

# Table of Contents

File 1980-0070

Project Name: Paragon Engineering – Rezone R1A to PD-B & ODP

Date 9/13/04

P r e s e n t e d	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the IIn some instances, not all entries designated to be scanned by the department 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 provided.</p> <p>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.</p> <p>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.</p>
X		<b>*Summary Sheet – Table of Contents</b>
X		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Deed
X	X	Review Sheet Summary		
X		Review Sheets		
X	X	Preliminary Development Plan		
X	X	Utility Composite & Grading & Drainage		
X	X	Site & Landscaping Plan		
X		Letter from Ribert Gerlofs to City Planning re: item dropped from agenda-10.00 advertising fee-11/17/80		
X		Rezone Application		
X		Letter from Thomas Logue to Bob Bright re: request for scheduled hearing-10/30/80		
X	X	Planning Commission Minutes - ** - 10/28/80		
X		Notice for public hearing on 11/19/80 – sent 11/3/80		
X	X	Preliminary Development Plan and Zone Change Request		
X	X	Preliminary Building Perspective		
X		Preliminary Development Plan Application		
X		Development Summary Form		
X		Commitment for Title Ins.		

Acres 8.2  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 70-80  
Zone \_\_\_\_\_

Activity Rezone P-1A to PD-B  
Phase Preliminary  
Date Submitted 10/1/80  
Date Mailed Out 10/3/80  
Date Posted 10/17/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
Planning Commission

100P  
Date Neighbors Notified--  
City Council   
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
Planning Commission 10/28/80  
Hearing Date--  
City Council 11/19/80  
10 Review Period-Return By 10/14/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION G.V.
- DRAINAGE G.T.
- SEWER \_\_\_\_\_
- WATER (UTE CLIFTON)
- FLOODPLAIN \_\_\_\_\_
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES \_\_\_\_\_
- Comp Planning

Common Location 430' East of 28th St & South of Patterson

Board	Date	Comments
<u>GJPC</u>	<u>10/28/80</u>	<u>Denied by a 4-1 vote because it is considered spot zoning &amp; it could lead to strip zoning.</u>
	<u>11/17/80</u>	<u>See letter from representative of petitioner to remove these items from the CIC agenda.</u>

Staff Comments

\_\_\_\_\_ legal OK  
\_\_\_\_\_ adj prop OK  
\_\_\_\_\_ need 10<sup>th</sup> adj fee

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 70-80

ITEM REZONE R1A to PDB & ODP PRELIMINARY

DATE SENT TO REVIEW DEPT. 10-03-80

DATE DUE 10-14-80

PETITIONER Robert Rewinkle 534 31 1/2 Rd. City (Paragon)

LOCATION 420 feet East of 28 1/2 Rd. & South of Patterson Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-08-80	UTE WATER	No objections to rezone or ODP. Both fire protection and domestic demands can be served from nearby existing water lines on the South side of Patterson Road. A Peak Demand-Data Sheet will be necessary to determine proper service line and meter sizes.
10-14-80	PARKS & REC.	Since when does a Norway Maple, Lombardy Poplar, Mentor Barberry, Dwarf Alberta Spruce and spreading Junipers relate to a Spanish style structure? Given the site location and soil conditions, at least, Norway Maple should not be used. Lombardy Poplar has a very short lifespan with various insect and disease problems; might not be a good choice for a commercial structure such as this.
10-14-80	CITY ENG.	It is my understanding, the City recently purchased that 20 ft. of right-of-way on Patterson Road labeled as "proposed additional right-of-way": (I signed the warrant.) The street improvements on Patterson Road are under contract for construction as part of ST80ID. If those driveways are to be incorporated, we must know soon or the curbing will be built. We were never apprised of this plan when we designed Patterson improvements nor when we purchased the right-of-way we needed for construction. How should this property be assessed for those street improvements which are under construction? Those proposed utility services should be installed soon or we will have cuts in the new pavement. I assume their site grading elevations match our planned grade for the Patterson Road improvements. If not, they must be revised to fit. Any modifications which might be required by this plan should either be arranged for with my office by the petitioner pronto or made by him after-the-fact of the street construction. We are on a tight construction schedule.
10-14-80	MT. BELL	We request a 15' easement from North to South line along the West side of the east line.
10-14-80	CITY FIRE	No objections to this rezone as long as there is adequate fire protection provided.
10-15-80	PUB. SERV.	Gas: No objections Electric: No objection, has 20' wide utility easement across north end of property as recorded in Book 1209 Pg. 301. Need developer to contact PSCo. regarding point of service and possible pad-mount transformer location.
10-16-80	COMP. PLANN.	All properties fronting on Patterson from 12th Street east to the city limits are zoned residential, although there are some nonconforming uses. A change to PDB in this area would constitute spot zoning. F Road (Patterson) shall soon have

a set of policy statements developed to better guide developments along this corridor. Criteria for change of a zone includes bordering of the proposed site by similar uses, or change of character of the neighborhood. Neither are met by this request.

Furthermore-aside of use- the design (Spanish) of the structure is incompatible with its neighboring residential development, the Fall.)

Further study of where commercial nodes of this area are to develop should be conducted, before "spot" zones, under the auspices of Planned Development, erode our residential neighborhood, and make Patterson Road another strip commercial.

## 10-20-80 STAFF COMMENTS

1. Recommend that if approved, project be initiated within one year of final approval or a re-hearing on the zone change be scheduled.
2. What is total proposed square footage of structure? It would appear from building envelope that it will be over 26,000 sq. ft. which would require more parking spaces. This should be clarified. Also, applicant is proposing one space per 296 sq. ft. of lease space. Why? Gross sq.ft. is used to determine parking requirement.
3. Recommend that a landscaped strip be provided along Patterson. Landscape plan proposes that "Open areas to be covered with redwood bark and/or decorative rock". As the proposed use will be adjacent to a residential area, it would be useful to see where each would be used. The use of landscaping in parking area and as a buffer looks good.
4. It is likely that most of this area will build out as residential (especially to the north in the County zoned R-2 area). However, many requests for business uses can be anticipated along Patterson. It is recommended that an attempt be made to centralize business uses rather than having them scattered among residential areas.

## SUMMARY of COMMENTS

1. A Peak Demand-Data Sheet will be necessary to determine proper service line and meter sizes.
2. Parks & Rec. recommend that Norway Maple not be used & that another choice, other than Lombardy Poplar be used because of very short lifespan with various insect & disease problems.
3. If approved, petitioner should get together, as soon as possible, with City Eng. to discuss curb cuts, street improvements, drainage, etc. because the city is already doing improvements in front of the proposed site.
4. Mt. Bell is requesting a 15' easement from North to South on the western property line.
5. PSCo. request that the petitioner contact PSCo. regarding point of service & possible pad mount transformer location.
6. The area east of 12th St. to the City Limits is in residential character, with very little nonconforming uses. A change to PDB in this area would constitute spot zoning. Although policy statements in this corridor has not been established, this request would not fit any of the criteria for a zone change. Design should be compatible with the adjacent uses & a study of where commercial nodes should be conducted in this corridor before residential neighborhood is eroded & makes this corridor another strip commercial.
7. Need total sq. ft. of structure to evaluate parking.
8. Recommend that a landscaped strip be provided along Patterson. More details needed on use of ground covers.
9. The issue of businesses scattered along Patterson, mixed with residential needs to be addressed. Staff recommends that business type uses be centralized at particular locations along Patterson.

## RECOMMENDATION

Staff recommends that strip business/commercial not be approved along Patterson; recommend denial.

11-06-80 G.J. DRAIN.

Out of District

PRELIMINARY DEVELOPMENT PLAN  
and  
ZONE CHANGE REQUEST  
for  
PATTERSON ROAD OFFICE BUILDING

General:

The enclosed maps and statements are provided as a requirement of the City of Grand Junction Planned Development Regulations. This information is intended to provide the Planning Commission with sufficient background data to assess the preliminary development plan for the Patterson Road Office Building.

Character of Patterson Road Office Building:

The site of the proposed development contains 2.2 acres and is located in the City of Grand Junction, 420 feet east of 28 $\frac{1}{2}$  Road and south of Patterson Road. The northerly portions of the site are essentially flat, sloping toward F Road, while the southern portions of the site have a 30' depression sloping toward the southwest. The site is presently occupied by a single family residence which is intended to be removed upon approval of the final development plan. The subject site is presently zoned R-1-A. The Patterson Road Office Building site is bordered by The Falls Filings No. 1 & 2, presently zoned PD-8, which lies along the east and south boundaries. The City of Grand Junction water storage tank adjoins the site immediately to the west. Property adjoining the site north of F Road is located in Mesa County and is zoned AFT - Agricultura/Forestry/Transitional. Other uses in the area include the Planned Development Business zone at the Landing Heights Nursing Home, approximately 420 feet west of the subject site. An additional PD-8 zone is located about  $\frac{1}{4}$  mile west of the site along Patterson Road. A planned shopping center is located at the SW Corner of 29 & F Roads about  $\frac{3}{4}$  mile west of the Patterson Road Office Building site.

The hot air is then pumped three feet into the ground through perforated ducts. The heat is released from the dirt more slowly than from rock, but its chief advantage is that it provides natural humidity control. All construction will be done with conventional construction materials, without the added expense of solar hardware.

The Patterson Road Office Building is designed in Spanish Style and the solar features do not dominate. For example, the tile roof has a conventional 3/12 pitch and no collectors are elevated above the roof line.

Building plans provide a natural environment for occupants with a landscaped courtyard entry including a fountain and a Spanish style solarium/atrium.

Vehicular access to the site is gained by two driveways on Patterson Road, presently classified as a major arterial. 28 $\frac{1}{4}$  Road, located 420 feet west of the site serves as a collector road connecting Patterson Road to North Avenue. The area immediately north of the building and south of Patterson Road is reserved as a parking lot consisting of 77 parking spaces. The planned parking lot includes considerable landscaping around the parking spaces. Additionally, low intensity lighting will be provided for lighting of the parking area and the entrances to the building.

Connecting pedestrian walkways are provided to the multi-family units in The Falls, lying immediately south of the subject site.

Sewer, water, electric and gas lines are presently installed adjacent to the site within Patterson Road. It is anticipated that the City of Grand Junction will supply sanitary sewer treatment utilizing Central Grand Valley Sanitation District mains, while the Ute Water Conservancy District will provide the necessary water supply for domestic and fire protection use.

Continued business and residential growth in Grand Junction has given rise to an increasing demand for business professional office uses. The availability of business professional office space is limited at this time.

In November of 1979, the Colorado West Council of Governments updated population estimates. Those projections were based on the most recent information provided by various energy companies. These updated projections are indicated in the following chart.

Population Projections  
Source: Colorado West Council of Governments

Year		Mesa County	Grand Junction	Fruita
1981	high	88,615	33,954	3,707
	low	84,934	32,275	2,973
1983	high	98,067	37,824	4,329
	low	92,969	35,328	3,254
1985	high	108,350	42,089	5,051
	low	101,004	38,382	3,535
1990	high	128,558	49,655	5,760
	low	121,092	46,015	4,238
2000	high	169,683	65,195	7,225
	low	161,266	61,281	5,644

Low projections are based on growth trends that occurred in the 60's and 70's without major energy impact. The high projections are estimated on full energy production as promoted by recent action of the President.

Patterson Road Office Building consists of 22,700 square feet of lease space on 2.2 acres. The proposed preliminary development plan calls for the Patterson Road Office Building to be solar heated. The two story building utilizes a convective loop system, enclosing an insulated conventional building in a second building. The air circulates in the space between the buildings and the dirt beneath the buildings is insulated to twice the depth of the frost line and is used for heat storage.

Land Ownership:

The land within the site for the Patterson Road Office Building is presently owned by Fred I. and Lois P. Ferrari of Grand Junction. The site is being purchased under contract by the developer, Robert Rewinkle, also of Grand Junction.

Development Schedule:

It is anticipated that the development of the property will begin immediately after approval of the final development plan. The rate of development is dependant on the rate of the community's growth and needs.

Land Use Summary:

Area in building footprint	0.3 acres	13.6%
Area in Road right of way	0.3 acres	13.6%
Area in Parking	0.8 acres	36.4%
Area in Open Space	0.8 acres	36.4%
	<hr/>	
Total	2.2 acres	100%

Appendix:

1. Rezone Application
2. Legal Description
3. Adjoining Property Owners List
4. Preliminary Plan Application
5. Subdivision Summary Form

Exhibits:

1. Site Landscaping Plan
2. Preliminary Building Perspective
3. Preliminary Sewer & Water Plan
4. Preliminary Grading & Drainage Plan



R. Gerlofs  
P.O. Box 2872  
City - 81502 70-80

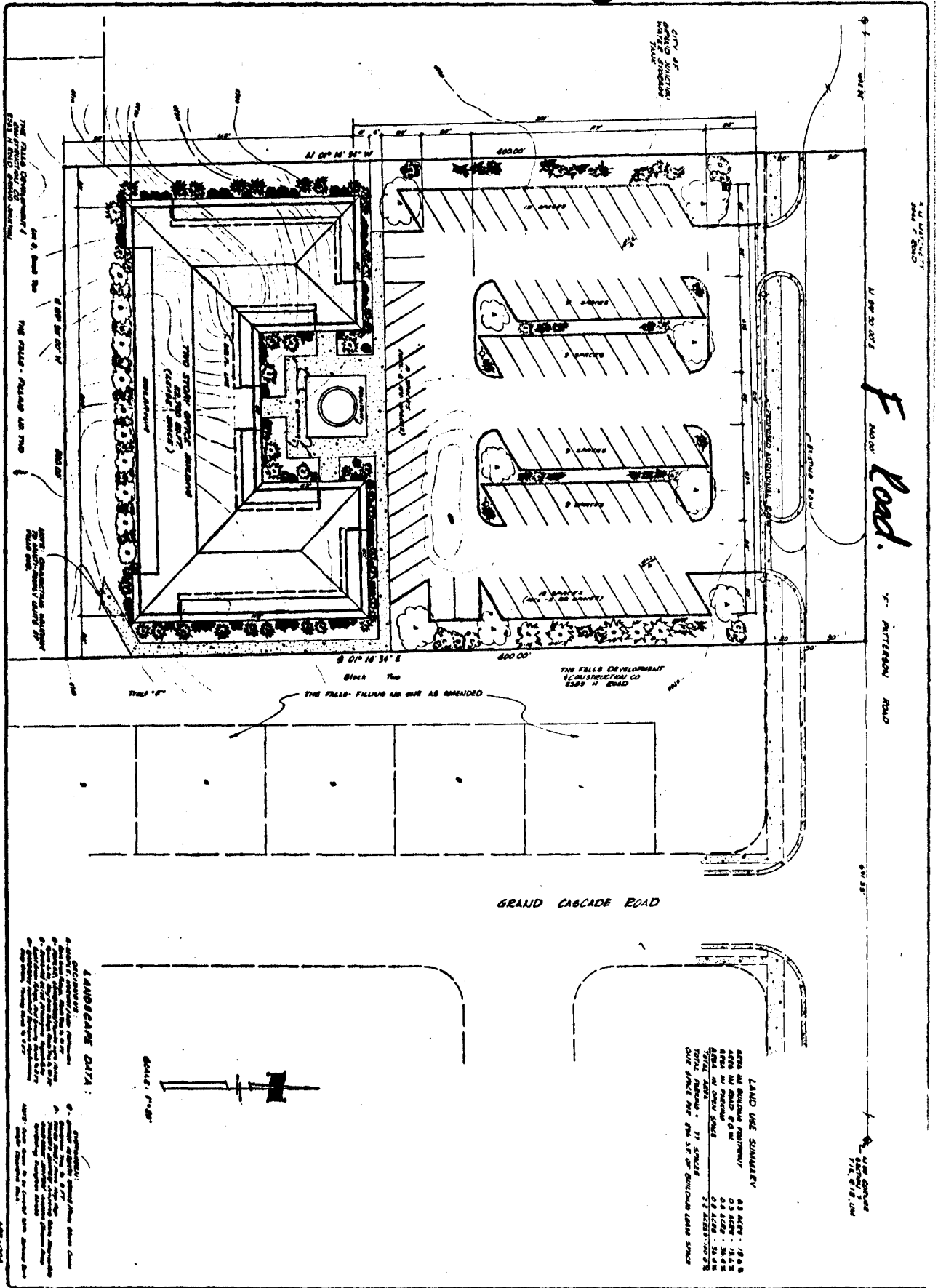
Paragon Eng.  
2784 Crossroads Blvd.  
Suite 104  
City - 81501 70-80

Robert Lewinkle  
534 3 1/2 Rd.  
City - 81501 70-80

The Falls Development Co.  
2583 H Road  
Grand Junction, CO. 81501

The City of Grand Junction  
City Hall  
Grand Junction, CO. 81501

Kenneth Matchett  
2844 F Road  
Grand Junction, CO. 81501



THE CITY OF DENVER  
 DEPARTMENT OF  
 PUBLIC WORKS  
 DIVISION OF  
 STREET DESIGN

**LANDSCAPE DATA:**

1. All plants to be installed in accordance with the specifications of the Denver Department of Public Works, Division of Street Design, and the American Society of Landscape Architects.

2. All plants to be installed in accordance with the specifications of the Denver Department of Public Works, Division of Street Design, and the American Society of Landscape Architects.

3. All plants to be installed in accordance with the specifications of the Denver Department of Public Works, Division of Street Design, and the American Society of Landscape Architects.

4. All plants to be installed in accordance with the specifications of the Denver Department of Public Works, Division of Street Design, and the American Society of Landscape Architects.

5. All plants to be installed in accordance with the specifications of the Denver Department of Public Works, Division of Street Design, and the American Society of Landscape Architects.

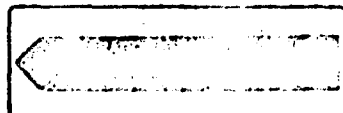
**LAND USE SUMMARY**

AREA OF BUILDING FOOTPRINT	43,400
AREA OF PARKING	10,000
AREA OF DRIVE	2,000
AREA OF SMALL SPACE	30,000
TOTAL AREA	85,400
DATE FINISH MAP	7-1-57
DATE FINISH MAP	7-1-57

PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**"PATTERSON ROAD OFFICE BUILDING"**  
 DEVELOPED BY ROBERT BISHOP, 155 316 ROAD, DENVER, COLORADO  
 8-1-57

**SITE & LANDSCAPING PLAN**

2  
 1  
 1957



OCTOBER 1957  
 11 50

**F**  
 No. 00  
**Road.**  
 PATTERSON ROAD

GRAND CASCADE ROAD

THE FILLS DEVELOPMENT  
 & CONSTRUCTION CO  
 1500 N. ROAD

Block Two  
 THE FILLS - FILLSING AND ONE AS AMENDED

8' 0" 10' 34" E 400' 00"

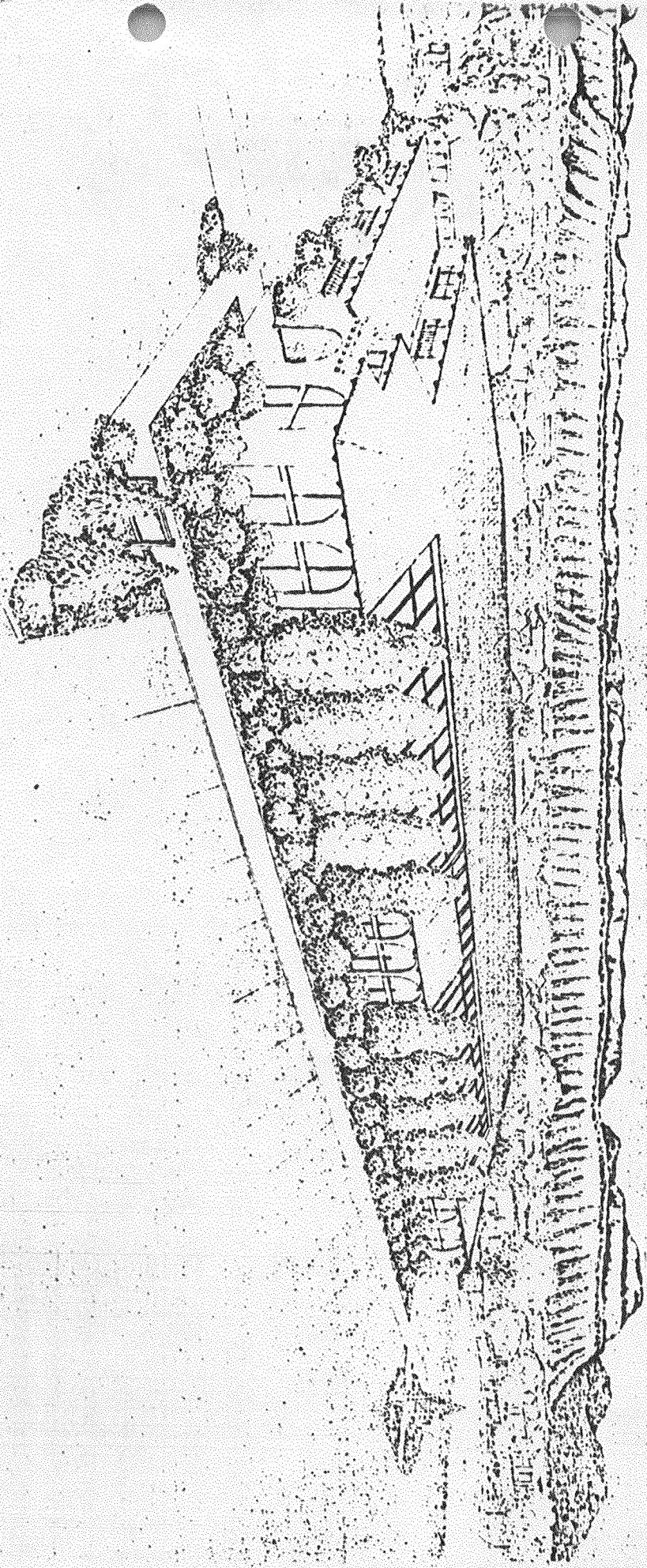
41' 0" 10' 34" W 400' 00"

41' 0" 10' 34" E 400' 00"

6' 11" 35"

41' 0" 10' 34" E 400' 00"

41' 0" 10' 34" E 400' 00"



PERMANENT BUILDING RESPECTIVE  
PATTERSON ROAD OFFICE BUILDING