

Subdivision PD-B Preliminary Plan. (with + Patterson Plaza)

Date 1 Dec 77

Item # 91-77

Petitioner Guthrie / Weavon

Review Agencies Comments

Review Agencies Comments

- 1. Fire - water okay
- 2. C. Utilities - need existing + proposed.
- 3. Parks - specific identification of types of proposed landscaping and ground coverage
- 4. G.I. - out of District
- 5. Public Service - requires 10' easement abutting C + S property line.
- 6. C. Engineering - Power of A. for full improvements on 1/2 of Patterson Rd. Need layouts showing how parking will fit without using any of the 50' ROW on Patterson



Action Taken

Action Taken

P.C. _____

P.C. _____

C.C. _____

C.C. _____

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

PLANNED UNIT DEVELOPMENT

Preliminary Development Plan Application

\$265 Fee

Note: In cases where a planned development occurs on more or less than a single parcel or lot a subdivision will be required to run concurrently with the development plan.

The Developer will provide the Development Department with the original and eighteen (18) prints of this application and a proposed site plan on a 24x32" sheet. At the time of filing, the developer shall pay a fee of \$265 to cover the cost of review and advertisement.

1) Name and address of property owners and/or Developers.

<u>O. Reed Guthrie</u> name	<u>Wm Weaver</u> name	_____ name
<u>1005 N. 12th</u> address	<u>1005 N. 12th</u> address	_____ address
<u>245-0227</u> business phone	<u>245-0227</u> business phone	_____ business phone

Name of Development: 12th + Patterson Plaza

Common Location: Corner of 12th St. + F Rd.

Legal Description:

SE Corner 12th + F Rd

2) Development Plan Requirements: 18 copies of proposed development plan at a scale of 1"x20' and on a 24"x32" sheet containing the following information:

- a) Title of Development
- b) Location of Property
- c) Street systems, lot lines and lot designs (existing and Proposed with dimensions).
- d) Areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, open space or other similar public and semi-public uses.
- e) Plot plan showing each building site and common open area with the approximate location of all buildings and improvements.
- f) Elevations and/or perspective drawings of all proposed structures except single family detached structures.

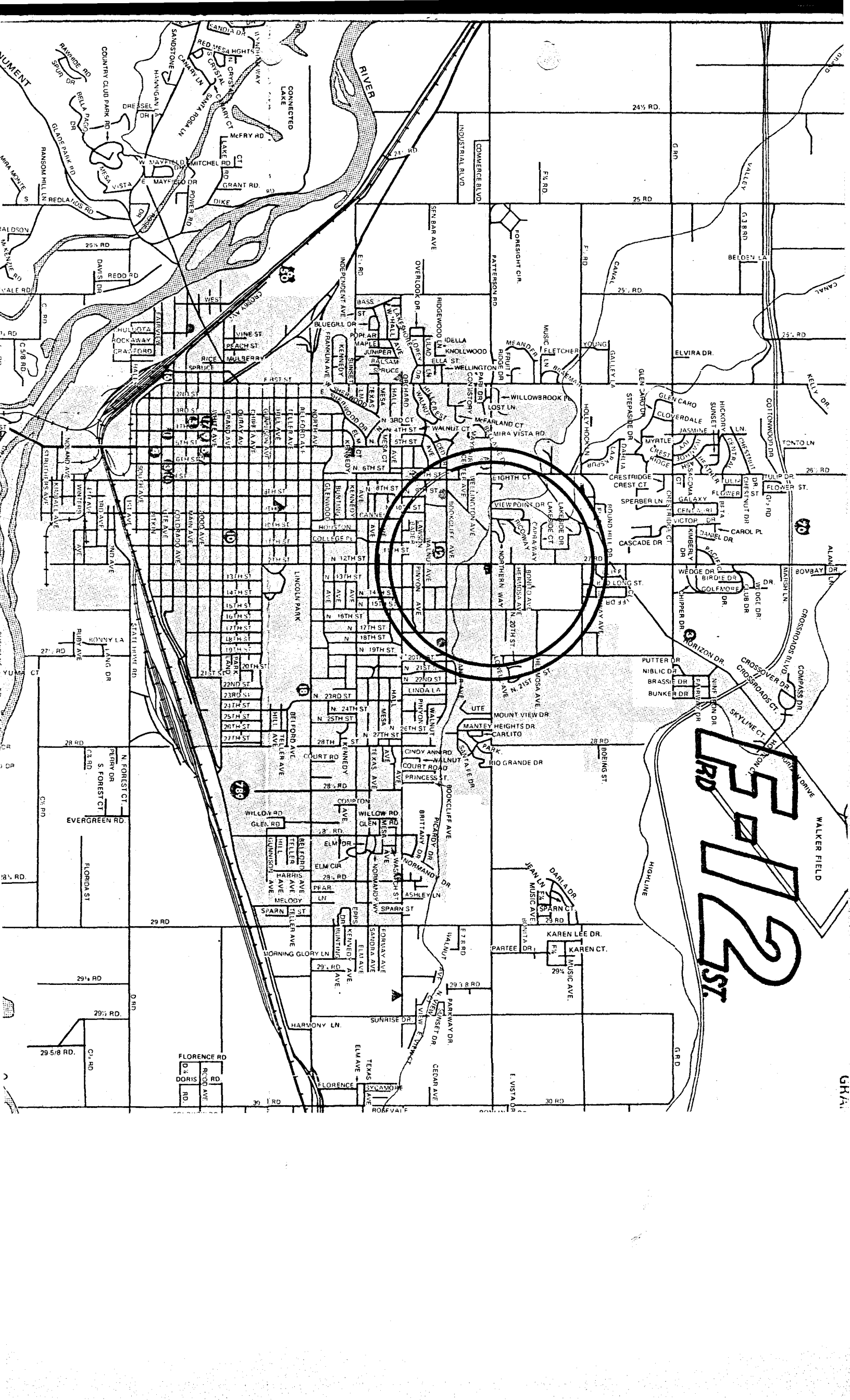
- g) Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
 - h) A preliminary drainage plan showing proposed directions of flow and ultimate off site disposal.
 - i) Location and type of any site limitations such as existing easements, ditches, extreme slopes, etc.
 - j) Adjacent land uses and locations.
- 3) In addition to the development plan the following textual material must be provided.
- a) 18 copies of a statement of intent explaining the character of the Planned Development, its proposed uses and impact on the neighborhood and community.
 - b) 1 copy of a certificate of title on the subject property.
 - c) A development schedule indicating:
 - 1) The approximate date on which construction will begin.
 - 2) The stages in which the project will be built and approximate date of construction of each stage.
 - 3) Approximate date of completion of each stage as well as the total project.
 - d) One copy of names and addresses of all adjacent property owners.

Note: This application form is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development Regulations. It does not relieve an applicant from the responsibility of complying with the requirements of Section 15 but is intended as a guide to aid the applicant and those responsible for reviewing the application.


Name of person completing application

1005 N. 12th
address

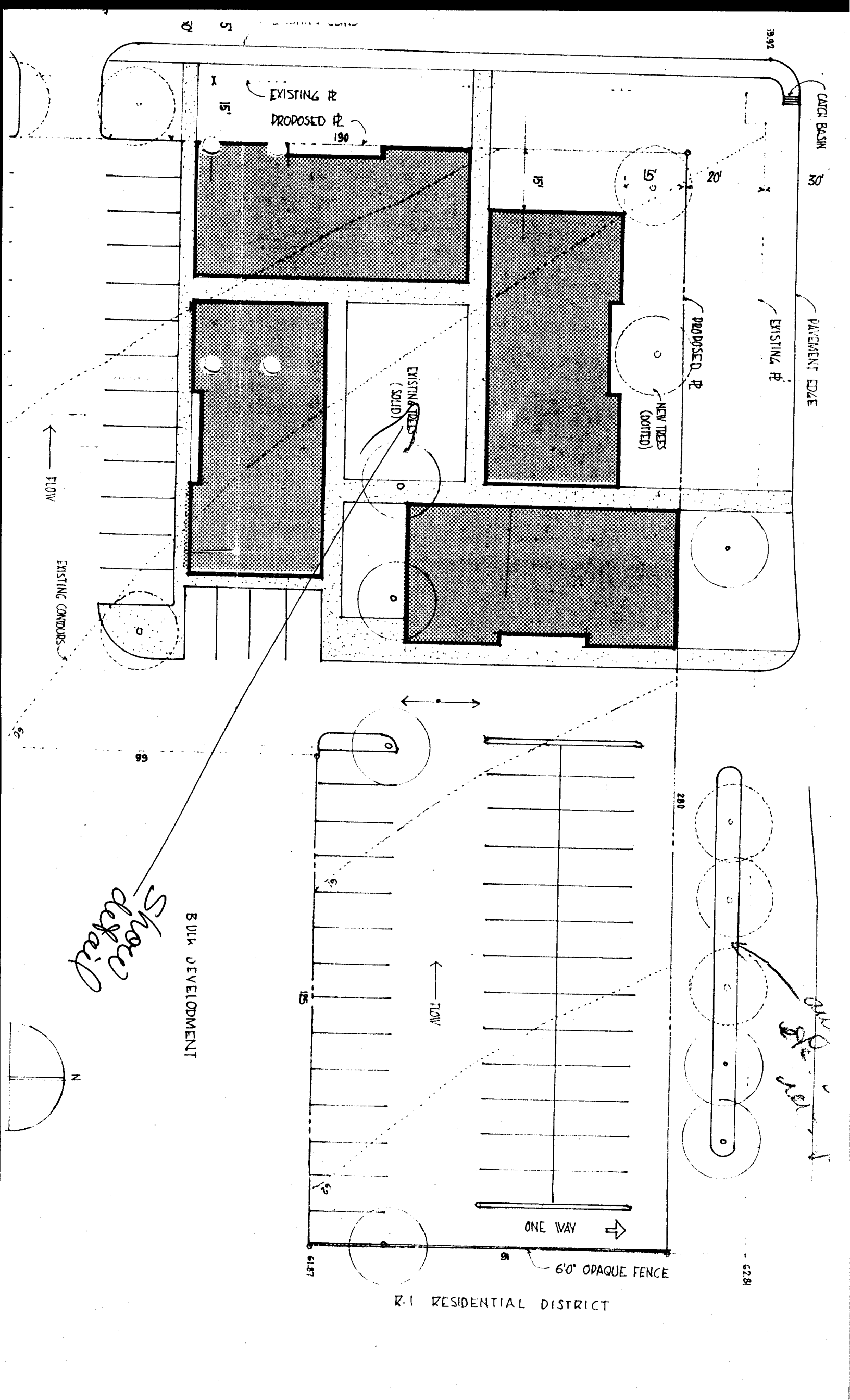
245-0227
phone



5472
ST.

WALKER FIELD

GRA...



EXISTING P
PROPOSED P

EXISTING P
PROPOSED P

EXISTING TREES (SOLID)

NEW TREES (DOTTED)

CATCH BASIN

PAVEMENT EDGE

FLOW

EXISTING CONTOURS

BULK DEVELOPMENT

Show detail

FLOW

ONE WAY

6'0" OPAQUE FENCE

R-1 RESIDENTIAL DISTRICT

5284

Connie McDonough
415 Mesa Ct.
Grand Junction, CO 81501

Dear Connie:

Please consider these facts:

1. At the April 27 meeting of the Commission, a motion was passed to table the proposed zoning change at 12th and F for the purpose of getting input from residents on 12th and on F Road.

2. A meeting was called by phone calls Monday, May 23, to be held Tuesday at 7:30, May 24.

3. Those who attended the meeting expressed concern that there could be more traffic on Wellington Avenue. Also that there would be added traffic on 12th Street, and it is already difficult to get onto 12th from either the homes between F and Wellington or from Wellington Avenue. When those present understood the proposal for professional offices, the location and the fact that there would be no through traffic to Wellington, no one directly opposed the change of zoning when the Chairman asked if there was opposition to the plan.

4. Those in attendance made clear that the corner in question, as well as along 12th Street, is not a desirable place to live.

5. That those people who live in the area of influence are:

Martin Mason	2621 N. 12th St.
Jack Bray	2707 F Road
George Diltz	2600 N. 12th St.
Nora Peterson	2540 N. 12th St.
E. L. Clements	2528 N. 12th St.
Glen Green	2708 F. Road
Bookcliff Baptist Church	12th and F. Rd.

All of these persons have been contacted by me and not one opposes the change of zoning. Mr. Green and the Baptist Church are neutral, but the others actually favor the change.

6. That on May 25 a motion was passed at the Commission meeting to table the matter for up to three months for the purpose of input from the "Centennial" study. As I understand this study, it is to determine via computer input and output what the effects of placing business nodes on major intersections might be. I agree that such a study might have validity for long range planning, but I disagree that it has any value for decision making in this instance. This intersection

has already been committed. We know without further study or delay that the intersection is not a place for residence, that the stage has been set for business, that professional offices is an appropriate development and much more beneficial than other types of commercial enterprises.

In light of the above discussion, it is difficult to understand the delaying tactics of the commission. Politics and personalities are not factors of influence in the decision making process for good planning. Yet they are present and apparent.

Since controversy to the change of zoning is not present, I ask the Commission to place this item on the June 29 agenda and take it from the table for action. If the Commission takes four months to act, then three months for additional procedure, at the projected 16% inflation rate, this could add over 8% to the cost of the project.

Sincerely,


Al Goffredi

Copies have been sent to the Commission, Larry Brown, Larry Kozisek



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Road Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures

This is to inform you that your project File # 91-77

Project Name 12th & Patterson Plaza

approved on 10/5/77 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 3-G-3e
(Preliminary Plan
Final Plan)

Following the approval of a preliminary plan, the applicant shall file with the Development Department a final development plan and final subdivision plat in accordance with the negotiated development schedule. An approved preliminary area may be finalized by more than one final plan and plat.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout:
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: All Petitioners
FROM: City Planning Department
DATE: March 26, 1984
RE: Reversion Hearings

A public hearing was held on March 20, 1984 before the Grand Junction Planning Commission to discuss reversions of projects exceeding their development schedules.

Your project # 91-77-12th & Patterson Plaza - Rezone was recommended for reversion because no written response was received by this department prior to that hearing. Enclosed please find a copy of the minutes of those hearings.

A public hearing before the Grand Junction City Council will be held on April 18, 1984 to confirm these recommendations of the Grand Junction Planning Commission.

If you have questions regarding these actions, please contact the City Planning Department at 244-1628 prior to April 18, 1984.

Thank you for your cooperation.

BG/tt

Enclosure

✓file