate size and layout of the two structures originally proposed, while accommodating both the handicap unit and three-bedroom units into a new structure and meeting current 20-foot rear yard setback requirements.

The sixplex originally proposed for the northeast portion of the property has been reduced to five units in order to accommodate a ground level handicap unit. Similar to the building in the northwest portion of the property, the ground level handicap unit will make possible the creation of three-bedroom units by utilizing the second floor area over the handicap one-bedroom unit. In order to replace the unit lost in the building just described, a single one-bedroom unit is proposed for the area formerly designated for a swimming pool and clubhouse. While the footprint of the building is configured for use as a handicap unit,

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From Office

that configuration is utilized only for flexibility, and the unit is not currently planned for that purpose.

All parking areas shown on the site plan are already paved. Many sidewalks are also in place, as shown on the new site plan. The only change proposed for the parking areas is to delete two parking spaces adjoining the two buildings in the northeast area of the property, in order to create a larger landscaped area. The parking lot will be restriped to provide 72 standard parking spaces of 9'x18' and three handicap spaces. Retention of the existing 24-foot aisle in the western parking area has been approved by GJCD. Parking area lighting to be installed is also shown on the site plan.

The watercourse at the south end of the property is an OMID drainage ditch from which irrigation water is available to the property, according to Jim Rooks of OMID. A landscape concept plan by Ciavonne & Associates accompanies the new site plan. As previously approved by Tom Dixon of GJCD, a landscape planting and irrigation plan will be submitted to GJCD for approval prior to issuance of a building permit.

The other change proposed is upgrade from six inches to ten inches of the water line running south from Santa Clara Street down Laveta Street into the cul-de-sac at the north end of the property in order to meet fire flow requirements. A six-inch stub line for a new fire hydrant would be added northwest of the existing fourplex at the south end of the cul-de-sac and a new six-inch line would be added from the cul-de-sac southeasterly to a new fire hydrant southeast of that same building. This proposal will provide required fire flows and proximities to serve the existing and proposed buildings under current requirements, according to preliminary discussions with Hank Masterson of GJFD and Bill Cheney of City Engineering. Except as described in this narrative, existing water, sewer, grading, and drainage plans will be utilized (which are in the City Department of Public Works file).

REVIEW COMMENTS

Page 1 of 2

FILE #177-94 **TITLE HEADING:** Site Plan Review - Crystal Brook
Condo/Apt Building

LOCATION: 1760 & 1761 Laveta Street

PETITIONER: Grand Junction Housing Authority

PETITIONER'S ADDRESS/TELEPHONE: 805 Main Street
Grand Junction, CO 81501
245-0388

PETITIONER'S REPRESENTATIVE: Rich Krohn
Dufford, Waldeck, Milburn & Krohn
241-5500

STAFF REPRESENTATIVE: Tom Dixon

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN
RESOLVED.**

MESA COUNTY BUILDING DEPARTMENT **10/28/94**
Bob Lee **244-1656**

No comments.

CITY UTILITY ENGINEER **10/31/94**
Bill Cheney **244-1590**

1. Provide construction drawings for off-site water line upgrades and sewer if needed.
2. Check distance to proposed structures for the installation of hydrants.
3. Show existing sewer mains and proposed services on "Site Plan".

ORCHARD MESA IRRIGATION DISTRICT **10/31/94**
James D. Rooks **464-7885**

Orchard Mesa Irrigation District has reviewed the Crystal Brook Condo/Apts Buildout with a representative of the developer. The irrigation water delivery will be from the OMID overflow tailwater drain at the south edge of the development. OMID will require a 25' maintenance easement from the south edge of the ditch.

CITY PARKS & RECREATION DEPARTMENT

10/31/94

Don Hobbs

244-1542

Open Space Fees based upon 32 units @ \$225.00 per unit = \$7,200.00 due.

We are concerned that any alterations done to the ditch, none were mentioned, not after the flow of water to the pump basin feeding the park.

MESA COUNTY PLANNING

10/31/94

Mike Joyce

244-1642

Good redesign of the site. Would suggest that more handicap parking spaces be provided. I would suggest that at least one handicap space be provided in front of every grouping of buildings in addition to the one handicap space provided per handicap apartment.

CITY DEVELOPMENT ENGINEER

11/2/94

Jody Kliska

244-1591

1. It appears additional right-of-way for Unawep is required. The dedication shall be such that there will be 40' of half right-ow-way from centerline.
2. Dedication of a slope and pedestrian easement adjacent to the Unawep right-of-way in the cul-de-sac on Laveta Street is required in the area now shown as a road maintenance easement.
3. The parking areas on site must be dedicated with blanket ingress/egress and drainage easements.
4. A subsurface soils evaluation is required to determine the stability of the fill areas where buildings are proposed. the recommendations in this report will be used as the basis for any future foundation design requirements.
5. The City Sanitation Department needs to review the site plan for trash pickup.

GRAND JUNCTION FIRE DEPARTMENT

11/2/94

Hank Masterson

244-1414

The two proposed hydrants are acceptable. The fire flow requiremetns for the largest buildings are 3,000 gallons per minute. The 10" water line upgrade connected to the 10" line on Santa Clara is designed to provide this flow according to the Grand Junction Utilities Department.

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(
WAIVED PER JIM ROOKS LETTER
12.21.95

EX-153

WAVES PER (KATY P.)
NO PLAN BEFORE OR UP
REVISIONS
12-21-95

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5. The City Sanitation Department needs to review the site plan for trash pickup.

OR PER DAZON STATE
PHONE CONSULTATION
12-21-95

GRAND JUNCTION FIRE DEPARTMENT

11/2/94

Hank Masterson

244-1414

The two proposed hydrants are acceptable. The fire flow requirements for the largest buildings are 3,000 gallons per minute. The 10" water line upgrade connected to the 10" line on Santa Clara is designed to provide this flow according to the Grand Junction Utilities Department.

RICH KESTER

STAFF REVIEW

FILE: #177-94

DATE: November 7, 1994

STAFF: Tom Dixon

REQUEST: The addition of 32 multi-family residential units on a site presently containing eight existing residential units

LOCATION: 1760 and 1761 Laveta Street (southern terminus of Laveta Street)

APPLICANT: Grand Junction Housing Authority (Jody Cole)

EXISTING LAND USE: Multi-family Residential

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE:

NORTH: Single-family Residential

SOUTH: Undeveloped

EAST: Single-family Residential

WEST: Single-family Residential

EXISTING ZONING: RMF-16

SURROUNDING ZONING: RMF-16

RELATIONSHIP TO COMPREHENSIVE PLAN:

The City has no adopted Comprehensive Plan.

STAFF ANALYSIS:

This site was the subject of a prior vacation of rights-of-way and utility easements, reviewed as File #80-81. The purpose of the vacations was to allow consolidation of land bisected by Laveta Street and parallel alleyways 125 feet to both the east and west of Laveta in order for a 40-unit attached housing/condominium project called Laveta Gardens to be developed. The site is on the north side of Unaweep Avenue and approximately 200 feet south of Santa Clara Avenue.

Two two-story structures, each composed of four units, are presently situated on the site. These units are located to the south and southwest of Laveta Street which leads to an existing access drive and parking lot already in place. As proposed, another 32 units, mostly involving structures containing between five and eight units, would be developed on the site

in manner that takes advantage of existing improvements such as water, sewer, and utility lines as well as parking and access. One detached single-unit structure to serve as a manager's residence is also proposed.

The following requirements apply to this project:

I. RMF-16 zone standards (Section 4-2-7)

Maximum height = 36 feet.

Minimum side yard setbacks (principal structure)= 10 feet

Minimum rear yard setback (principal structure) = 20 feet

Minimum front yard setback = 20 feet

Maximum lot coverage by structures = 50%

Maximum units per gross acre = 16

Minimum gross land area to be landscaped = 10%

Finding: As proposed, the site plan indicates that these standards will be satisfied.

II. Parking Requirement (Section 5-5-1)

The off-street parking standards for this project are: 1) two spaces per dwelling unit for all single-family, duplex, triplex and four-plex structures and 2) one and one-half spaces per dwelling unit plus one additional space per every five spaces for all structures having five or more residential units.

The required number of parking spaces for the two existing four-plex and the one proposed detached manager's residence is 10 spaces. The required number of parking spaces for the remaining 31 units in multi-family structures ranging from five to eight units each is 56 spaces. This brings the total number of off-street parking spaces to 66.

Based on the required number of off-street spaces, bicycle rack(s) sufficient to hold seven bicycles is required. The minimum number of racks should be two and they should be situated to serve the maximum number of units with the minimum distance from the front doors for safety and security reasons.

All parking lots having more than 50 parking spaces are required to meet the parking area interior landscaping requirements. This requires that a minimum of 5% of the interior area be landscaped and that at least one (1) tree be planted for every 100 square feet of landscaped area.

Findings: The site plan indicates that 75 off-street parking spaces will be provided. This exceeds the number required by the ZDC. The site plan also indicates that two bicycle parking racks will be provided. However, they are located at the extreme north and east ends of the parking lot. These need to be relocated to more central locations in order to be utilized and in order to increase security.

The petitioners have also submitted a landscaping plan which demonstrates that they will generally exceed parking lot landscaping requirements. 1,484 square feet of landscaping is required, the landscaping plan indicates approximately 1,600 square feet which includes 13 shade trees. Although two additional trees to the interior of the lot would completely satisfy the parking lot requirements, the parking lot already exists and the petitioners have presented a landscape plan demonstrating that enhancement of the entire site will occur which satisfy the intent and purpose of site and parking area landscaping requirements.

III. Other issues

Other issues pertaining to this project have been reviewed. A boundary survey and plat for the site should be done in order to avoid the need to build over platted lot lines. The existing parcel configurations include a parcel that encloses the existing eight units which is irregular in size. A boundary survey will create one individual parcel and will be reviewed by all service and utility agencies. The new boundary plat will be reviewed and approved administratively.

Another concern has been expressed that foundations for at least some of the structures will need to be engineered due to subsurface soils and the need for fill (see comments from the City Development Engineer). These should be reviewed with the Mesa County Building Department.

Finally, additional right-of-way along Unaweep Avenue is needed. With this, dedication of a slope and pedestrian easement adjacent to the Unaweep right-of-way is required. These dedication can be incorporated on the boundary survey needed for this project. All necessary utility easements must also appear on the survey.

STAFF RECOMMENDATION:

Approval of the proposed addition of 32 residential units to the site, subject to the following conditions:

- 1) The placement of proposed structures and landscaping shall substantially follow the submitted site and landscaping plans. All building setbacks of the RMF-16 shall be satisfied in the event that building locations are modified.
- 2) The placement of the bicycle racks shall be more centrally located in order to provide more convenient use and greater safety and security. The bicycle racks should be covered.
- 3) A boundary survey and plat for the site shall be submitted for review and approval prior to the issuance of any planning clearances. The plat shall include all required easements.

DAZEN STARZ

Grand Junction Housing Authority
La Veta Street Apartment Project
Staff: Bill Nebeker
12-19-95

Final Review Comments:

1 ~~OK~~ Landscaping ordinance requires that shrubs be 5 gallon size; landscape plan shows that Purple Wintercreeper is only 1 gallon size. Is there a reason for this? ~~OK~~

FINAL
45 PLAN

2 When will final landscape plan be submitted? ~~W/AT~~ W/AT

3 ~~OK~~ Sanitation Dept. is reviewing revised plan per trash dumpster locations.

WANTED

4. Jim Rooks from Orchard Mesa Irrigation District is looking into the requirement for a 25' maintenance easement from the south edge of the ditch. ~~RICK KROHN~~

OK ✓

5. Jody Kole must return deed for dedication of the entire cul-de-sac for La Veta Street. Need a recording fee also.

GIBSON.
REND

6. A 11" X 17" reduction of the final site plan on mylar (for address purposes) will be required prior to issuance of a planning clearance.

FREE

7. A Transportation Capacity Payment (TCP) of \$9600 will be required prior to issuance of a planning clearance. If delayed payment of this fee is desired, a written request should be made to Larry Timm, Community Development Department Director.

FOG

8. A Plant Investment Fee (PIF) for sewer service is also required. Contact the Utility Clerk at 244-1580 for information regarding the amount of this fee. This fee is also paid prior to issuance of the planning clearance.

\$ 17,220

DAVE
WILHELM
-H/A

#177-94

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

DEC 30 1994

DUFFORD, WALDECK, MILBURN & KROHN

P.O. Box 2188 • Grand Junction, Colorado 81502-2188 • (303) 241-5500

*JR.
Tom
Dixon
(mc)*

M E M O - L E T T E R

TO JOHN SHAVEL -

Grand Jet. City Attorney's Office
250 W 5th St

DATE 27 Dec 94

SUBJECT GWA - Crystal Brook

HAND DELIVER

- John -

Enclosed is a proposed form of Reversion of Condominium Declaration for the Crystal Brook apartment conversion as part of the current site plan approval process. The title company has approved it. Its review and call to confirm this will satisfactorily solve the setback issue. Plan is to record this before deed to GWA and use metes and bounds description of entire parcel on the W1100sq by GWA deed. This show also help. Legal enclosed. Site plan may available at Planning on from me if needed. Best wishes for the new year.

Jick

DUFFORD, WALDECK, MILBURN & KROHN
ATTORNEYS AT LAW

BETTY C. BECHTEL
WILLIAM H.T. FREY
RICHARD H. KROHN
LAIRD T. MILBURN
LINDA E. WHITE

744 HORIZON COURT, SUITE 300
GRAND JUNCTION, COLORADO 81506
TELEPHONE (303) 241-5500
TELECOPIER (303) 243-7738

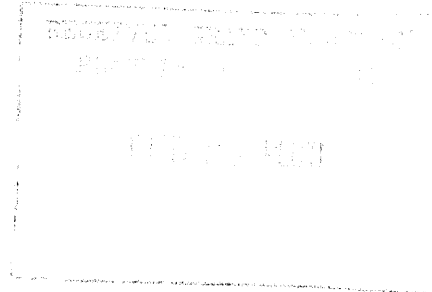
D.J. DUFFORD
OF COUNSEL

WILLIAM G. WALDECK
OF COUNSEL

FLINT B. OGLE
MICHAEL C. SANTO

February 17, 1995

Tom Dixon
Community Development Dept.
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501



Re: Grand Junction Housing Authority — Crystal Brook Revised Site Plan

Dear Tom:

Enclosed is a copy of the Revocation of Condominium Declaration recorded on January 5, 1995, in Book 2120 at Page 701 of the Mesa County records. Assistant City Attorney John Shaver has previously approved the form of this document as fulfilling the City's requirement that the internal lot lines in the Crystal Brook project property created by the existence of Crystal Brook Condominiums be removed to resolve set-back problems as a condition of approval of a revised site plan. I am forwarding a copy of this letter and the enclosure to John so that you may easily confirm his approval.

I understand from our telephone conversation of February 10 that the only remaining issue necessary to be resolved for completion of the approval process of the revised site plan is resolution of the traffic capacity payment. Thank you for your continuing assistance and cooperation.

Sincerely,

Richard H. Krohn

RHK/jmt

Enclosure

pc: Jody Kole
John Shaver

DUFFORD, WALDECK, MILBURN & KROHN
ATTORNEYS AT LAW

744 HORIZON COURT, SUITE 300
GRAND JUNCTION, COLORADO 81506
TELEPHONE (303) 241-5500
TELECOPIER (303) 243-7738

BETTY C. BECHTEL
WILLIAM H.T. FREY
RICHARD H. KROHN
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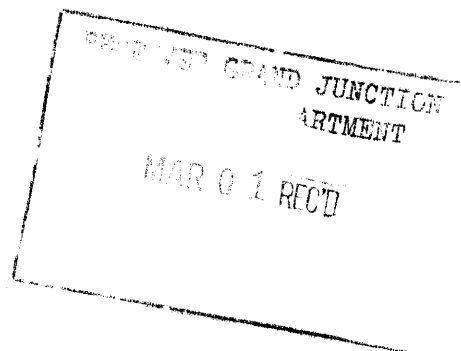
D.J. DUFFORD
OF COUNSEL

WILLIAM G. WALDECK
OF COUNSEL

FLINT B. OGLE
MICHAEL C. SANTO

February 28, 1995

Tom Dixon
Community Development Department
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501



Re: Grand Junction Housing Authority-Crystal Brook

Dear Tom:

This letter confirms our telephone conversation on February 28, 1995, and supplements my letter to you dated February 17, 1995. You have advised that the only additional documentation necessary for the final approval of the revised site plan is a legal description of the entire property.

I enclose with this letter a copy of the deed to GJHA recorded in Book 2120 at Page 705 of the Mesa County records. The legal description attached to that deed as Exhibit A (excluding the additional exceptions to title carried over by asterisk from the body of the deed) is the legal description of the entire property if the reference to "an undivided 7/8th interest in Parcel 3" is deleted.

As a matter of information, this reference is included because the eighth unit of the condominiums (hence a one-eighth interest) was acquired by separate deed from a different seller. Please let me know if there is anything else you require.

Sincerely,

Handwritten signature of Richard H. Krohn.

Richard H. Krohn

Enclosure

March 15, 1995

TO: Crystal Brook File
FROM: Jody Kliska, City Development Engineer
RE: Santa Clara Data

Traffic Data

The City Traffic Department collected the following data in March, 1995:

Westbound Traffic Volumes	701
Eastbound Traffic Volumes	<u>831</u>
Total 24-hour Traffic Volumes	1532
Posted Speed Limit:	25 mph
Measured 85th Percentilie Speed:	39 mph
Existing Level of Service:	A
Projected Additional Traffic from Housing Authority Project:	207 vehicles per day
Projected Level of Service:	A

Street Geometry

Santa Clara is a 22' wide paved street which functions as a residential collector. The 1994 Street Overlay Project paved an additional 7' width for a pedestrian/bicycle on-street path at a cost of \$5450. In 1995 the City Streets Department will complete the path on the south side of Santa Clara from Laveta Court to Aspen Street at a cost of \$2000.

Housing Project Development Requirements

Payment of the Transportation Capacity Payment is required as part of the project approval at \$300/new unit for a total of \$9600. The project is also required to dedicate additional right-of-way along the property's Unawep frontage for future road widening needs. The original Laveta Gardens project constructed curb, gutter, and sidewalk along the property's Santa Clara frontage. Funds collected would be used to pay for the pedestrian improvements scheduled this year.

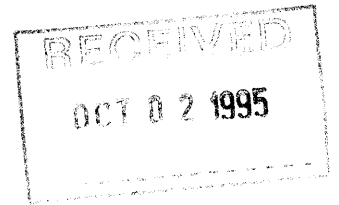
Conclusions

Additional traffic generated by the Housing Authority project will not have a detrimental effect on the operation of Santa Clara. Level of Service for the street will remain at A.

The speeds measured on Santa Clara indicate law enforcement of the posted speed limit is needed.

Flashing school lights are not required based on the low volumes of traffic (1532 ADT), no history of accidents, and the posted speed limit is currently 25 mph.

cc: Tom Dixon
Jim Shanks
Mark Achen
Jody Kole
City Council



DUFFORD, WALDECK, MILBURN & KROHN

ATTORNEYS AT LAW

744 HORIZON COURT, SUITE 300
GRAND JUNCTION, CO 81506
TELEPHONE: (970) 241-5500
FAX: (970) 243-7738

BETTY C. BECHTEL
WILLIAM H.T. FREY
RICHARD H. KROHN
LAIRD T. MILBURN

D.J. DUFFORD
OF COUNSEL

WILLIAM G. WALDECK
OF COUNSEL

LINDA E. WHITE
OF COUNSEL

FLINT B. OGLE
MICHAEL C. SANTO

September 28, 1995

Jody Kliska
City of Grand Junction-Engineering Department
250 N. 7th Street
Grand Junction, CO 81501

Re: Grand Junction Housing Authority
Crystal Brook Project-1760 and 1761 Laveta St.

Dear Jody:

We recently talked about whether GJHA is required to obtain a complete survey of the Crystal Brook project site as a condition of the Site Plan approval which was granted by the City around the beginning of this year. You mentioned during our recent telephone conversation that you thought that this was required Tom Dixon, then of the City's Community Development Department, as part of his staff review of the Site Plan for this project.

I enclose with this letter a copy of Tom's Staff Review for this project dated November 7, 1994. Staff recommendation #3 mentions the requirement of a boundary survey of the subject property. Also enclosed is a copy of a memo to Tom and Kathy Portner from John Shaver in the City Attorney's office dated December 16, 1994, which also came from the Development Department file. Item 3 evidences the waiver of the requirement for a current boundary survey.

I hope that this information addresses your concern. Please contact me if I can be of any further assistance.

Sincerely,

Richard H. Krohn

pc: Jody Kole, GJHA

CRYSTAL BROOK HOUSING

12/13/95

DAVID
GIBSON,
AIA

AUGUST
RENO,
AIA

WE TRANSMIT HEREWITH
BY MESSENGER:

SCOTT
SMITH,
AIA



2 SETS BUILDING PERMIT DRAWINGS,

DATED 12/13/95

ATTENTION: BOB LEE



RESPECTFULLY SUBMITTED.

DAVID F. GIBSON, AIA

210 E. HYMAN

Nº 202

ASPEN
COLORADO
81611

303.925.5968

FACSIMILE
303.925.5993

C: JODY KOLE, GJHA; DIRECTOR
SHAW CONSTRUCTION
LINDAUER ENGINEERS
THOMPSON/LANGFORD
CIAVONE ASSOC.
BURGGRAAF ENGINEERS
GIBSON + RENO
BILL NEBEKER, CGJ,
SENIOR PLANNER
5th & POOD

P.O. BOX 278
117 N. WILLOW
Nº 2

TELLURIDE
COLORADO
81435

303.728.6607

FACSIMILE
303.728.6658

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 27, 1995
TO: Jody Kole
Grand Junction Housing Authority
FROM: Bill Nebeker
Senior Planner
SUBJECT: Crystal Brook Housing Project

- NEBER
- TCC \$9600
 - PIF
 - 11 X 7 REDUCTION
 - DEED FROM JODY KOLE
w/ RECORDING FEE
 - ? ~~• OPEN SPACE \$7200~~
 - OWNS ESMT
 - SANITATION DEPT REVIEW
 - L/SING

.....

Thank you for meeting with me and touring the site last week. I apologize for not getting this memo to you sooner but the more questions I ask of others regarding this project, the more questions I have that haven't been answered. The biggest problem I'm coming across is the fact that the final design of the Unawep Street widening project and bike and pedestrian paths are still in the preliminary phase and it isn't known how that project will affect this one.

However, to date, the following must be accomplished before a planning clearance is issued by our department for this project.

1. Submit a revised site plan showing the following:
 - a. move bike rack from northwestern corner of site to an interior location between structures. I recommend that the area under the bike rack be concrete.
 - b. trash dumpster at northwestern corner of site can be moved to an alternate location; new locations must be approved by city sanitation department.
 - c. maintain a minimum 10' foot setback to all decks and/or accessory structures and a 20 foot setback to principal structures; (the relocated maintenance and lawn storage building may be 10' from the east property line)
2. The following dedications are needed:
 - a. ~~a 40' half street for Unawep~~
 - b. ~~a 20' slope and pedestrian easement adjacent to Unawep~~
 - c. right of way in the cul-de-sac on Laveta Street in the area now shown as a road maintenance easement must be dedicated in fee title

BY 11/7

7 HAVE AN 80' 1/2 ST ALREADY

DEED DRAWING TO JODY KOLE 11-15-95

L NEBER HAS DEED RETURNED W/ RECORDING FEE

(Tim Woodmansee, the City Property Agent will be working with me on these dedications.)

3. Landscaping, as noted on the Gibson-Reno plan, shall conform with Caivonne Associates' Drawing #L-1 of 10/24/94. We don't have a copy of this plan. Please submit it.
4. ✓ The issue regarding the boundary survey and plat (which is no longer necessary) has been resolved. A revocation of the condominium declaration and affidavit that a homeowners association was never formed, has been recorded.
5. ✓ A subsurface soil evaluation is required to determine the stability of the fill area where buildings are proposed. The recommendations in this report will be used as the basis for any future foundation design requirements.
6. A \$300 Traffic Capacity Payment (TCP) applies at the time of planning clearance for each structure (total \$9600). A sewer plant investment fee is also required.
7. Ronnie Edwards from Community Development Department will be assigning new addresses as soon as time permits.
8. ✓ Mark Young from Rollin Engineering (243-8300), the firm designing UnawEEP widening, has informed me that preliminary plans for the bike path propose its termination to the east of this site and being routed north along Escalante or Aspen. There may be a pedestrian path along the frontage of your property. According to Mark, no additional fill will be needed along UnawEEP. (In other words, excess excavation material is not needed to construct berm along UnawEEP as noted on site plan.)

OK PG 2
JODY K.
TCP

MCE
(11/17/94)

OK

Have other comments from affected departments been addressed? I've enclosed them for your review. Please call me at 244-1447 if these issues have been resolved.

c: Roy Parsons

HARD COPY SENT IN MAIL

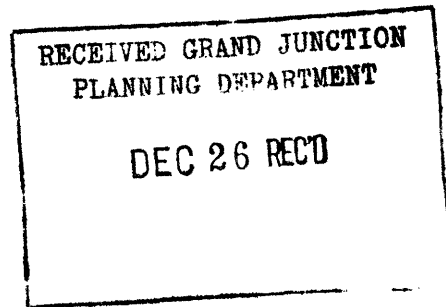
ORCHARD MESA IRRIGATION DISTRICT

Grand Valley Project

Telephone: (303) 464-7885
P.O. Box 356 — 668 38 Road
Palisade, CO 81526-0356

December 21, 1995

Mr. Bill Nebeker
Community Development Department
250 North 5th
Grand Junction, CO 81501

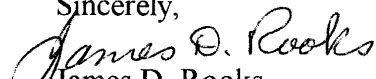


Dear Bill:

Orchard Mesa Irrigation District has discussed its easement requirements on property being developed as Crystal Brooks Condominium's with the Grand Junction Housing Authority. OMID currently has the right to use Crystal Brook property by way of a Prescriptive Easement. Jodi Kole and I concur that there is no need to change the easement for future maintenance by OMID.

If you have any further questions, give me a call.

Sincerely,


James D. Rooks
District Manager

Fax: City of Grand Junction
Grand Junction Housing Authority, Attn: Jodi





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

August 13, 1996

Jody Kole
Grand Junction Housing Authority

RE: Crystal Brook Apartments; #SPR-177-94

Dear Jody:

The Mesa County Building Department has sent me the Certificates of Occupancy for two completed apartment buildings in the Crystal Brook Apartment complex at 1741 and 1751 LaVeta Street. A site inspection found that landscaping for the units have not yet been installed. In addition to the missing landscaping there were other discrepancies between the site plan and what has been constructed to date.

A required rollover curb, bicycle rack and landscape island projecting into the parking area between the two units have not been installed. Other landscape islands as shown on the approved site plan dated December 22, 1995 have not been installed. Until these improvements have been installed, or a Development Improvement Agreement filed with the City, guaranteeing their installation, the Certificates of Occupancy will not be signed.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner



August 23, 1996



Jody Kole
Executive Director
Grand Junction Housing Authority
805 Main Street
Grand Junction, CO 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

RE: Crystal Brook Apartments

Dear Jody:

You have requested that the Certificates of Occupancy (C of O) for 8 units in two structures at 1741 and 1751 LaVeta Street be signed. On-site improvements including landscaping, some curbing and bike racks have not been installed to date. Generally the City requires a monetary guarantee for these improvements before the C of O is signed. I understand that shortly you will be requesting C of Os for 3 or 4 other complexes within this same development. I also understand that financing may be influenced by having these two buildings in service by August 1, 1996.

In light of this information the City will agree to sign and hand deliver the C of Os to the Building Department today, if you agree to do the following before C of Os are signed for any other structure in the development:

1. Submit a schedule of completion dates for structures, landscaping and parking lot improvements, including the bike racks, for each remaining phase, if any, for the development.
2. Submit a mutually agreed upon guarantee for off-site improvements as shown on the approved site plan.

If you agree to the following, please sign below and FAX a copy of this letter back to me ASAP. If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner

I agree to the above terms:

Jody Kole



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

August 29, 1996

Jody Kole
Executive Director
Grand Junction Housing Authority
805 Main Street
Grand Junction, CO 81501

RE: Crystal Brook Apartments; File #177-94

Dear Jody:

Thank-you for the Crystal Brook Townhomes anticipated schedule through completion. It contains sufficient information for our needs. As previously agreed, the City will not hold up the occupancy of future dwellings in the complex except for the last unit (unit F; 1790 LaVeta), without improvements being completed. All improvements as shown on the approved site plan, including, but not limited to landscaping around the dwellings, landscape islands and planters in the parking area, curbing, handicapped ramps for access to bike racks and bike racks, must be installed, or a mutually agreed upon development improvements agreement submitted before the certificate of occupancy is granted for unit F.

The certificates of occupancy for the other units will be signed and expeditiously returned to the County Building Department as they are submitted to our office. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54606 DATE 9-18-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing Authority
Shaw Const TO OCCUPY THE

BUILDING SITUATED AT 1771 Laveta Units a, b, c, d & e

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: townhomes

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold Oreal

City Planning Bill Nehls

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54608

DATE 11-27-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing Authority TO OCCUPY THE

BUILDING SITUATED AT 1786 Laveta

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: Apartment Building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR *Jim Jensen*

City Planning Bill Nelson SPR-177-94

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54607

DATE 11-27-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing authority TO OCCUPY THE

BUILDING SITUATED AT 1781 Laveta

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: Apartment building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR *Jim Jensen*

City Planning Bill Nelson SPR-177-94



Serving the community by making safe housing affordable.

02161WKL
SPR. 94-177
CRYSTAL BROOK TOWNHOMES

December 19, 1996

Mr. Bill Nebeker
Senior Planner
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Dear Bill:

Enclosed is the executed Developments Improvements Agreement for Crystal Brook Townhomes.

As we have discussed, the only improvements that will not be completed this Fall are the portions of the landscaping around Building F which is addressed 1790 Laveta, and the lawn areas. This work will be completed by the subcontractor, Landscape Design & Construction, Inc. next Spring. The attached letter from Wayne Hopper indicates that the work constitutes 10% of his contract or \$4,270.

Crystal Brook L.L.L.P. has budgeted for this work, and has sufficient funds to pay for completion of the landscaping. The Grand Junction Housing Authority is the General Partner of Crystal Brook L.L.L.P., and gives you its assurances that the work will be completed within the next six months, and that the \$4,207 will be paid to the subcontractor upon completion.

Should you have any questions, please feel free to contact me.

Sincerely,

Jody M. Kole
Executive Director

Enclosures

805 MAIN STREET
GRAND JUNCTION, CO 81501

(970) 245-0388

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54609

DATE 11-27-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing Authority TO OCCUPY THE

BUILDING SITUATED AT 1790 Laveta

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-233-03

FOR THE FOLLOWING PURPOSE: Apt. Building Units A,B,C,D,E&F

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold O'neil

City Planning Bill Nebel

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54605

DATE 11-27-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing Authority TO OCCUPY THE

BUILDING SITUATED AT 1741 Laveta

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: Apartment Building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Jim Jens

City Planning Bill Nehls SPR-177-94

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 54604

DATE 11-27-96

PERMISSION IS HEREBY GRANTED TO Grand Jct. Housing Authority TO OCCUPY THE

BUILDING SITUATED AT 1751 Laveta

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: Apartment Building

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Jim Jens

City Planning Bill Nehls SPR-177-94

177 94

PARCEL 1:

Lots 6 through 12 and Lots 15 through 19 in Block 9 together with that portion of the West one-half of the vacated street adjoining said Lots on the East and together with the East one-half of vacated alley within said Block 9, as vacated by instrument recorded in book 1341 at Page 612, ORCHARD MESA HEIGHTS

EXCEPT all of CRYSTAL BROOK CONDOMINIUM, in Book 1466 at Page 564, and Amended in Book 1466 at Page 816, and Condominium Map recorded on November 28, 1983, at Reception No. 1346385 of the Mesa County Records

PARCEL 2:

Lots 20 through 32 in Block 10 together with that portion of the East one-half of the vacated street adjoining said Lots on the West and together with the West one-half of vacated alley within said Block 10, as vacated by instrument recorded in Book 1341 at Page 612, ORCHARD MESA HEIGHTS
Mesa County, Colorado

PARCEL 3:

Condominium Units A, B and C in Building No. 4, and Condominium Units A, B, C and D in Building No. 7, all in CRYSTAL BROOK CONDOMINIUM, in accordance with Declaration recorded November 28, 1983, in Book 1466 at Page 564, and amended in Book 1466 at Page 816, and Condominium Map recorded on November 28, 1983, at Reception No. 1346385 of the Mesa County Records, Mesa County, Colorado.

Original
Do NOT Remove
From Office

File Close-out Summary

File #: SPR-1994-177

Name: Crystal Brook - Housing Authority multi-family

Staff: Bill Nebeker

Action: C of O issued and all improvements installed

Comments: DIA never recorded

File Turned In: 6-30-97

NO FUNDS DEPOSITED OR RETURNED