

P. U. D. APPLICATION
COLORADO MOUNTAIN COLLEGE
SPRING VALLEY

The following narrative and supporting documents are in accordance with the Planned Unit Development Amendment to the Garfield County Zoning Resolution dated November 11, 1974. The proposed P. U. D. is in conformity with the County's general plan.

Ownership - All the property included in the proposed P. U. D. is solely owned or in the process of ownership by the Colorado Mountain Junior College District with the exception of a five (5) acre tract owned by David and James Watts who purchased the property, built and operate a student apartment complex. The Watts Brothers have given the College written consent for this P. U. D. application.

Plan - The planning concepts supporting the request are for the purpose of allowing the College to develop in accordance with our Master Plan which was completed September, 1972 by a firm called "Inter Plan" and recent revisions to this plan by the architectural firm of Caudill Associates.

There are 622 acres to be included in the proposed P. U. D. The principal use for this property is to support a two year community college. The buildings now on the property and those to be built would be: classrooms, laboratories, teaching and administrative offices; student recreation, social and housing; learning center and ancillary buildings for college maintenance.

Dwelling Units - The term dwelling units in this application is intended to mean student apartments. The college has previously sold five (5) acres to a private commercial developer who built and rents apartments to our students. It is the intention of the college to continue this practice. The

present apartment complex called the Pinon Alps is composed of two apartment buildings and a supporting recreation center. It has forty-four (44) one bedroom units and twenty-nine (29) two bedroom apartments with a total student capacity of one hundred ninety-six (196) students. Our planning projects a need for apartments to house an additional one hundred-twenty (120) students for the 1975-76 academic year, another one hundred-twenty (120) students by 1980-81, and an additional one hundred-forty-seven (147) for our maximum capacity during the year 2000. This will give us student housing for 583 students and will require construction of 193 new apartment units. Our student housing is projected on housing one-third of our full time students on campus.

Common Open Space - The twenty-five per cent minimum will be greatly exceeded.

	<u>Acres</u>	<u>%</u>
<u>Proposed Uses</u> - Educational Facilities	80	13
Student Apartments	20	03
Common Open Space	<u>522</u>	<u>84</u>
	622	100

Internal Circulation Systems - See Map # Three.

School Sites - This is not applicable to our request.

Commercial-Industrial Uses - Not applicable with the exception of student apartments owned and managed by private enterprise.

Utilities - The present utilities are now in existence and in use:

Water - four wells, with a combined capacity of 940 gpm exist of which two are being used to serve our present operation. A 600,000 gallon storage tank, booster pumps, chlorination equipment as well as a 25,000 gallon back-up storage tank.

Sewer - The system is comprised of 8" trunk mains falling into two sewage lagoons. The primary lagoon has aeration equipment

for use when future, increased loads require. Presently only one lagoon is in use with evaporative disposing of all waters.

Gas - Supplied by Rocky Mountain Gas Company through high pressure mains.

Electricity - Supplied by Holy Cross R. E. A. 480/217V-3 phase service.

Telephone - Mountain Bell

Other Restrictions - Architectural Review Committee

The purpose of the committee is to ensure that future buildings constructed in the P. U. D. conform to the objectives set forth in the college is Master Plan.

The Committee will be composed of college staff members and representatives of the college architectural firm.

The Committee will require approval for:

- a. Schematic plans
- b. Preliminary design plans
- c. Final design plans

The Committee will be concerned with the following considerations in any building projects:

- a. Location and site exposure
- b. Setting on property
- c. Parking
- d. Exterior lighting
- e. Underground utilities
- f. Animal restrictions (no pets)
- g. Encourage the use of solar energy
- h. Acoustical treatment
- i. Exterior finish
- j. Fire alarm system

The college has final authority for approving all plans and specifications for any building.

PARKING

The College presently has parking spaces for approximately 350 automobiles. Our master plan projects a need for around 900 parking spaces to accommodate the needs of the school which include parking around the student apartments.

The following schedule is from the original master plan, modified to be more realistic to known student enrollment projections:

1. Spaces required for 1975-76

<u>Group</u>	<u>Number</u>	<u>Demand Factor</u>	<u>Total</u>
Students	685	.5	342
Faculty/Staff	65	1.0	65
Visitors	10	1.0	<u>10</u>
			417

2. Spaces required for 1980-81

Students	841	.5	420
Faculty/Staff	92	1.0	92
Visitors	10	1.0	<u>10</u>
			522

3. Spaces required for maximum size

Students	1,450	.5	725
Faculty/Staff	134	1.0	134
Visitors	10	1.0	<u>10</u>
			869

The present parking requirements are satisfied as follows:

Lot #1	80 spaces
Lot #2	50
Lot #3	35
Lot #4	60
Lot #5	<u>50</u>
	275
Apartment site #1 - Pinon Aips	<u>75</u>
Total available	350

Master plan projections:

Lot #1	80
Lot #2	80
Lot #3	80
Lot #4	100
Lot #5	105
Lot #6	60
Lot #7	75
Lot #8	<u>20</u>
	600
Apartment site #1 - Pinon Alps	75
#2	75
#3	75
#4	<u>75</u>
	300
Total parking for proposed P. U. D.	<u><u>900</u></u>

Note: Parking space is calculated at 9 x 18 feet

Regional Location Map - See Map # One .

Site Map - See Map # Two .

Site Topographic Map - See Map # Two .

Legal Description - See Attachment # One .

Written Statement - Objectives: Through a voluntary decision to comply with County Zoning Ordinances Colorado Mountain College is applying for a Planned Unit Development to permit the orderly development of the West Campus.

DEVELOPMENT SCHEDULE--COLLEGE FACILITIES

Existing Structures:

Academic Buildings	48,479 sq. ft.	
Dormitory Building	18,672	
Student Center	4,080	
Animal Health Tech. Building	960	
Natural Resources Building	<u>2,400</u>	
Total Existing		74,591 sq. ft.

Phase I, 1975-1976:

Existing Space	74,591	
Learning Center Building	12,500	
Photo Studio Addition	2,400	
College Center Building	<u>6,270</u>	
Total Phase I		95,761 sq. ft.

Phase II, 1980-1981:

Existing Plus Phase I	95,761	
General Academic Building	31,160	
Less Dormitory Building	<u>< 18,672 ></u>	
Total Phase II		108,249 sq. ft.

Maximum Phase, 2000-2001:

Existing Plus Phase I and II	108,249	
General Academic Building	<u>82,460</u>	
Total		190,709
Replace Academic Building		<u>-48,479</u>
		142,230
New Academic Building		<u>75,430</u>
Total Maximum Phase		<u>217,660</u>

DEVELOPMENT SCHEDULE--APARTMENTS

<u>Existing</u>	<u>Units</u>	<u>Students</u>
Pinon Alps	73	196
Phase I, 1975-1976	60	120
Phase 2, 1980-1981	60	120
Maximum Phase, 2000-2001	<u>73</u>	<u>147</u>
Totals	<u>266</u>	<u>583</u>

SPECIAL COVENANTS - CONDITIONS

The information presented on page three of this application is intended to satisfy the requirement for this section.

The purpose of the architectural review committee is to ensure that future buildings constructed in the P. U. D. are in agreement with the objectives of the College. The architectural review committee will be concerned with building setbacks, height limits, access requirements, and grade or slope restrictions for future construction within the P. U. D.

OWNERS

The following is a list of owners of adjoining property:

<u>Direction from P. U. D.</u>	<u>Name</u>	<u>Address</u>
North	Foster Petroleum	P. O. Box 729 Bartlesville, Okla. 74003
	James & Daniel Quigley	Rt. 1, Spring Valley Glenwood Spgs., Colo. 81601
South	Bureau Land Management	113 - 9th Glenwood Spgs., Colo. 81601
	Bruce Dixon	2035 Overlook Drive Grand Junction, Colo. 81501
East	John G. Powers	P. O. Box 557 Aspen, Colo. 81611
	James & Raymond Nieslanik	7203 County Road 115 Glenwood Spgs., Colo. 81601
West	Charles J. Becker	0447 - 233 Road Rifle, Colo. 81650
	George H. Dapples	2143 Santa Fe Santa Fe, New Mexico
	Sunlight Partnership c/o H. O. Tucker	2736 Marilyn Road Colo. Spgs., Colo. 80909

LICENSED ENGINEER

Water - Sewage - Storm Drainage - Potential National Hazards

The following opinion is taken from the report of Jerry Brown, Community Planner and Jerome F. Gamba, P. E., Eldorado Engineering dated June, 1971 for the Spring Valley Landowners.

"In order that a realistic appraisal can be made of existing for use in development other than college growth, it was necessary to estimate the probably future water and sewer requirements of the college. Estimates of these requirements were computed and are illustrated in Table "A" (water and Table "B" (sewer). The population projections used in these tables are from the Interplan report."

Water

The production capacity of the existing wells is conservatively estimated to be 430,000 gallons per day. The present storage, which is low pressure, is 25,000 gallons and the booster pump capacity to raise this storage to normal service pressure is 300 gallons per minute.

Comparing the above with figures from Table "A", the following may be concluded:

- a) The water well production would be adequate to supply in excess of 300,000 gallons/day to domestic use other than the college in the year 2000.
- b) Construction of high-pressure storage and/or increase in booster pump capacity will be needed in the very near future to supply college domestic needs.
- c) Fire storage for the college is presently inadequate. Lack of high-pressure fire storage in the event of a simultaneous fire and power outage could prove disastrous. A pumper truck pulling water from the existing storage (if full) would be effective for less than one hour.

The report further recommended the construction of a 500,000 gallon storage tank and additional booster pumps to provide for better fire protection and institutional growth at the college. This recommendation has been accomplished.

Sewage

The existing sewage treatment plant has a capacity (under present Health Department standards) to serve college needs up through the loading projected for the year 1990. In addition to this, the lagoons are designed to be expanded to double the present capacity at a minimal cost. Therefore, it would appear that sufficient capacity exists in the college sewage treatment system to serve outside development.

The following statement is taken from the Interplan report. "Adequate natural slope exists in the proximity of the projected buildings to suggest that storm run-off be handled by a system of open swales which can be developed along with the building clusters."

It is the opinion of the college staff that potential natural hazards in the P. U. D. such as avalanche areas, landslide areas, flood plain areas, and unstable soils are not a concern or has evidence of any of these natural hazards ever occurred in the past.

RESOLUTION

WHEREAS, Colorado Mountain Junior College District has petitioned the Board of County Commissioners of Garfield County, Colorado, for an exemption under C. R. S. 1963, 106-2-33(3)(d), as amended, concerning a five-acre tract of land located in Garfield County, Colorado, which was described on the Petition as follows:

A tract of land contained in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, Township 7 South, Range 88 West of the 6th Principal Meridian, said Tract being more particularly described as follows:

Beginning at a point whence the Southwest corner of the Northeast Quarter of the Southwest Quarter bears S. 39°49'00" W. 281.52 feet; thence N. 15°41'10" E. 137.70 feet; thence N. 84°08'00" W. 233.03 feet; thence N. 00°19'36" W. 244.20 feet; thence N. 39°47'45" E. 551.22 feet; thence S. 82°45'03" E. 65.88 feet; thence S. 01°33'50" E. 393.00 feet; thence along the South side line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ S. 89°49'00" W. 431.33 feet to the point of beginning, containing 5.00 acres, more or less, but which land is more accurately described as follows:

A parcel of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 4, Township 7 South, Range 88 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the SE corner of said Section 4; thence N. 72°21'48" W. 4226.11 feet to the SW corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence S. 89°53'11" E. 281.52 feet along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the TRUE POINT OF BEGINNING; thence N. 15°58'59" E. 137.70 feet; thence N. 83°50'11" W. 233.03 feet; thence N. 00°01'47" W. 244.20 feet; thence S. 89°54'26" E. 551.22 feet; thence S. 32°27'14" E. 65.88 feet; thence S. 01°16'01" E. 393.00 feet; thence N. 89°53'11" W. 431.33 feet along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ to the TRUE POINT OF BEGINNING, containing 5.00 acres, more or less; and

WHEREAS, the aforesaid Petitioner has presented evidence to the Board demonstrating with reasonable certainty the following:

- (1) That said tract of land will be used for no purpose other than the construction and operation of an apartment development consisting of three buildings and approximately seventy-two residential units

to serve primarily the students, faculty and other employees of the College District;

(2) That the water and sewer facilities of the apartment development will be connected to the existing College District water distribution system and sewer treatment facilities, which are capable of handling the additional requirements of the apartment development;

(3) That sufficient roadway access and walkway connections between the West Campus of Colorado Mountain College and the apartment development will be constructed and maintained;

(4) That utility mains in use and in place can be connected to with a minimum of cost and inconvenience; and

(5) That the proposed development of said property is in harmony with the master development plan of the entire West Campus of Colorado Mountain College; and

WHEREAS, the Board is convinced that the sale of said property as more accurately described above and the resulting division of land is not within the purposes and intent of C.R.S. 1963, 106-2-1, et seq., as amended, and should be exempt from the definitions of the terms "subdivision" and "divided land" as the same appear in C.R.S. 1963, 106-2-33 (3)(a), as amended.

NOW THEREFORE, upon motion of Lynn Hill, seconded by Pete Mattivi, and unanimously carried, the property as more accurately above described is hereby exempted from such definitions, and transfer of said five-acre tract may be made by the Petitioner to the purchasers as named in the Petition For Exemption filed herein, only upon condition, however, that the water and sewer facilities of the apartment development are connected to the existing College District water distribution system and sewer treatment facilities, and that sufficient roadway access between the West Campus of Colorado Mountain College and said property is constructed.

This Resolution supercedes and replaces in toto that certain Resolution

Unanimously adopted by the Board of County Commissioners of Garfield County, Colorado at its regular meeting on July 17, 1972 affecting the 5.00 acre more or less tract of land herein described, a certified copy of which previously enacted Resolution is recorded as Reception No. 254583 in Book 433 at Page 260 in the office of the Garfield County Clerk and Recorder.

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

CERTIFICATION

The Clerk of Garfield County, Colorado hereby certifies that the foregoing Resolution was unanimously adopted by the Board of County Commissioners of Garfield County, Colorado at its regular meeting on Oct 2, 1972.

Dated Oct 5, 1972.

Ellen Stephens
Garfield County Clerk

