



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. PDR 96-9

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 checked="" type="checkbox"/> Resub		11th & Belford		
<input checked="" type="checkbox"/> Rezone				From: PB To: PR	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> 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					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Vostatek Construction & Design, Inc / M.W. Robertson	Carl Vostatek	Carl Vostatek
Name	Name	Name
3439 Grand Valley Canal Rd	3439 Grand Valley Canal Rd	
Address	Address	Address
Clifton, CO 81520	Clifton, CO 81520	
City/State/Zip	City/State/Zip	City/State/Zip
970-434-5665	970-434-5665	
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all 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.

<u>Carl Vostatek</u>	12/22/15
Signature of Person Completing Application	Date
<u>M.W. Robertson by Carl Vostatek</u>	12/22/15
Signature of Property Owner(s) - attach additional sheets if necessary	Date
<i>attorney-in-fact</i>	

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT RESUBDIVISION REZONE

Location: Trh: Belford

Project Name: Belford Townhomes

ITEMS	SSID REFERENCE	DISTRIBUTION																		TOTAL REQ'D.							
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Walker Field	Persigo	TCI Cable	COUNTY SURETYOR	CITY POLICE
Date Received	<u>1-4-96</u>																										
Receipt #	<u>3326</u>																										
File #	<u>PDR-96-9</u>																										
DESCRIPTION																											
● 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	1	1	1
● Application Form*	VII-1	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
● Reduction of Assessor's Map	VII-1	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
● Evidence of Title	VII-2	1																									
○ Appraisal of Raw Land	VII-1	1																									
● Names and Addresses*	VII-2	1																									
● Legal Description*	VII-2	1																									
○ Deeds	VII-1	1																									
○ Easements	VII-2	1	1	1	1	1	1	1	1								1	1	1						1		
○ Avigation Easement	VII-1	1																									
○ ROW	VII-3	1	1	1	1	1	1	1	1																		
○ Improvements Agreement/Guarantee*	VII-2	1	1	1																							
○ CDOT	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1																									
● General Project Report	X-7	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
○ Elevation Drawing	IX-13	1	1																								
● Site Plan <u>INCLUDE LANDSCAPING</u>	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	1	1	1
● 11"x17" Reduction of Site Plan	IX-29	1								3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2											1													
○ Storm Drainage Plan and Profile	IX-30	1	2											1				1	1	1	1				1		
○ Water and Sewer Plan and Profile	IX-34	1	2	1										1	1	1	1	1	1						1		
○ Roadway Plan and Profile	IX-28	1	2											1													
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
○ Landscape Plan	IX-20	2	1	1																							
○ Geotechnical Report	X-8	1																									
○ 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																								
● COUNTY TREASURER TAX CERT.	VII-1	1																									
● FINAL PLAT	IX-15	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● FULL SIZED ASSESSOR'S MAP		1																									

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 12-21-2015
Conference Attendance: BILL MATHIAS, CARL VOSTATZ
Proposal:
Location:

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?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee 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)

Tay Troung
Bich Kim Troung
1036 Belford Ave
Grand Junction, CO 81501-3135

James P Rankin
Betty R
122 Hillcrest Dr
Grand Junction, CO 81501-7442

Ivan Wood
Jane
3548 G Road
Palisade, CO 81526

Bernard W Brodak et al
415 Ridgewood Ln
Grand Junction, CO 81505-7049

North Avenue Associates
PO Box 621983
Littleton, CO 80162-1983

Edward Randall
Ellen
5851 San Felipe St Ste 850
Houston, TX 77057-8011

Anne Holden Gould
601 Corporate Circle
Golden, CO 80401

Fulenwider Company
601 Corporate Circle
Golden, CO 80401

Ted Munkres
1101 Belford Ave
Grand Junction, CO 81501-3136

Mary Jo Good
1123 Belford Ave
Grand Junction, CO 81501-3136

Arthur F Brockman
1130 Belford Ave
Grand Junction, CO 81501-3137

Lora Greer
1136 Belford Ave
Grand Junction, CO 81501-3137

Belford Associates
1112 Belford Ave
Grand Junction, CO 81501-3137

David Bentson
PO Box 428
Grand Junction, CO 81502-0428

Debra J Davis
1023 24 Road
Grand Junction, CO 81505-9637

William Pomrenke
Janet M
710 Victor Dr
Grand Junction, CO 81506-1854

H John Bellio
Margaret
PO Box 150
Silt, CO 81652-0150

D Ronald Boice
Nora
930 E Navajo St
Farmington, NM 87401

William A Cohan
Marilyn B Calabrese
1410 Sante Fe Dr
Encinitas, CA 92024

David R Evarts
42706 20th St W
Lancaster, CA 93534-6277

State of Colorado
Mesa State College
Grand Junction, CO 81501

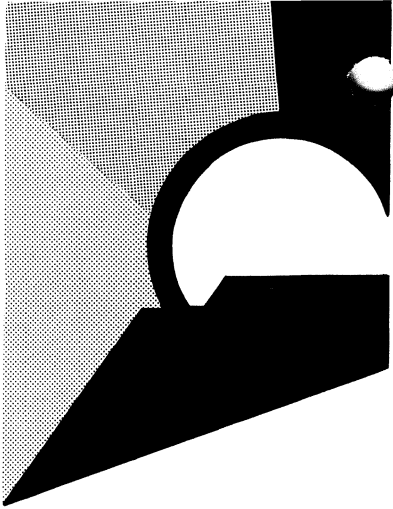
St Matthew's Episcopal Church
PO Box 766
Grand Junction, CO 81502-0766

M & M Properties
PO Box 3311
Grand Junction, CO 81502-3311

Thomas F Bolger
Lynn E
2613 Kelley Dr
Grand Junction, CO 81506

Carl Vostatek
3439 Grand Valley Canal Road
Clifton, CO 81520

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



vostatek construction & design, inc.
carl vostattek, president

December 22, 1995

GENERAL PROJECT REPORT

Belford Townhomes
1102 Belford Avenue, Grand Junction, Colorado

The Project consists of developing four, two-story townhomes at the northeast corner of Belford Avenue and 11th Street. The site is currently zoned PB (it was previously zoned multi-family) 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 and the foundation was left "as is" during the subsequent years.

The Petitioner's concept is to develop new housing in the core area of the City. Very little new housing has been built recently in the City proper and this project addresses such a situation. With the site's close proximity to Linclon Park, Mesa State College, restaurants, some retail, et al, it is well suited to development of this type. Existing multi-family units diagonally across the intersection attest to this fact.

The Petitioner also recognizes a housing need for Mesa State students and realizes this project may eventually contribute space for this need or related users.

To enhance project viability, Petitioner approached design utilizing the existing foundation with required off-street parking to the rear of site. To his mild surprise, the foundation/parking areas as they lie adapt themselves well to such a residential concept.

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-9

TITLE HEADING: Planned Development Review -
Belford Townhomes

LOCATION: 1102 Belford

PETITIONER: Vostatek-Robertson

PETITIONER'S ADDRESS/TELEPHONE: 3439 Grand Valley Canal Road
Clifton, CO 81520
434-5665

PETITIONER'S REPRESENTATIVE: Carl Vostatek

STAFF REPRESENTATIVE: Bill Nebeker

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., JANUARY 26, 1996.

CITY ATTORNEY 1/7/96
John Shaver 244-1501

Deed is not signed; evidence of ownership is required.

MESA COUNTY BUILDING DEPARTMENT 1/8/96
Bob Lee 244-1656

No comments.

PUBLIC SERVICE COMPANY 1/9/96
Jon Price 244-2693

Public Service Company will require:

✓OPTION 1: If units will have one meter point, no easement required - overhead or underground electric.

OPTION 2: If units will require separate meter points:

- A. Underground electric - a 5' easement along the northern property lines of Lots 1, 2, 3 and 4 and a 10" easement along the eastern property line (along and parallel existing 7' ingress easement).
- B. Overhead electric - the entire "outlot" must be described as utility easement.

CITY POLICE DEPARTMENT 1/15/96
Dave Stassen 244-3587

I would recommend the proposed 6' cedar fence on the east be changed to either wrought iron, chain link or some other transparent fencing.

Also, what are the developers lighting plans? I think there should be two street type lights in the parking lot, one at spaces 2/3 and one at the southeast corner of the parking area. Additional pedestrian level lighting should be provided (more than just "porch lights") at all entrances to the building. If no lights are planned for the east and west sides, I recommend low pressure sodium or other security lighting at each end of the building.

COMMUNITY DEVELOPMENT DEPARTMENT

1/17/96

Bill Nebeker

244-1447

See attached comments.

CITY PROPERTY AGENT

1/17/96

Steve Pace

256-4003

The out lot needs to be addressed in the dedication.

CITY DEVELOPMENT ENGINEER

1/18/96

Jody Kliska

244-1591

1. Power of Attorney for alley improvements required.
2. Curbing proposed along alley?
3. How many units? What is proposed apartments or townhomes? Transportation Capacity Payment is based on number of units.
4. Drainage fee - please provide a breakdown by square footage of building, parking and landscape area (do not include right-of-way).

CITY UTILITY ENGINEER

1/19/96

Trent Prall

244-1590

1. Homeowner's Association documents need to be submitted addressing who will be paying for water & sewer, including maintenance.
2. Outlot not dedicated.

TO DATE, COMMENTS NOT RECEIVED FROM:

TCI Cablevision

U.S. West

Mesa County Surveyor

TO: CARL VOSTATEK

1 PAGE

FROM: BILL NEBEKER 244-1447

Belford Townhomes - Rezone, Replat, Final Plan
PDR-96-9

Review Comments from Bill Nebeker:

Subdivision Plat:

1. Out Lot should be changed to "Tract A" and dedicated to the use of the Belford homeowners association. Use standard language for dedication statement.
2. The plat doesn't match the site plan. Boundaries of site plan should be the same as the plat. Show lot lines on site plan and adjust them on plat to match the common wall construction between the units. With a 15 setback on the east side, the home on lot 4 will be extending inside the common area. Correct accordingly.
3. Is it your intention for property owners to maintain the front landscaping along Belford directly in front of each unit, but not the side landscaping?

Site Plan: (Show any required corrections on the site plan.)

4. Correct language on site plan stating that this is a proposed 2-story apartment building.
5. Provide elevation drawings for proposed townhomes.
6. Exact location of sidewalk repairs must be determined by City Development Engineer. Total replacement of some sections may be required.
7. How will the site be serviced by trash collection?
8. How high is the stucco wall surrounding the carports?
9. The plan is unclear in the northeast corner of the site. Are the aspen trees on the exterior side of the stucco wall? Where does the cedar fence end? Is there a pedestrian access here?
10. Provide a summary on the site plan that notes size and number of trees and shrubs provided. Deciduous trees shall be at least 1.5" caliper; shrubs shall be a minimum 5 gallon size.



carl vostatek, architect

January 24, 1996

Grand Junction Community Development Department
Attn: Mr. Bill Nebeker
250 N. 5th Street
Grand Junction, CO 81501

RE: #PDR-96-9

Dear Bill:

Per our telecon this morning, I am requesting withdrawal of this project as a "townhome" rezone.

I further ask that the original submittal for this property as an "apartment" rezone (#RZP-95-212) be reopened with no changes.

Sincerely,



Carl Vostatek
Representative for Vostatek-Robertson

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 24 RECD

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lots 31, 32, 33 and 34,
Block 1,
City of Grand Junction
Mesa County, Colorado