

Table of Contents

File 1980-0080 _____
 Date 9/25/81 _____

Project Name: Fairmont Heights Medical Center-Rezone R1A to PDB

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in 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		*Summary Sheet – Table of Contents
X		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X		Rezone Application		
X	X	Outline Development Plan		
X	X	Planning Commission Minutes-**-1/27/81, 11/25/80		
X	X	Signatures of Property Owners		
X		Letter from Willie L. Turner and Anshier Turner to Bob Bright re: oppose rezoning –11/24/80		
X		G.J.P.C. Workshop – Signatures of those in attendance-1/31/81		
X		Mailout –City Council Agenda for Sign Code Board of Appeals – 11/25/80		
X		Preliminary City Council Agenda – 2/18/81		
X		Notice from Bob Bright TO Systematics Corp.- Planning Commission workshop 1/13/81		
X		Letter from Maradik to City/County Dev. Dept. re: name and address change for W. J. Strevens and Mildred Vandover to W.J. Strevens c/o U.S. Bank Trust Dept. P.O. Box 908 Grnad Junction CO 81502 -2/17/81		

X

OUTLINE DEVELOPMENT PLAN
and
ZONE CHANGE REQUEST
for
FAIRMOUNT HEIGHTS MEDICAL CENTER

November, 1980

Prepared for:

Richard Livingston
P.O. Box 398
Grand Junction, CO. 81501
(303) 242-7322

Prepared by:

Paragon Engineering, Inc.
2784 Crossroads Blvd. Suite 104
Grand Junction, CO. 81501
(303) 243-8966

X

OUTLINE DEVELOPMENT PLAN AND ZONE CHANGE REQUEST

for

FAIRMOUNT HEIGHTS MEDICAL CENTER

General:

The enclosed map 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 outline development plan for Fairmount Heights Medical Center.

Character of Fairmount Heights Medical Center:

The site of the proposed development contains approximately 2.3 acres and is located in the City of Grand Junction. The subject site lies north of Patterson Road and approximately 1200 feet east of 7th Street. The site is irregular in shape and basically flat in those areas adjacent to Patterson Road, with a slope of 12% away from Patterson Road toward the Independent Ranchman's Ditch along portions of the northerly boundary of the subject site. The site is presently occupied by four single family residences and is zoned R-1-A. The Fairmount Heights Medical Center site is bordered by Willowbrook Subdivision, which is presently zoned R-1-B, along the west boundary. Areas north of the site are presently undeveloped and zoned R-1-A. This area is primarily occupied by Northridge Subdivision. A developed B-1 zone is located 100 feet east of the subject site. Additionally, developed R-1-A single family residential units lie south of Patterson Road.

The intent of the proposed site development is to provide medical/dental office space and other associated uses directly required by the St. Mary's Hospital and other medical facilities in the immediate vicinity. St. Mary's Hospital is located several hundred feet southeasterly of the subject site. Continued business and residential growth in Grand Junction, in particular those areas around St. Mary's

Hospital, have given rise to an increasing demand for professional medical office uses. The availability of these uses is limited at this time.

The outline development plan for Fairmount Heights Medical Center calls for the construction of three buildings containing a total of 22,000 square feet of office and medical related uses lease space on 2.3 acres. The proposed buildings will be one story structures. Additionally, the outline development plan calls for the construction of four parking areas, three of which have direct access from Patterson Road. The outline development plan also calls for complete site landscaping done in a manner to afford adequate buffering between the existing residential zones which adjoin the site. Landscaping varieties will be of those which compliment the proposed building structures.

Vehicular access to the site is gained by using three driveways on Patterson Road, presently classified as a major arterial, and presently built to those standards. 7th Street, located 1200 feet east of the site, also serves as a major arterial, as well as 1st Street, located the same distance to the west. Interconnecting pedestrian walkways will be provided to each of the proposed medical buildings.

Water, electric and gas lines are presently installed and available to the site within Patterson Road. It is anticipated that the City of Grand Junction will provide water and sewer services to the subject site. It is also anticipated that sewer mains will be extended from the Horizon Drive Interceptor along the Independent Ranchman's Ditch to the site. Water mains adjoining the site have the availability to provide water supply for domestic and fire protection use.

Land Ownership:

Land within the site for the Fairmount Heights Medical Center is presently owned by four individuals who reside at that location. Their names are as follows:

Mr. & Mrs. J.N. Anderson

Mr. & Mrs. Larry Ball

Mr. & Mrs. Raymond Green

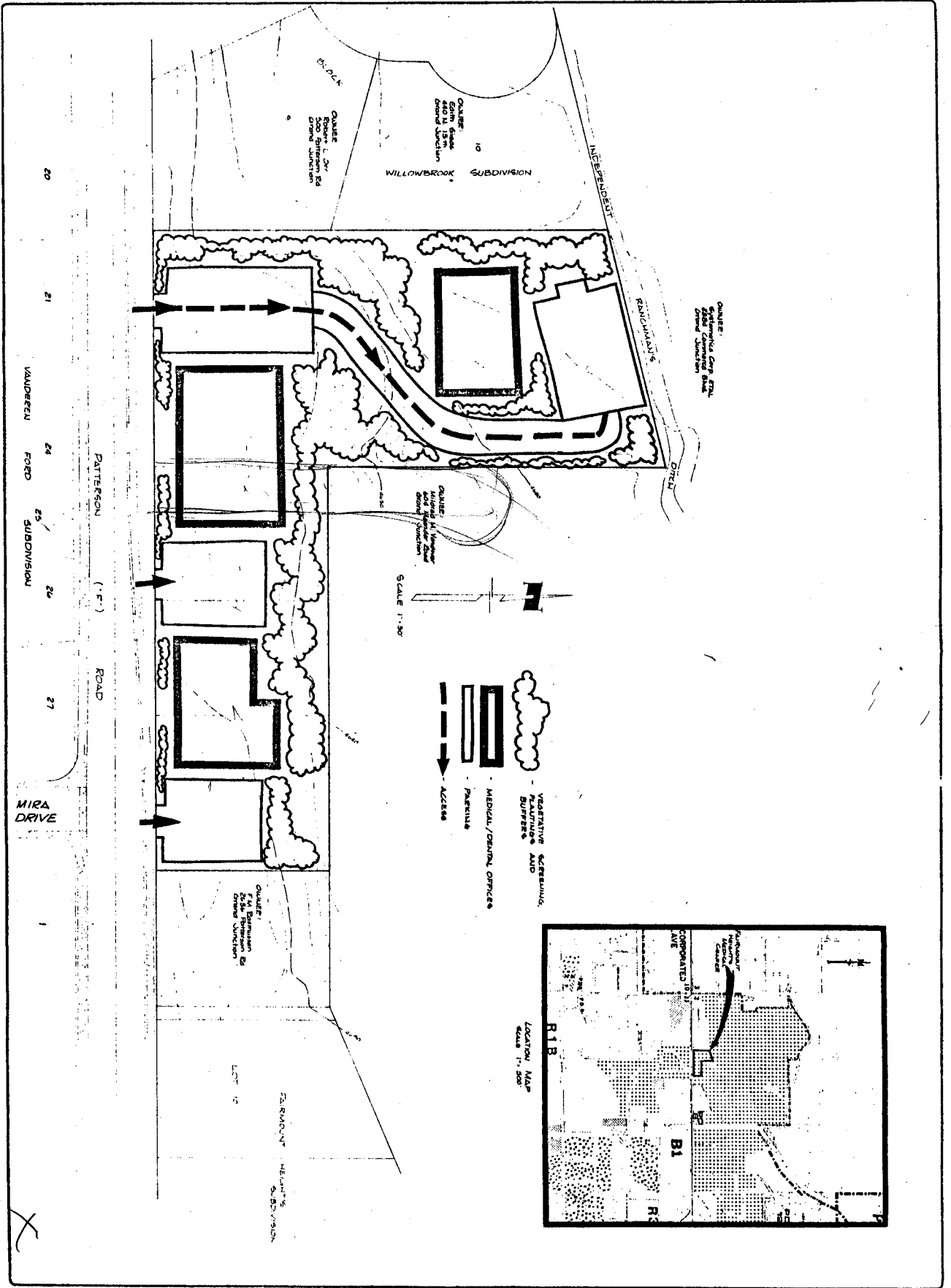
Mr. & Mrs. Raymond Williams

Development Schedule:

It is anticipated that development will begin immediately after approval of the Final Development Plan. The rate of development will be dependant upon the community's growth and needs. More exact development schedules can be provided as this project proceeds through the City of Grand Junction development process.

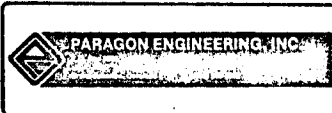
Land Use Summary:

Area in building footprint	0.5 acres/21.7%
Area in parking	0.8 acres/34.8%
Area in landscaping	<u>1.0 acres/43.5%</u>
TOTAL	2.3 acres/100%



**OUTLINE DEVELOPMENT PLAN
 FOR
 FAIRMONT HEIGHTS MEDICAL CENTER**

1	SHEET
1	SHEETS



DATE	11/11/60
SCALE	AS SHOWN

DATE	11/11/60
SCALE	AS SHOWN

REALTY WORLD® — Monument Realty
P.O. Box 1536, 666 Patterson, Grand Junction, Co. 81501
Telephone: (303) 245-3900



SIGNATURES OF PROPERTY OWNERS

<i>Raymond R. Williams</i>	<i>2624 Patterson</i>
SIGNATURE	ADDRESS
<i>Marcy M. Williams</i>	
SIGNATURE	ADDRESS
<i>Raymond F. Green</i>	
SIGNATURE	ADDRESS
<i>Martha E. Green</i>	
SIGNATURE	ADDRESS
<i>M. Anderson</i>	
SIGNATURE	ADDRESS
<i>Donna R. Anderson</i>	
SIGNATURE	ADDRESS
<i>Lawrence Ball</i>	<i>2632 Patterson</i>
SIGNATURE	ADDRESS
<i>Caroline M. Ball</i>	
SIGNATURE	ADDRESS



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1062

W.A. Henderson
328 Mayfair Dr.
City 81501

80-80

Chris Gray
695 Crestridge Dr.
City 81501

80-80

Howard McMullin
2552 Mira Vista Road
City 81501

80-80

Ken Shrum
693 Crestridge Drive
City 81501

80-80

Weston P. Eafast
604 26½ Road
City 81501

80-80

James W. Waller
621 26½ Road
City 81501

80-80

M.J. & H.M. Benton
336 Belaire Dr.
City 81501

80-80

Sam Haupt
Box 363
City 81502

80-80

Wm. R. Patterson
550 Patterson Rd.
City 81501

80-80

Claude Mottram
609 26½ Road
City 81501

80-80

Ray Davis
606 26½ Road
City 81501

80-80

Jim Teply
2761 C¼ Road
City 81501

80-80

Larry Ball
2632 F Road
City 81501

80-80

Earl Jensen
Box 518
City 81501

80-80

James and Barbara Gale
308 Willowbrook
Grand Junction, CO 81501
80-80

Richard and Constance B. Weber
221 Willowbrook
Grand Junction, CO 81501
80-80

William F. Services
225 Willowbrook
Grand Junction, CO 81501
80-80

R.R. and N.M. Williams
2624 F Road
Grand Junction, CO 81501
80-80

Raymond A. & Martha Green
2628 F Road
Grand Junction, CO 81501
80-80

Elton C. & Leila H. Crow
2145 River Road
Grand Junction, CO 81501
80-80 AC 1-22-81

William D & Joanne H. Brewer
2632 1/2 F Road
Grand Junction, CO 81501
80-80

~~W.J. Stevens & Mildred Vandover
604 Meander Drive
Grand Junction, CO 81501
80-80~~

F.M. & I.M. Rasmussen
2634 Patterson Road
Grand Junction, CO 81501
80-80

Edith Sisac
440 N 13th
Grand Junction, CO 81501
80-80

PDC Investments
c/o Bob Hirons
P.O. Box 2026
Grand Junction, CO 81501
80-80

Systematics Corporation ETAL
2482 Commerce Blvd.
Grand Junction, CO 81501
80-80 AC 1-22-81

Mildred Vandover
604 Meander Drive
Grand Junction, CO 81501
80-80

Robert L. Orr
500 Patterson Road
Grand Junction, CO 81501
80-80

John Gordon
c/o M. Wakefield
P.O. Box 2206
Grand Junction, CO 81501
80-80

Barbara Brown
305 Patterson
Grand Junction, CO 81501
80-80

Joe V. & Jeanine Propcopio
125 Mantey Hieghts
Grand Junction, CO 81501
80-80

Larry & Beverly J. Bloom
325 Patterson
Grand Junction, CO 81501
80-80

Charles R. & Minnie L. Gentry
326 Belaire
Grand Junction, CO 81501
80-80

George W. & Stella M. Shanks
336 Belaire
Grand Junction, CO 81501
80-80

Mark C. & Karen Madson
346 Belaire
Grand Junction, CO 81501
80-80

Archie R. & W.C. Turner
2624 Mira Vista
Grand Junction, CO 81501
80-80

Thomas H. & Violet B. Ingwersen
2604 Mira Vista
Grand Junction, CO 81501
80-80

*W.J. Stevens
c/o U.S. Bank Trust Dept.
P.O. Box 908
City 81501*

Rich Livingston
P.O. Box 398
City 81502
80-80

Paragon Engineering
2784 Crossroads Blvd./Suite 104
City 81501
80-80

GPC WORKSHOP - Fairmont Hts.

1/13/81

	NAME	ADDRESS
1.	W. A. Henderson	328 Mayfair Dr.
2.	J. M. Rasmussen	2634 Patterson
3.	Ila Rasmussen	2634 Patterson
4.	M. M. Vandover	604 Meander Ln
5.	Howard H. McMullen	2552 MIRA VISTA RD.
6.	Thelma L. Turner	2624 Mira Vista Rd
7.	Annie R. Turner	2624 Mira Vista Rd
8.	Walter P. East	604 26 1/2 Rd
9.	Th. R. Bryant	326 Belaire Dr
10.	M. J. Benton	336 Belaire Dr
11.	Helen Marie Benton	336 Belaire Drive
12.	Raymond A. Green	2628 F Rd
13.	Martha Green	" "
14.	Sparrow L. Sevin	225 Willowbrook Rd
15.	Thelma F. Sevin	225 Willowbrook Rd.
16.	Wyn R. Patterson	550 Patterson Rd
17.	Harriet Lee	Travis, Calif.
18.	M. Sevin	TRAVIS, CALIF.
19.	Claude Mottram	609 26 1/2 Rd
20.	Ray Davis	606 26 1/2 RD
21.	Robert L. Orr	500 Patterson Rd.
22.	Jim Toply	2761 C/4 RD.
23.	Larry J. Bloom	325 Patterson
24.	Beverly Bloom	325 Patterson
25.	J. R. LIVINGSTON	Box 398
26.	Larry Ball	2632 F
27.	Earl Jones	Box 518
28.	Chris Gray	695 Cestudge Dr.

GWPC WORKSHOP - FAIRMONT HTS.
1/13/81

	NAME	ADDRESS
1.	W. A. Henderson	328 Mayfair Dr.
2.	N. M. Rasmussen	2634 Patterson
3.	Ila Rasmussen	2634 Patterson
4.	M. M. Van Doren	604 Meander Dr
5.	Howard H. McMillin	2552 MIRA VISTA RD.
6.	Phillip L. Eumner	2624 Mira Vista Rd
7.	Archie R. Eumner	2624 Mira Vista Rd
8.	Weston P. Eelast	604 26 1/2 Rd
9.	Th. V. Bentley	326 Belaire Dr
10.	M. J. Benton	336 Belaire Dr
11.	Helen Marie Benton	336 Belaire Drive
12.	Raymond A. Green	2628 F Rd
13.	Margaret Green	" "
14.	Spencer L. Services	225 Willowbrook Rd
15.	William J. Services	225 Willowbrook Rd.
16.	Wm R. Patterson	550 Patterson Rd
17.	Harold Van	Fairfax, Calif.
18.	Wm R. Patterson	TRAVIS, CALIF.
19.	Claude Mottram	609 26 1/2 Rd
20.	Ray Davis	606 26 1/2 Rd
21.	Robert L. Orr	500 Patterson Rd.
22.	Jim Toply	2761 C/4 RD.
23.	Larry J. Bloom	325 Patterson
24.	Beverly Bloom	325 Patterson
25.	J. R. LIVINGSTON	Box 398
26.	Larry Ball	2632 F
27.	Earl Jensen	Box 518
28.	Chris Gray	695 Westside Dr.

29 Ken Shum
30 James W. Waller
31 Sam Haupt

693 Custidge Dr.
621 26 1/2 Rd
Box 363

25011.52

2945-023-00-026

✓
7th Day Adventist
623 26 1/2 Rd
City
c/o Alfred B. Carrick

✓
Waller 027
~~Waller~~ James
621 26 1/2 Rd
City

✓ x Mattrom C.W. 028
609 26 1/2 Rd
City

✓ Vandover M.M. 029
604 Meander dr.
City

✓ Systematics Corp. Etal. 057
2482 Commerce Blvd.
City

✓ x William R.P. 037
3624 F Rd
City

✓ x Green L.A.
2628 F Rd
City

038

✓ Crow E.L.
2630 F Rd
City

039

✓ Ball S.
2632 1/2 F Rd
City

040

✓ Stevens W.J.
604 Meander Dr.
City

041

✓ Rasmussen F.M.
2634 Patterson Rd.
City

042

✓ x Gale J.L.
308 Willowbrook Rd
City

03-001

✓ x Serviss W.F.
225 Willowbrook Rd.
City

002

14-001

U.S. Bank Trustee
359 Main St.
City
Johnson S.B.

006

~~Patterson Wm. R.~~

~~662 2nd~~ Patterson Wm. R.
City 550 Patterson Rd - City

007

Smith G.P.
656 Lakspur Ln.
City

008

Gilmore R.F.
698 Crestridge Dr.
City

009

Lee R.L.
509 Patterson Rd.
City

010

Lisac E.
440 N. 13th
City

15-001

✓ P.D.C. Investments
P.O. Box 2026
City
C/o Bob Hiron

024-00-015

✓ x Davis R.N.
606 26 1/2 Rd
City

028

✓ x Dunham F.A.
608 26 1/2 Rd
City

038

✓ Hansen E.L.
610 26 1/2 Rd
City

022

✓ x Edgast W.P.
604 26 1/2 Rd
City

023

✓ Taylor E.I.
Rt 5 602 26 1/2 Rd
City

✓ Mahlers N. H. 012
612 2 1/2 Rd.
City

✓ 2945-111-00-032.
Sisters of Charity
PO Box 1608
City
Health Service Corp.

✓ # 2945-112-11-018
Brown S A
305 Patterson Rd.
City

✓ Mc Connell J. 019
315 Patterson Rd
City

✓ Bloom L. J. 021
325 Patterson Rd
City

✓ Gentry Charles R. 023
326 Belaire Dr.
City

✓ Benton M. J. 024
326 Belaire Dr.
City

025

✓ * Madsen M.C.
346 Belaire Dr.
City

001

✓ Turner A.R.
2624 Mira Vista
City

REVIEW SHEET SUMMARY

FILE# 80-80

ITEM REZONE R1A to PDB

DATE SENT TO REVIEW DEPT. 11-05-80

OUTLINE DEV. PLAN-FAIRMONT HEIGHTS MED. CENTER

DATE DUE 11-10-80

PETITIONER Richard Livingston

LOCATION 1200 ft. W. of 7th & North of Patterson

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11-10-80	CITY UTIL.	The city would not extend the public water and sewer systems onto this property as described in the reprot. Service lines may be extended from the property to the existing water and sewer lines in F Rd. or to the Horizon Drive sewer line.
11-10-80	UTE WATER	This property is currently being served by the City; however, Ute does have a 4" line in the north side of Patterson Road where it fronts the development site.
11-12-80	PARKS & REC.	On page 2 of write-up, it states "Landscaping varieties will be of those which compliment the proposed building structures". With 1.0/43.5% of the area in landscaping, it would be important to know what plants are going to "compliment the proposed building structures".
11-13-80	CITY FIRE	No objection. Additional hydrants will be required as determined by a Fire Flow Survery. On site hydrants will be required for the buildings in the back of the development.
11/14/80	Transp./Eng	No comment
11/14/80	City Eng.	The preliminary plan should address how the northerly building will be served by sewer and water. If the sewer is routed to the Horizon sewer, easements will probably be required across the adjacent property(s). The City will not install any service lines. The developer must tie into the existing sewer and waterlines. The developer must make all required curb, gutter and sidewalk changes to close existing driveways and open new ones. Patterson Road was just recently improved. Access locations and numbers seem reasonable.
11/18/80	Comprehensive	It appears that this Northwest corner of 7th and Patterson could be establishing itself an office commercial node. However the single family lot remaining between the proposed site and the existing B-1 prevents the ability to coordinate the integrated development of these properties. Although the petition is not submitted as of yet, the owners of large parcel to the northeast of this site has shown interest to change to office uses. This request should be considered only if the singular outparcel is also rezoned to PB. Developers of projects at the "node" should coordinate access, siting, landscaping etc. to assure an overall compatible design. Residential properties to the west of this site should be buffered in some manner. The independent ranchmanes Ditch acts as a natural boundary to the north. The existing site plan proposes three accesses onto F Road because F Road is being improved as an arterial, the curb cuts should be limited and the absolute minimum.

- 11-18-80 STAFF COMMENTS
1. The site plan, as presented, does not function well. Three access points are excessive.
 2. The area appears to be developing as a medical office node. The piecemeal fashion it is developing in is not efficient. As this is very near the hospital, this is a logical place to develop a node provided a co-ordinated development can take place, especially with the property to the north-east. Only with a co-ordinated development can efficient services, access, and development in general take place. Recommend the the developer work with other properties to co-ordinate development.

SUMMARY of COMMENTS

1. Revise utilities as per city utility comments.
2. Detail landscaping for evaluation.
3. Fire flow survey needed and hydrant location co-ordinated with fire department.
4. If this area is to develop as a hospital related business node, it would be much more efficient, both from a public and private standpoint, if it were co-ordinated in some fashion. The ditch to the north would provide a natural boundary for a node of this sort.
5. If a business area were to develop there, it would, hopefully, minimize the "shotgun" pattern of business requests seen recently.
6. An attempt should be made to co-ordinate the site plan with the property to northeast to make it function better.

RECOMMENDATION

Recommend that the rezone be approved.
Recommend that the site plan be tabled until it can be determined that the property owner to the northeast is or is not interested in co-ordinating the development.

- 11/26/80 PUB. SERV. Electric: No objections to rezone. Easements will be requested at time of final plan or obtained by separate instrument.
Gas: No objections See electric notes on easements.
- 12/01/80 MT. BELL No comments or objections
- 11/25/80 RIDER/FLAGER PASSED 6-0 A MOTION TO TABLE #80-80 REZONE R1A TO PDB AND OUTLINE DEVELOPMENT PLAN, FAIRMONT HEIGHTS MEDICAL CENTER, UNTIL AFTER THE WORKSHOP, AT THE REQUEST OF THE PETITIONER.
- 01/27/81 RIDER/FRANK PASSED 4-0 TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #80-80 REZONE R1A TO PDB AND OUTLINE DEVELOPMENT PLAN, FAIRMONT HEIGHTS MEDICAL CENTER, BECAUSE THE REZONING SHOULD BE FOR A LARGER AREA; THAT THIS SHOULD BE CONSTRUED AS A DENIAL OF THE INTENT, RATHER THAN A DENIAL OF THE PLAN.

Acres 2.3
Units _____
Density _____

CITY ACTION SHEET

File # 80-80
Zone R-1-A

Activity Remove R-1-A to RDB
Phase C.W.P.
Date Submitted 11/3/80
Date Mailed Out 11/5/80
Date Posted 11/14/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 11/25/80
Hearing Date--
City Council 12/17/80
10 Review Period-Return By 1/14/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION _____
- DRAINAGE _____
- SEWER _____
- WATER (UTE CLIFTON)
- FLOODPLAIN
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- Camp

Common Location 1200 feet West of 7th 1/2 North of Patterson Road

Board	Date	Comments
GIPC	11/25/80	Tabled - To go for a workshop on 1/13/81 on the basis of
GIPC	1/27/81	Denied - no objection from the neighborhood; it was felt that zoning & dep. would occur in a peak - med. class

Staff Comments

OP
adj. OK

* 2-18-81 Chris Gray phone & pull this item from CIC admin.

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule