

Table of Contents

File RZP-1995-212

Date 12/9/99

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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	*Summary Sheet – Table of Contents
X	X	Application form
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
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	*Consolidated review comments list
X	X	*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
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	City Council Minutes - ** - 3/6/96			
X		Posting of Public Notice Signs – 2/6/96			
X	X	Ordinance No. 2898 - **			
X	X	City Council Minutes - ** - 2/21/96			
X	X	Planning Commission Minutes - ** - 2/6/96			
X	X	Elevation Map			
X	X	Site Plan			
X		Warranty Deed			
X		Pamphlet concerning Downtown Residential Neighborhood Guidelines			
X		Title Insurance Commitment from First American Title Company			
X		Contract to buy real estate between Vostatek Construction and M.W. Robertson			



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RZP 95-212

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Belford Associates
Name

Carl Vostatek
Name

Carl Vostatek, architect
Name

1112 Belford Avenue
Address

3439 Grand Valley Canal Rd
Address

same
Address

Grand Jct, CO 81501
City/State/Zip

Clifton, CO 81520
City/State/Zip

City/State/Zip

241-1040
Business Phone No.

434-5665
Business Phone No.

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

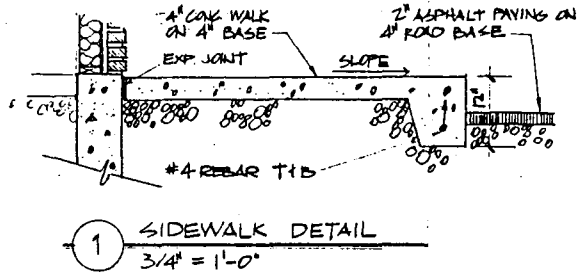
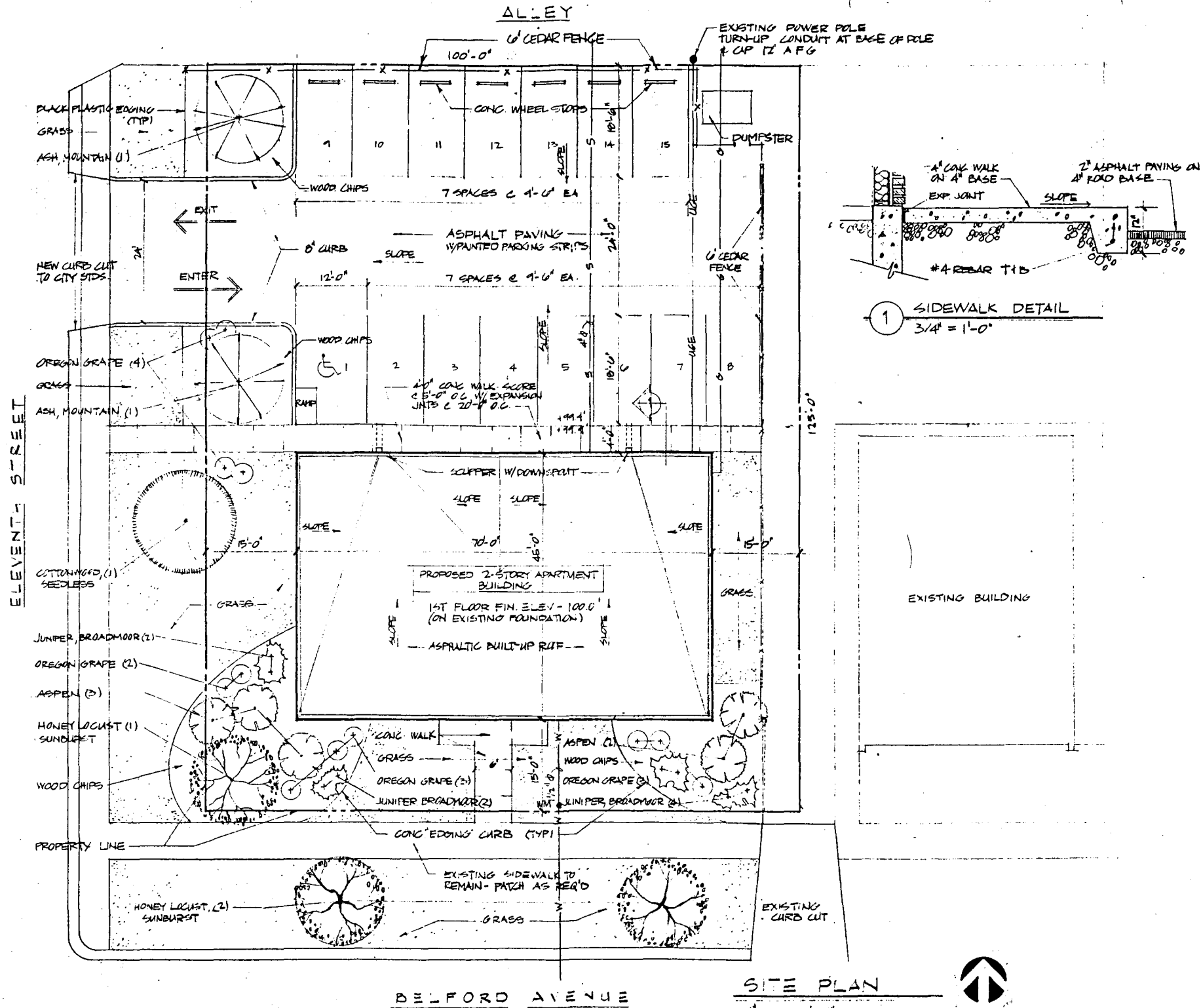
X Carl Vostatek
Signature of Person Completing Application

11/24/15
Date

X Carl Vostatek M. W. Robertson
Signature of Property Owner(s) - attach additional sheets if necessary

11/24/15
Date

*by Carl Vostatek
Power-of-attorney
in fact*



SITE PLAN
 1" = 10'-0"



REVISIONS	BY	DATE

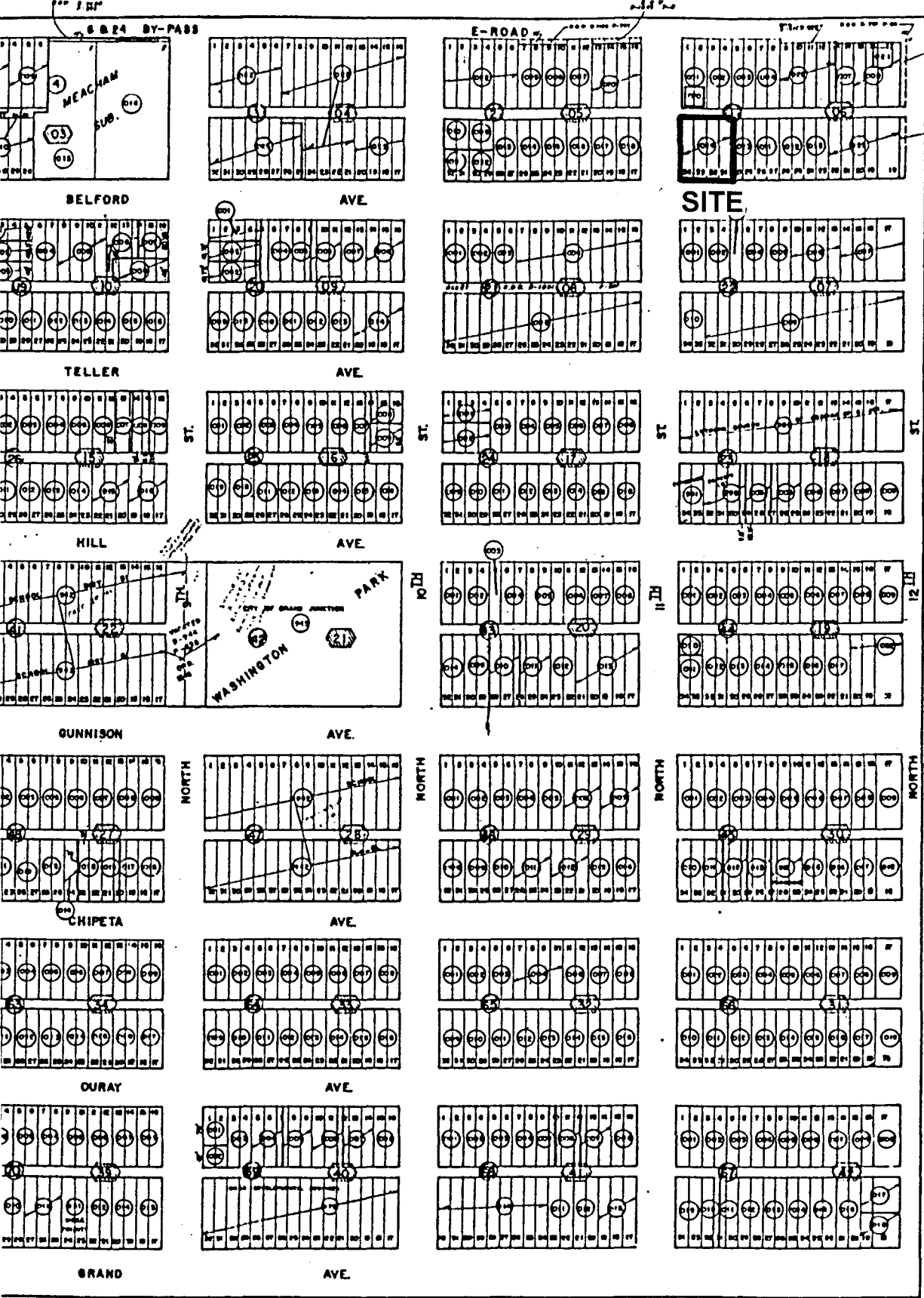
DATE
 12/1/15

Belford Apartments
 1102 Belford Ave
 Grand Junction, Colorado 81501

carl vostatsek, architect
 3430 Grand Ave, Grand Junction, CO 81501
 970-244-5445



1
 of 1



NORTH AVENUE

5-020

11 TH STREET

2945-141-06-001

2945-141-06-002

2945-141-06-003

2945-141-06-004

29

2945-141-05-018

2945-141-06-024
SITE

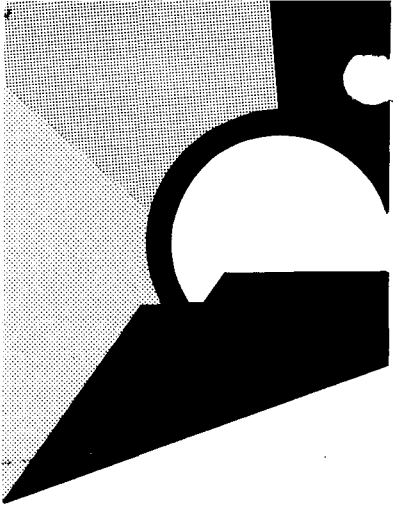
2945-141-06-023

2945-141-06-021

2945-141-06-019

BELT RD AVENUE





vostatek construction & design, inc.
carl vostattek, president

November 24, 1995

GENERAL PROJECT REPORT

Vostattek/Robertson Apartments
1102 Belford Avenue, Grand Junction, Colorado

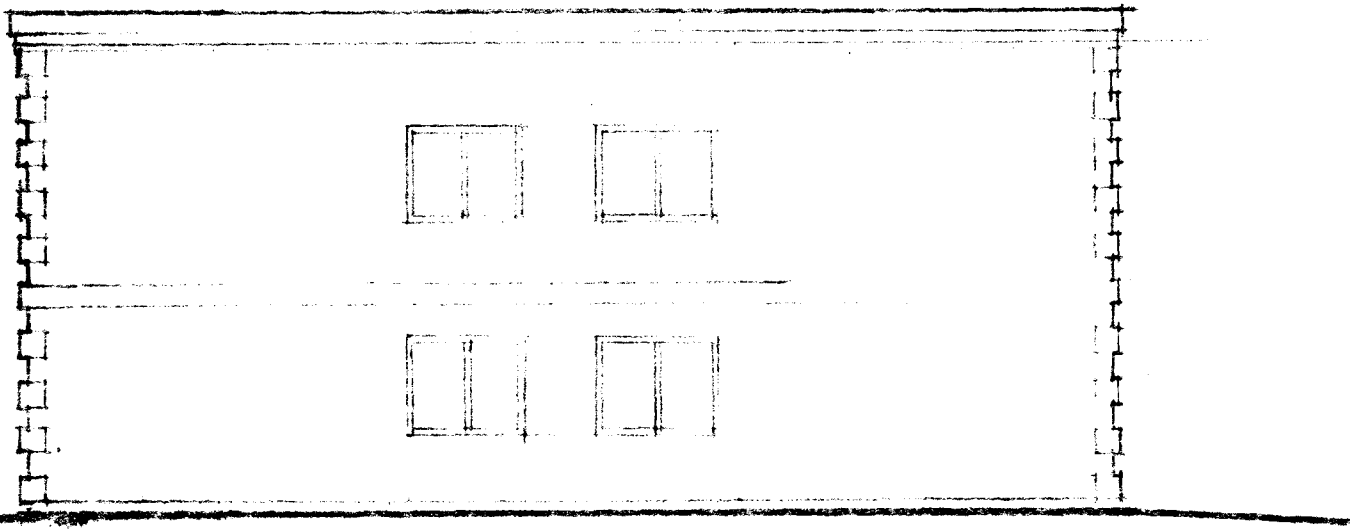
The Project consists of developing a two-story, eight unit apartment building on four lots at the northeast corner of Belford Avenue and 11th Street. The site is currently zoned PB and is vacant with the exception of a concrete foundation and stem wall which were to have been used for a proposed office building. When the local economic situation experienced a dramatic downturn, the then developers abandoned the office project in 1982 and the foundation was left "as is" during the subsequent years.

The Petitioner's concept is to develop a student apartment building targeted for Mesa State College's off-campus housing needs. The site being one-half block south of campus with adjoining restaurants/related business lends itself to an ideal location for this project type.

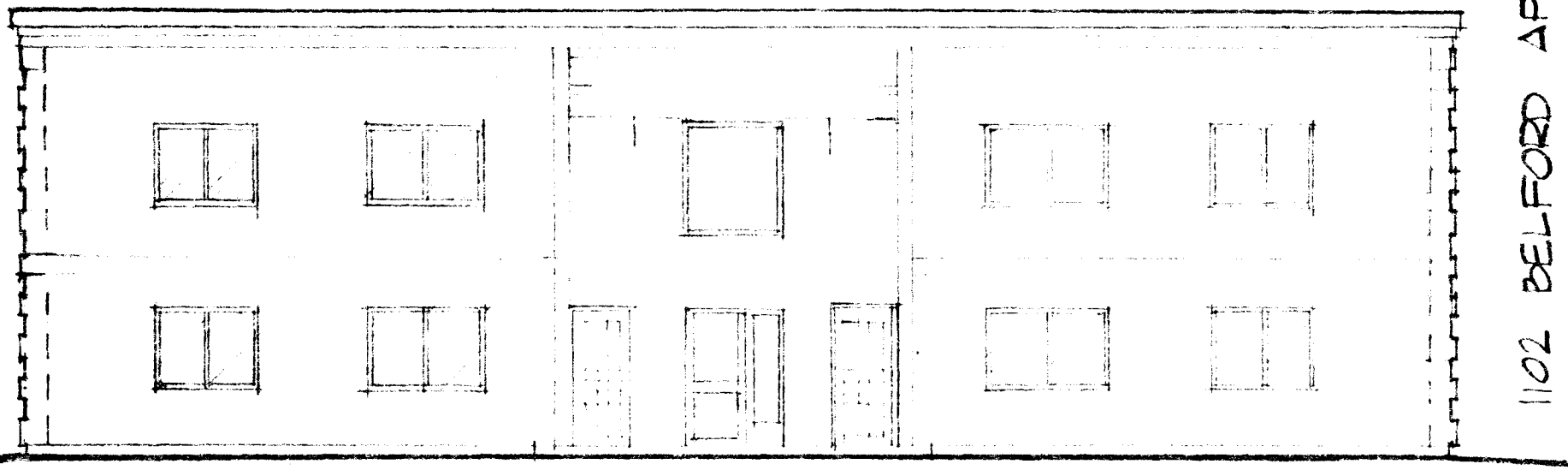
Mesa State's Housing and Finance Departments were contacted to verify this apparent need, and such need does in fact exist. Mesa State was very helpful and supportive in supplying Petitioner with data.

To enhance project viability, Petitioner approached design using the existing foundation with attendant parking space to rear of building. To his mild surprise and delight, the foundation/parking as they are work almost perfectly for an apartment building with eight units.

3439 grand valley canal road clifton, colorado 81520 phone 970-434-5665



WEST ELEVATION



SOUTH ELEVATION

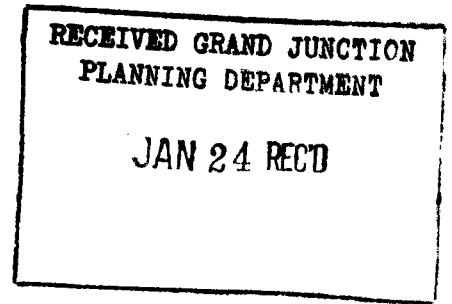
1/8" = 1'-0"

NOTE - ALL BRICK EXTERIORS

1102 BELFORD APARTMENTS
CARL VOSTATNIK - ARCHITECT
12/15

carl vostatek, architect

January 24, 1996



PETITIONER RESPONSE TO REVIEW COMMENTS

FILE #RZP-95-212

LOCATION: NE Corner 11th & Belford

PETITIONER: Vostatek-Robertson

CITY ATTORNEY

Proof of ownership by the petitioner is required.

Response: Copy of signed warranty deed attached.

CITY DEVELOPMENT ENGINEER

1. Transportation Capacity Payment- \$300.00 per unit
Response: Will pay when required.
2. Drainage fee- \$504.25
Response: Will pay when required.
3. Curb cut- Is existing curb cut shown on Belford being used now?
Response: Yes it is.
4. Is the dumpster reachable from the alley?
Response: Yes.

GRAND JUNCTION FIRE DEPARTMENT

1. A fire-flow survey will be required.
Response: Hank Masterson contacted. Existing fire hydrants adequate. Complete stamped plans will be submitted for required plan review survey.
2. Fire code issues related to construction.....
Response: Will be addressed during plan review.

CITY UTILITY ENGINEER

Please show locations and sizes of both existing water and sewer mainlines as well as proposed service lines.

Response: Trent Prall contacted. Requested data shown on revised site plan.

3439 grand valley canal road clifton, colorado 81520 phone 970-434-5665

COMMUNITY DEVELOPMENT DEPARTMENT

1. Exact location of sidewalk repairs must be determined by City Development Engineer. Total replacement of some sections may be required.
Response: Agreed. Will address when Engineer has data and specs.
2. Provide a copy of a cross-easement for ingress-egress off Belford between this property and the property to the east.
Response: In process.
3. A Power of Attorney for alley improvements, in the event a district is formed, must be executed.
Response: Executed as requested and previously submitted.

REVIEW COMMENTS

Page 1 of 2

FILE #RZP-95-212

TITLE HEADING: Rezone & Preliminary Plan - Belford Apartments

LOCATION: NE corner of 11th & Belford

PETITIONER: Belford Associates

PETITIONER'S ADDRESS/TELEPHONE: 1112 Belford Avenue
Grand Junction, CO 81501
241-1040

PETITIONER'S REPRESENTATIVE: Carl Vostatek

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., DECEMBER 27, 1995.

CITY ATTORNEY 12/8/95
John Shaver 244-1501

Proof of ownership by the petitioner is required. Contract is insufficient evidence of ownership.

CITY DEVELOPMENT ENGINEER 12/12/95
Jody Kliska 244-1591

1. Transportation Capacity Payment - \$300/unit
2. Drainage Fee - \$504.25
3. Curb Cut - is the existing curb shown on Belford being used now? It appears to be a shared access. If not, it should be closed since on-street parking appears to be needed in this area. A permit from the City Engineer's office is required prior to construction.
4. Is the dumpster reachable from the alley?

GRAND JUNCTION FIRE DEPARTMENT 12/14/95
Hank Masterson 244-1414

1. A fire-flow survey will be required. Submit complete stamped plans to the Fire Department for this purpose and for our required plan review. The existing fire hydrants located at 11th and 12th Street and Belford will be adequate for this project provided required fire flows can be provided.
2. Any fire code issues related to the construction of this building will be addressed during our plan review.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

Please show locations and sizes of both existing water and sewer mainlines as well as proposed service lines.

COMMUNITY DEVELOPMENT DEPARTMENT

12/19/95

Kristen Ashbeck

244-1437

1. Exact location of sidewalk repairs must be determined by City Development Engineer. Total replacement of some sections may be required.
2. Provide a copy of a cross-easement agreement for ingress-egress off Belford between this property and the property to the east.
3. A Power of Attorney for alley improvements, in the event a district is formed, must be executed (see for enclosed).

STAFF REVIEW - CITY COUNCIL

FILE: RZP 95-212

DATE: February 12, 1996

REQUEST: Rezone - Belford Apartments

LOCATION: Northeast Corner of Belford Avenue and 11th Street

APPLICANT: Belford Associates

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Multifamily Residential (Apartments)

SURROUNDING LAND USE:

NORTH: Commercial - Kentucky Fried Chicken

SOUTH: Single Family Residential

EAST: Office

WEST: Single Family Residential

EXISTING ZONING: Planned Business (PB)

PROPOSED ZONING: Planned Residential - 28 Units per Acre (PR-28)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)

SOUTH: Residential Multifamily 64 Units per Acre (RMF-64)

EAST: PB

WEST: RMF-64

EXECUTIVE SUMMARY: The petitioner is proposing to rezone a vacant parcel of land on the northeast corner of Belford Avenue and 11th Street from Planned Business (PB) to Planned Residential 28 units per acre (PR-28) in order to develop an eight-unit apartment complex.

STAFF ANALYSIS

Project Background: The petitioner is proposing to develop the vacant parcel on the northeast corner of Belford Avenue and 11th Street for a two-story, eight-unit apartment building. The present Planned Business (PB) zoning on the parcel was approved in conjunction with an early 1980s proposal for an office building on the site. An office was developed on the adjacent parcel to the east and a building foundation was constructed on the corner parcel, but the project was then abandoned.

*PC Approved 2/6/96 5-0
City Council Approved 3/6/96
Ordinance 28-98?
See fees on pg. 2 of
PC Staff report*

Relationship to Comprehensive Plan: There is no comprehensive plan for this area of the City, however, the site is within the area addressed in the adopted Downtown Residential Neighborhood Guidelines. The proposal for multifamily residential is consistent with the guideline that states: "The North Avenue Guideline suggests commercial zoning uses along the corridor are appropriate. Office and multifamily residential uses may be appropriate on the north side of Belford to buffer the existing single family residential uses from commercial development". This project will provide a good transition from the commercial uses fronting North Avenue and the single family residential uses on the south side of Belford Avenue.

Proposed Zoning: The proposed zoning of Planned Residential - 28 Units per Acre (PR-28) is, again, consistent with the intent of the Downtown Residential Neighborhood Guidelines in that it will provide a transitional zone and use between the adjacent uses. The petitioner's plan is proposing bulk requirements within the zone as follows: Front: 15 feet; Side: 15 feet; and Rear: 65 feet; Maximum Height: 22 feet. With the exception of the front yard setback, these are consistent with setbacks within a comparable zoning district such as RMF-32. The front yard setback is typically 20 feet in the RMF-32 zone. The petitioner is requesting a different front yard setback through the planned zone in order to be able to utilize the existing foundation on the site. Staff feels that the proposed 15-foot setback still provides a reasonable front yard for the scale of this project. Staff recommends that the following bulk requirements be adopted with the PB-28 zoning: Front: 15 feet; Side: 10 feet; and Rear: 65 feet; Maximum Height: 32 feet. The changes in the side yard setback and height requirements from those shown on the plan will allow the developer some design flexibility for the final construction drawings while maintaining the general design elements of the project.

PLANNING COMMISSION RECOMMENDATION (2/6/96 meeting; 5-0 vote): Approval of the Rezone from Planned Business (PB) to Planned Residential-28 Units per Acre (PR-28) with the following bulk requirements: Front: 15 feet; Side: 10 feet; and Rear: 65 feet; Maximum Height: 32 feet.

STAFF REVIEW

FILE: RZP 95-212

DATE: January 31, 1996

REQUEST: Rezone and Final Plan - Belford Apartments

LOCATION: Northeast Corner of Belford Avenue and 11th Street

APPLICANT: Belford Associates

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Multifamily Residential (Apartments)

SURROUNDING LAND USE:

NORTH: Commercial - Kentucky Fried Chicken

SOUTH: Single Family Residential

EAST: Office

WEST: Single Family Residential

EXISTING ZONING: Planned Business (PB)

PROPOSED ZONING: Planned Residential - 28 Units per Acre (PR-28)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)

SOUTH: Residential Multifamily 64 Units per Acre (RMF-64)

EAST: PB

WEST: RMF-64

EXECUTIVE SUMMARY: The petitioner is proposing to rezone a vacant parcel of land on the northeast corner of Belford Avenue and 11th Street from Planned Business (PB) to Planned Residential 28 units per acre (PR-28) in order to develop an eight-unit apartment complex.

STAFF ANALYSIS

Project Background: The petitioner is proposing to develop the vacant parcel on the northeast corner of Belford Avenue and 11th Street for a two-story, eight-unit apartment building. The present Planned Business (PB) zoning on the parcel was approved in conjunction with an early 1980s proposal for an office building on the site. An office was developed on the adjacent parcel to the east and a building foundation was constructed on the corner parcel, but the project was then abandoned.

Relationship to Comprehensive Plan: There is no comprehensive plan for this area of the City, however, the site is within the area addressed in the adopted Downtown Residential Neighborhood Guidelines. The proposal for multifamily residential is consistent with the guideline that states: "The North Avenue Guideline suggests commercial zoning uses along the corridor are appropriate. Office and multifamily residential uses may be appropriate on the north side of Belford to buffer the existing single family residential uses from commercial development". This project will provide a good transition from the commercial uses fronting North Avenue and the single family residential uses on the south side of Belford Avenue.

Proposed Zoning: The proposed zoning of Planned Residential - 28 Units per Acre (PR-28) is, again, consistent with the intent of the Downtown Residential Neighborhood Guidelines in that it will provide a transitional zone and use between the adjacent uses. The petitioner's plan is proposing bulk requirements within the zone as follows: Front: 15 feet; Side: 15 feet; and Rear: 65 feet; Maximum Height: 22 feet. With the exception of the front yard setback, these are consistent with setbacks within a comparable zoning district such as RMF-32. The front yard setback is typically 20 feet in the RMF-32 zone. The petitioner is requesting a different front yard setback through the planned zone in order to be able to utilize the existing foundation on the site. Staff feels that the proposed 15-foot setback still provides a reasonable front yard for the scale of this project. Staff recommends that the following bulk requirements be adopted with the PB-28 zoning: Front: 15 feet; Side: 10 feet; and Rear: 65 feet; Maximum Height: 32 feet. The changes in the side yard setback and height requirements from those shown on the plan will allow the developer some design flexibility for the final construction drawings while maintaining the general design elements of the project.

Final Plan: The site plan functions well for the type and scale of the proposed project. The parking requirement for an eight-unit apartment building is one and one-half spaces per dwelling unit, plus one additional space per every five spaces for recreation vehicles and/or visitor parking. Thus, the requirement for this project is 15 spaces as accommodated on the plan in the rear of the parcel. The curb cut on 11th Street is needed since access to the parking lot from the alley is not allowed. The existing curb cut on the east side of the parcel was originally intended to be a shared access between the business buildings originally proposed for the site and the adjacent parcel to the east. This one-way access is kept intact for the purposes of the office building to the east but it is not used for access to the proposed apartment building.

Landscaping for the site is appropriate and, as designed, will help soften the visual impact of the building when viewed from the residences to the west and south. Other site plan details such as street improvements (sidewalk repairs), fire requirements, and payment of the drainage fee (\$504.25) and Transportation Capacity Payment (\$300.00 per unit) can be addressed at the Building Permit phase of the project. Payment of a Parks and Open Space fee in the amount of \$1,800.00 (\$225.00 per unit) will also be required at the time a Planning Clearance is issued for a Building Permit.

STAFF RECOMMENDATION: Approval of the Rezone from Planned Business (PB) to Planned Residential-28 Units per Acre (PR-28) with the following bulk requirements: Front: 15 feet; Side: 10 feet; and Rear: ~~45~~ feet; Maximum Height: 32 feet.

65

STAFF RECOMMENDATION: Approval of the Final Plan for the Belford Apartments. ||

SUGGESTED PLANNING COMMISSION MOTIONS:

- 3-0 1) Mr. Chairman, on item RZP 95-212, I move that we forward the request for rezone from PB to PR-28 to City Council with the recommendation of approval with the following bulk requirements adopted with the PR-28 zoning:
Front: 15 feet; Side: 10 feet; and Rear: 65 feet; Maximum Height: 32 feet.

- 3-0 2) Mr. Chairman, on item RZP 95-212, I move that we approve the Final Plan for the Belford Apartments.