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File		1975-0038				
Date		1/14/00 Project Name: NW Corner of 7 th Street and Patterson Road				
P r e s e n t	S c a n e d	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. 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. 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.				
X	X	*Summary Sheet – Table of Contents				
		Application form				
X		Receipts for fees paid for anything				
		*Submittal checklist				
X	X					
_		Reduced copy of final plans or drawings				
		Reduction of assessor's map				
	Evidence of title, deeds					
		*Mailing list				
	Public notice cards					
		Record of certified mail				
_		Legal description				
\rightarrow	_	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				
		Individual review comments from agencies				
-	}	*Consolidated review comments list				
		*Petitioner's response to comments				
		*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)				
1	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form				
X		Review Sheets				
X	X	Memo from Gus Byrom to City – 1/15/76				
X	X	Petition and Application for Rezoning				
X	X	Letter from Sam Haupt to Planning Commission – 12/9/75				
X		Adjacent Property Owners				
X	X	Site Plan				
X		Landscape Plan				
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PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)

SS. COUNTY OF MESA TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION Gentlemen: We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: The South 85 feet of Lot 3, and all of Lot 4 in Fairmount HEIGHTS SUBDIVISION AND Reginning at the point which bears South 10.0 feet and West 14.0 feet from the Southeast corner of Lot 2 in Fairmount Heights Subdivision, thence West 236.0 feet, thence North 10 feet to the Southwest corner of Lot 2, thence North 30.0 feet, thence East 187.8 feet thence Southeasterly 62.6 feet to the point of beginning; Mesa County, Colorado. acres, more of less, do respectfully Containing 1.34 petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described zone to _ land from P-1 zone. PDB submitted, DIMCAN VIOLA F. MARASCO STATE OF COLORADO) SS. COUNTY OF MESA The foregoing instrument was acknowledged before me this day of DEC. Marasco, Viola M. Rav Painter, 1975 By Paul B. Viola for the purposes therein set forth. ... Denis Campbell. 7S. Duncan Lester 9/20/7 My commission expires: Public Notary

\$265.00

*NOTE: Filing of a petition to rezone requires a deposit of \$270=00 with the Planning Office to defray the cost of the amendment.

7th and Patterson Zone Change

The zone change at 7th and Patterson from B-1 to Planned Development Business is requested to allow for the development of retail sales facilities in an orderly manner. The area served by this facility includes St. Mary's hospital and all of the medical and dental facilities in the hospital area.

In the service area there are now four retail outlets:

- 1. Mesa Drug
- 2. 7-11 convenience store
- 3. Gibson's Discount Drug
- 4. Mesa Orthopedic Appliance

There appears to be a need for additional drug outlets, coffee shops and gift stores to serve the many patients and employees of the medical and dental offices in the area as well as the residents of the area.

Access to the area is obtained by North Seventh Street and by Patterson Road.

Following are the existing and projected traffic counts for those streets, two way traffic:

Year	Seventh s/o Patterson	Seventh s/o Patterson	Patterson w/o Patterson
1975	7135	7760	5455
1976	7634	8303	5937
1977	8168	9994	6245
1978	8740	9506	6682
1979	9352	10171	7150
1980	10006	10883	7651

It is anticipated that the proposed development will contribute approximately 512 vehicle trips per day to the above traffic volumes. The directional split cannot be estimated at this time.

Adequate water and sewer facilities to serve this project are currently available in the public rights-of-way adjacent to the subject property.

Because of the nature of the development there should be a minimal impact on the city water and sewer system. The major users of water and wastewater facilities would be a coffee shop. The estimated use for this facility should not exceed 4000 gallons per day.

As a Business Development this project should have minimal impact on police and fire facilities.

ADJACENT PROPERTY OWNERS PLANNED BUSINESS ZONE CHANGES 7th & Patterson

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Subject Property

2945-023-14-004 & 002 Paul B. & V. F. Marasco 670 Larkspur Lane

2945-023-14-001 U. S. Bank Trustee-S. B. Johnson 359 Main St.

2945-023-14-006 William R. Patterson 662 26 Rd.

2945-023-14-007 G. Paul Smith 656 Larkspur Lane

2945-023-14-008 Richard F. Gilmore Jr. 698 Crestridge Dr.

2945-023-14-009 Robert L. Orr 609 Rico Way

2945-023-00-028 C. W. & R. D. Mottram $609 \cdot 26\frac{1}{2} \text{ Rd.}$

2945-023-00-029 Mildred M. Vandover 604 Meander Rd.

2945-023-00-027 Doris M. Broome 2496 Hwy 50 W.

2945-024-00-023 Evelyn T. Taylor $602-26\frac{1}{2}$ Rd.

2945-024-00-022 Weston P. & R. C. Edfast $604-26\frac{1}{2}$ Rd.

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2945-024-00-015 Raymond N. Davis 1015 North Ave.

 $\begin{array}{c} 2945-024-00-028 \\ \text{Fred A. \& F. A. Dunham} \\ 608 \ \ 26\frac{1}{2} \ \text{Rd.} \end{array}$

2945-024-00-038 Eugene L. & Virginia M. Hansen $610\ 26\frac{1}{2}\ \mathrm{Rd}$.

2945-024-00-012 Nick H. & Helen C. Mahleres $612\ 26\frac{1}{2}\ \mathrm{Rd}$

2945-024-10-001 Edwin V. & Audrey E. Murphy 411 Shady Way

2945-024-10-003 Edwin V. & Audrey Murphy

2945-024-10-003 Henry & Olga L. Newell 938 Elm Ave.

2945-024-10-004 Henry Swenson 608 Rico Way

2945-024-10-005
Basil E. & Mary A. Robinson
2715 8th Ct.

2945-024-10-006 Adlee C. & Neva I. Broyles 2717 8th Ct.

2945-024-10-010 Richard C. & Patricia M. Pond 140 Texas Ave.

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2945-024-10-011 Glen I. & Clara Bernice James Box 398 Grand Junction

2945-024-10-012 Walter H. & Ethel P. Hatmaker 2656 F. Rd.

2945-111-00-030, 031, 032, 033, 034, 956, 959 & 998 Sisters of Charity-Health Src. Corp, 4200 S. 4th St. Leavenworth, Kan. 66048

2945-111-00-037 Roland J. & Roe O. Marasco 2211 No. 7th St.

2945-111-00-038 Theodore N. & M. Naff 710 Wellington

2945-111-00-039 William L. & Barbara Price Waldrop 2537~G.~3/8~Rd.

2945-111-15-003

2945-111-00-126

2945-112-00-971
Sisters of Charity
4200 S. 4th St.
Leavenworth, Kans. 66048

2945-112-00-931 Mesa Co. State of Colorado (Health Department)

SAM HAUPT & CO.

Real Estate Investments & Exchange Counselors

200 N. 6TH ST., SUITE 204 P. O. BOX 363 GRAND JUNCTION, COLORADO 81501 (303) 243-8660

December 9, 1975

To Planning Commission of the City of Grand Junction, Colo.

Re: Statement per Para D-1-d of the Planned Unit Development Filing and Processing Procedures:

The Planned Development Business (PDB) purposed at the northwest corner of 7th and Patterson Rd. is designed as an approximate, 12,000 square foot building. The uses will be limited to service business, retail, limited, inside; restaurant business, limited; and parking lot.

Financing of the project will be through private funds and local financial institutions. If future street improvements are required, owners agree to join in an improvement district.

The present ownership title of the land described in application is vested in the names of Paul B. Marasco and Viola F. Marasco, in joint tenancy, and is under option to M. Ray Painter, Denis P. Campbell and Lester S. Duncan.

Development will begin 90 days following approval of financing which is estimated to be obtained within six months of final approval of PDB.

Respectfully submitted,

Sam Haupt

Agent for optionees

SH/cib



City of Grand Junction, Colorado

MEMORANDUM

January 15, 1976

To: Whom It May Concern

From: Gus Byrom, Director of Public Works

Subject: Proposed Commercial Development - N.W. Corner of 7th

Street and Patterson Road

At the meeting of the Grand Junction Planning Commission on Dec.31, 1975, a plan for the development of the above described property was offered.

Vehicular access to the off-street parking (34 spaces for employees and 47 spaces for customers) was to be provided via an alley entrance 250' west of 7th Street on Patterson, one private driveway on Patterson Road approximately 170' west of the corner, and one private drive approximately 100' north of the corner on 7th Street. This last mentioned driveway (on 7th Street) prompted concern from several Planning Commission members, and it is my understanding that the overall plan was acceptable pending some pertinent comments regarding traffic considerations at that location from the City Traffic Engineer.

First, I do not see so great a hazard at this site that it would warrant an absolute denial of access to the total frontage on 7th Street. I believe it would be an unprecedented action. We have a number of intersections in the city handling two to three times the traffic volume with a multiplicity of driveways.

I am not inferring that the driveways do not cause problems - they do, but in this case the owner agreed to just one driveway and allowed us to locate it. Our two primary concerns were sight distance for vehicles coming up the hill from Horizon Drive and proximity to the intersection of Patterson Road. The midpoint of the 7th Street frontage provided, in my opinion, the best compromise. The right of way acquired will provide room for sheltered deceleration lane from the north should this prove necessary, and the owner realizes that future traffic volumes may warrant the installation of NO LEFT TURN signs at this driveway.

The site plan provides for good visibility on the corner as the building is well back on the property. All things considered, I believe it is right to permit this one driveway on 7th Street.

