

# Table of Contents

File 1981-0057

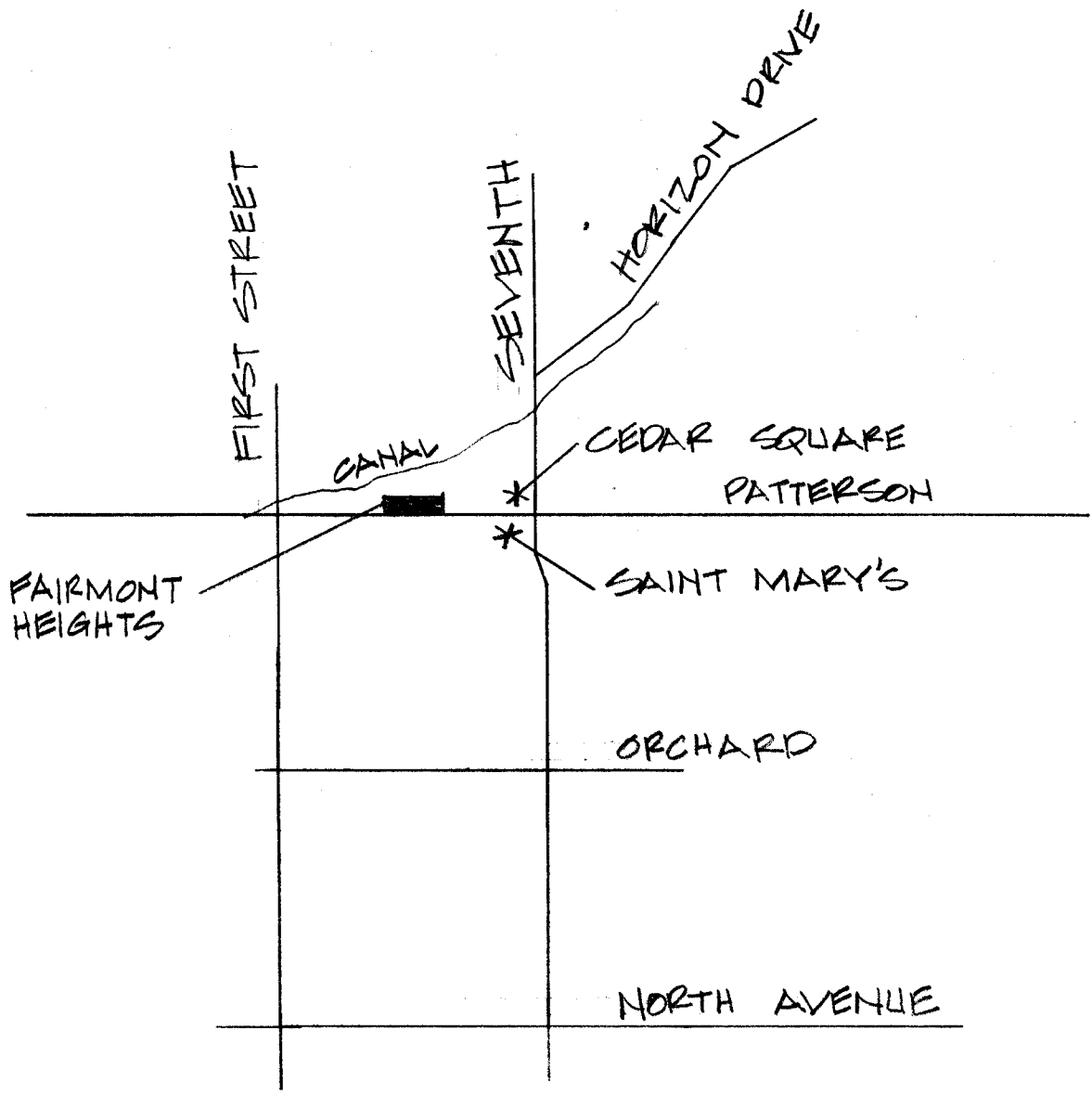
Project Name: Fairmount Heights – Rezone R1-B to B-1

Date 2/2/02

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		<b>*Summary Sheet – Table of Contents</b>
X		Application form
X	X	Review Sheet Summary
		Review Sheets
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		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>
X	X	<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 - <b>DENIED</b>			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Location Map			
X		Letter from Mark Madsen and Karen Madsen to Planning re: against change-5/26/81			
X	X	Property Owners List of signatures			
X	X	Planning Commission Minutes - ** - 5/26/81			
X		Public Notice Posting			
X		Development Application			
X		Letter from Archie Turner and Willie Turner to Planning Commission re: opposition letter – 5/26/81			



# LOCATION MAP

FAIRMONT HEIGHTS REZONE R1B TO B1

**OFFICE COPY**

#57-81

FAIRMONT HEIGHTS

R1-B REZONE TO B-1

PROPERTY OWNERS

Edith Sisac  
Edith Sisac

Forest M. Rasmussen Ila M. Rasmussen  
Forest Rasmussen

Lawrence Ball Caroline M. Ball  
Lawrence Ball

Jerry Anderson Donna R. Anderson  
Jerry Anderson

Raymond A. Green Madeline E. Green  
Raymond Green

Raymond Williams Nancy M. Williams  
Raymond Williams

**REVIEW SHEET SUMMARY**

FILE NO. 57-81 DUE DATE 5/18/81  
 ACTIVITY Rezone R1-B to B-1  
 PHASE Final  
 LOCATION North of Patterson Road, East of 26.25 Section line Road, NW of St. Marys  
 PETITIONER Chris Gray  
 PETITIONER ADDRESS 2721 North 12th Street #22  
 ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	City Fire Dept.	We have no objection to this rezone, however, before we can okay any further construction to this property you will be required to bring the fire protection up to the current codes.
5/18/81	Ute Water	No objections to "Rezone". The subject project site is within the Ute District, but is currently receiving water services from the City of Grand Junction. Ute Water does have an existing 4" water line along Patterson Road where it fronts this property.
5/18/81	City Utilities	None.
5/18/81	Mountain Bell	We have no objections on this rezoning.
5/18/81	Transportation Engineer	No comments.
5/18/81	City Engineer	No comments.
5/19/81	Staff Comments:	Signatures of all people participating. Curb cuts at minimum. Staff suggests they go to PB so we can view it site specific. It will give us more control over what goes in. Utilize existing trees. 9 existing curb cuts - which will be kept.
5/26/81	KAMICAR/LITLE	PASSED 6-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #57-81, REZONE R1B TO B1 BECAUSE OF THE INTENSITY AND USE UNDER B1 ON AN ARTERIAL WHICH IS HEAVILY OVERLOADED AT PRESENT, AND BECAUSE OF THE UNKNOWN FACTOR OF THE EFFECTS OF HORIZON DRIVE TO THE NORTH.

May 26, 1981

Grand Junction Planning Commission  
599 White  
Grand Junction, Colorado 81501

RE: Fairmont Heights Rezone R1B to B-1

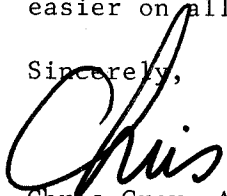
Dear Ladies and Gentlemen:

We would like to reply to the various agency comments on our rezone.

Most agencies had no comment. We will work with the Fire Department to solve the fire protection requirements. The staff suggested we go for Planned Business. All six sites have existing structures which have too much value to be demolished and probably will be remodeled. B-1 is the lowest business zone, essentially office use. The development department has site plan review of the typical building permit process. So, in this circumstance, we see little difference between what will happen under either B-1 or PB since we are dealing with so much existing.

Our original submittal of a few months ago was for PB and we understood this to cause problems because of our diverse group and various plans and schedules. We have no objection to being rezoned to PB, with each owner submitting their plans separately as development occurs. Our preference is still B-1, as we will have fewer submittals and the process will go easier on all six of us.

Sincerely,



Chris Gray, AIA

CG:pg

cc: Sisac  
Rasmussen  
Ball  
Anderson  
Green  
Williams



FAIRMONT HEIGHTS

REZONE FROM R1-B TO B-1

Fairmont Heights represents six parcels of land located Northwest of St. Mary's Hospital, off Patterson Road. The parcels combine to 2.05 acres. This area is separated from adjoining ground on the West by an approximate 30' drop in elevation and along the North by elevation drops of 2' to 8'. Patterson Road runs along the South and an existing B-1 zone adjoins on the East. Such topography results in a well defined area.

Current zoning is R1-B but, only three of the six sites represent owner occupied single family uses. One site is a duplex, one site is a rental single family and one site has a duplex and two single family units on it.

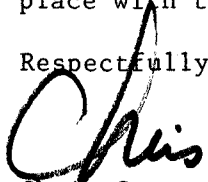
One of the single family residences has been for sale, at below appraised value, for almost a year. They have been unable to sell their residence as a residence. Admittedly, this is not an impossible task but, we feel it does raise questions as to the desirability of the area as a single family use.

Due to expansion of Patterson Road, planned expansion of St. Mary's, and intentions, admittedly tentative, of the land owner across the North to request business, office and multifamily uses, it is felt that the area is undergoing a transition, certainly no longer single family. Some day Horizon Drive will be extended, lessening the desirability of the land North of this parcel for single family uses. Rezone impact would be lessened due to topography and Patterson Road itself acts as a barrier. The request is an extension of the business zone already in existence immediately across from St. Mary's.

Although a business zone is requested, due to the site's location, medical and other professional offices are logical uses. Should the rezone be granted, it is planned that one of the single family houses would be occupied by the architectural firm of Chris Gray, who is representing the landowners.

Each parcel is individually owned and will undoubtedly be developed individually. Impact will be spread out over time. We believe this is a fine example of many adjoining landowners coordinating efforts. Spot zoning will not take place with this submittal.

Respectfully,



Chris Gray, AIA

CG:pg

(Check One)  
 CITY  
 COUNTY

Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_

### Development

# APPLICATION

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby:

**subdivision  
plan**

Request to subdivide \_\_\_\_\_ acres. This application is for \_\_\_\_\_ plan approval.  
OUTLINE DEVELOPMENT/PRELIMINARY/FINAL  
This development is known as \_\_\_\_\_  
and its common location is \_\_\_\_\_

**REZONE**

Petition and request an amendment to the zoning map of Grand Junction from R1-B to B-1.  
GRAND JUNCTION OR MESA COUNTY ZONE ZONE  
This property contains 2.05 acres.

**conditional  
use, bulk**

Petition and request a \_\_\_\_\_  
CONDITIONAL USE OR BULK DEVELOPMENT  
for a \_\_\_\_\_  
DESCRIBE THE TYPE OF USE  
in the \_\_\_\_\_ zoning district, County of Mesa. This development request involves the use of \_\_\_\_\_ acres.

**vacation**

Petition for the vacation of an \_\_\_\_\_  
ROAD/R.O.W./ALLEY/EASEMENT

Indicate Primary Contact Person for Correspondence: (Check appropriate  below)

PROPERTY OWNER <input type="radio"/>	DEVELOPER <input type="radio"/>	REPRESENTATIVE <input checked="" type="radio"/>
See attached list	None	Chris Gray, AIA
NAME	NAME	NAME
ADDRESS	ADDRESS	2721 North 12th Street #22
BUSINESS PHONE	BUSINESS PHONE	245-1308
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE

NOTE: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments. WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

SIGNATURE OF PERSON COMPLETING APPLICATION: Chris Gray DATE: 5/4/81

SIGNATURE(S) OF PROPERTY OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_  
(Attach additional sheets if necessary) See attached list

City  
County  
Development  
Department



