



Subdivision

7<sup>th</sup> PATTERSON-PDB

Date 12-15-75

Item # 38-75

Petitioner Sam Haupt

Preliminary Review Agencies Comments

Final Review Agencies Comments

Traffic - may be problems w. entrance on 7<sup>th</sup>.

Parks - want to see layout of sidewalk & R.O.W. planting / street trees

STAFF - NEED DRAINAGE PLAN.

Action Taken  
P.C. PASSED Dec. 75  
C.C. Passed JAN

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments  
P.C. WANTS TRAFFIC REVIEW (see ltr. from Gus Byron)

Comments

- ITEMS REQUIRED FROM DEVELOPER
- Pl. Check
  - Drainage
  - Improvements
  - N/A Utility Agreement
  - OK Landscaping
  - N/A Guarantee
  - Title Investigation
  - Covenants
  - N/A Annexation
  - \_\_\_\_\_ Other (Specify)



## 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	5837
1977	8168	8884	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

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 26 $\frac{1}{2}$  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 I. Taylor  
602 26 $\frac{1}{2}$  Rd.

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

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

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

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

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

2945-024-10-011  
Glen L. & 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;

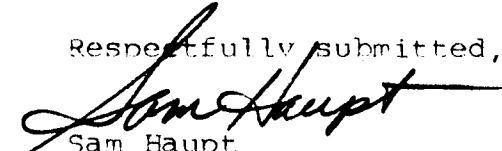
The Planned Development Business (PDB) purposed at the northwest corner of 7th and Patterson Rd. is designed as an approximate, 12,000 square foot building. The uses will be limited to service business, retail, limited, inside; restaurant business, limited; and parking lot.

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.

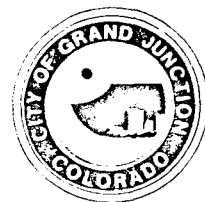
The present ownership title of the land described in application is vested in the names of Paul B. Marasco and Viola F. Marasco, in joint tenancy, and is under option to M. Ray Painter, Denis P. Campbell and Lester S. Duncan.

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

M E M O R A N D U M

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.

ALLEY  
240'  
EMPLOYEE PARKING 16 SPACES

20'

47 PARKING SPACES

PROPOSED R.O.W

20'

20'

250'

PROPERTY LINE

CURB BY OTHERS

20'

PROPOSED R.O.W

15'

PROPERTY LINE

10'

5'

10'

200'

7th STREET

14'

35'

