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File 1983-0034

Project Name: Patterson Medical Center – Rezone from RSF-4 to PBD, ODP

P r e s e n t e d	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>
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X	X	Outline Development Plan			
X		Letter from Charlotte Wren to City Council re: opposition – 8/16/83			
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X	X	Resolution No. 46-83 - **			
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X	X	Planning Commission Public Hearing - **			

BSA**BECK, SHRUM & ASSOCIATES, INC.****• ENGINEERS • PLANNERS •**

Pufferbelly East
215 Pitkin, Suite 203
Grand Junction, Colorado 81501
(303) 243-1227

Thomas P. Beck, P.E.
Daryl K. Shrum, A.P.A.

June 16, 1983
R14.01

PATTERSON MEDICAL CENTER

PROJECT NARRATIVE AND IMPACT STATEMENT

The owners of .37 acres (16,113 square feet), located at the northwest corner of Patterson Road and 26-3/4 Road, request the existing RSF-4 zoning be changed to Planned Business. The subject parcel (Lot 2 of the Bennett Subdivision) is currently vacant.

After undertaking a marketing analysis, the owners determined the ideal use of the property is to construct a medical office building. Many medical-oriented land uses are located in the general vicinity of the proposed project. Consequently, the medical building is seen as a logical and compatible extension of an established land use pattern.

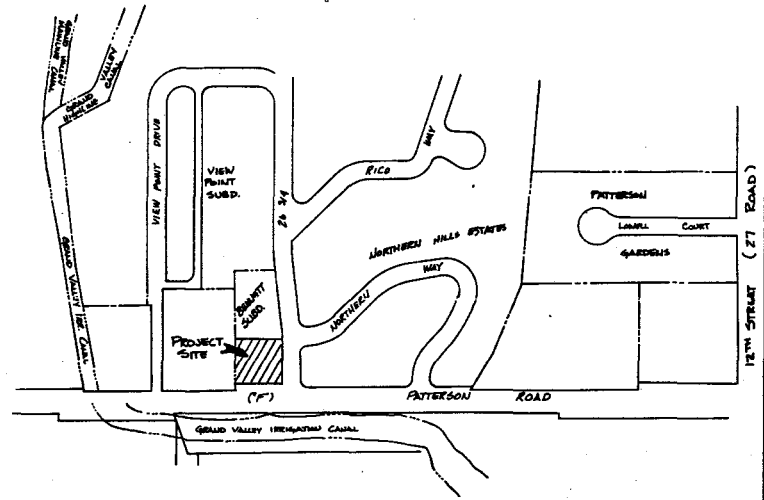
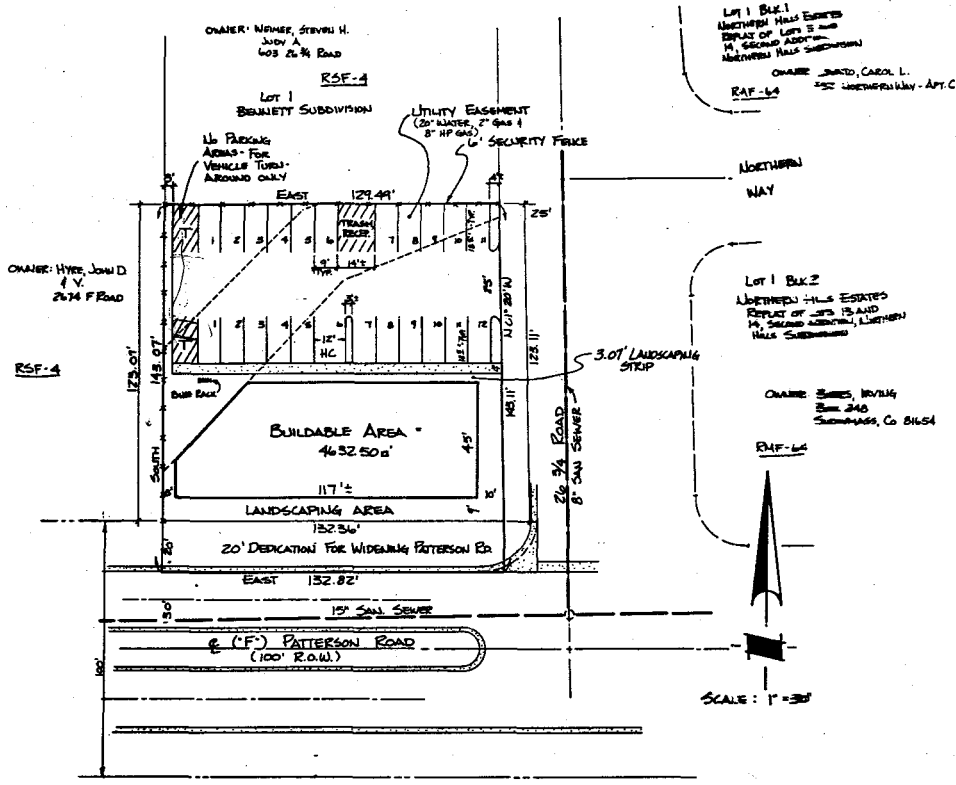
Careful attention has been given to preparing a site plan which insures land use compatibility with the neighborhood while simultaneously meeting all City regulations and policies. To accomplish these key project objectives, the Outline Development Plan incorporates the following features:

1. The project is designed not to encroach on the existing utility easement (gas and water mains).
2. Twenty-three parking spaces are proposed which surpasses the City's standards.
3. Excellent access to and from the project is provided by Patterson Road which is classified as a major arterial. Minimum impact will occur on 26-3/4 Road due to the fact the proposed project entrance is less than 100 feet from Patterson Road. Currently, 26-3/4 Road provides ample ingress and egress to the surrounding multifamily and single family residents.

More importantly, the ITE Trip Generation Manual indicates that only 225 two-way trips per day will be created on an average week day. This low level of traffic will not even be noticeable on the two surrounding streets.

4. Minimal impact, if any, will occur at the project in the evenings since office and parking utilization will primarily occur during standard business hours. In other words, the office will generate far less noise, etc. compared to residential uses during the evening and night hours.
5. The visual character of the two adjacent older single family homes will not be impacted since a security fence is proposed on the west and north property boundaries. Landscaping for screening and aesthetic purposes will also be undertaken. (A detailed landscaping plan will be submitted to the City as a part of the final plan review process.)
6. All public utilities and services are readily available to serve the project and no major public utility expansions will be required. Once the project is approved by the City, all project improvements will be completed within 12 to 18 months.

In summary, the Outline Development Plan illustrates compatibility with the surrounding RSF-4, RMF-64, B-1, and Public Zoning Districts and existing land uses. The ODP features and an appropriate land use proposal substantiates the merits of rezoning the property to Planned Business.



LOCATION & VICINITY MAP

GRAND VALLEY IRRIGATION COMPANY PZ

TAX PARCEL 2945-024-11-002
 REZONE RSF TO PLANNED BUSINESS
 OBJECTIVE: CONSTRUCT APPROXIMATELY A 6000 SQ. FT.
 PROFESSIONAL OFFICE BUILDING - TWO STORY

TOTAL LOT - 150.95' x 123.01'	18,113.48 sq. ft.	0.370 Ac.	100.00%
PARKING LOT (ASPHALT)	7,680.00 sq. ft.	0.176 Ac.	47.97%
BUILDABLE AREA	46,325.50 sq. ft.	0.106 Ac.	28.65%
SITBACKS AND LANDSCAPED AREAS	3,288.98 sq. ft.	0.076 Ac.	20.54%
SIWALK	512.00 sq. ft.	0.012 Ac.	3.24%
PARKING SPACES REQUIRED	20		
PARKING SPACES PROVIDED	23		

OFFICE COPY

#34-83

SCALE	1" = 30'
PROJECT NUMBER	R14.01
SHEET NUMBER	1 OF 1

OUTLINE DEVELOPMENT PLAN
 PATTERSON MEDICAL CENTER

BECK, SHRUM and ASSOCIATES, INC.

GRAND JUNCTION, COLORADO 81501
 engineers (303)243-1227 planners

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGNED BY	DKS
DRAWN BY	WJC
DATE DRAWN	6-14-83

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Grand Junction, CO 81501
#34-83

Robert Alstatt
2670 Patterson Road
Grand Junction, CO 81501
#34-83

Quinton L DeWeese
611 Viewpoint Drive
Grand Junction, CO 81501
#34-83

BA Kellogg, et. al.
c/o Vic Perino
606 Viewpoint Drive
Grand Junction, CO 81501
#34-83

Carol L Lovato
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Grand Junction, CO 81501
#34-83

Judy K Weddle
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Grand Junction, CO 81501
#34-83

Steve Meacham
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Grand Junction, CO 81501
#34-83

William G. Bush
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#34-83

*Noel B. Norris
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#34-83

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#34-83

Glen F Wilson
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#34-83

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#34-83

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#34-83

Howard Polando & Jeanne
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V W Perino
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#34-83

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#34-83

B A Kellogg
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Grand Junction, CO 81501
#34-83

* Henry J. Fausone
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#34-83

* Bob Emrich #34-83
Monument Land & Development
P.O. Box 2066
Grand Junction, CO 81502

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501

#34-83

1/8/83
vm

REVIEW SHEET SUMMARY

FILE NO. #34-83 TITLE HEADING Patterson Medical Center DUE DATE 7/15/83
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Patterson Medical Center - Monument
 Land and Development - 26 3/4 Road and "F" Road - Rezone from RSF-4 to PBD, ODP

PETITIONER ADDRESS P. O. Box 2066, G.J.

ENGINEER Beck, Shrum & Associates

DATE REC.	AGENCY	COMMENTS
7/7/83	G.J. Drainage District	Out of District, see Grand Valley Water Users. *This parcel is out of Grand Valley Water Users Association Service Area, and does not apply. See Grand Valley Irrigation Co.
7/11/83	Public Service	Gas & Electric: No objections.
7/12/83	City Fire Dept.	This office has no objections to rezone. Please submit plan on proposed fire protection. Nearest hydrant is located at Patterson Rd. and Norther Way. At least one additional fire hydrant will be required. Depending on required fire flow for building, additional hydrant may be needed. Please contact the Fire Dept.
7/14/83	City Planning	<p>Rezone - This is an area of transition. As the GJPC has indicated, this site may be appropriate for medical office building. There is a concern regarding the encroachment into a residential area, especially to the north, as this project would set precedent for future development along Patterson Rd. in this area.</p> <p>The impact statement states that this building will not be out of proportion with the surrounding character. Any conceptuals on the building itself? This would be helpful to ensure compatibility. Has a garden-level building been discussed? Has the neighborhood been approached?</p> <p>Site Plan - good ODP for detail.</p> <ol style="list-style-type: none"> 1. Will the security fence be solid wood, chain link, etc? 2. Good to see bike racks provided. 3. Is there any irrigation rights for landscape maintenance? 4. What about berming to help mitigate the effects? 5. Parking-the no parking area on the west side should be physically raised to prevent parking in those stalls. 6. The trash pickup location should be confirmed with appropriate agency (if City contact Bill Reeves). 7. Lighting detail will be required at final - it should be low-level and directional not to interfere with adjacent the residential uses. 8. This project needs to acquire all appropriate permits (UBC/UFC,etc.) prior to construction. 9. All signage will need to meet current City Sign code. 10. Due to the lay of the land, drainage may be a concern. This needs to be resolved with final submittal. 11. Will need POA for Patterson & 27 3/4 Road with final. 12. Will need quit claim deed for additional ROW for Patterson with final. 13. Open space fee will be required with final approval. 14. You have 1 year from date of approval to submit a preliminary or final. <p>Easement Vacation - This Department has no problem with the vacation of the utility easement as long as all other review agency concerns are resolved. There may be an existing utility line near or in the area vacated. This needs to be resolved prior to approval.</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/15/83	City Engineer	<p>No exception taken to zone change. Please submit detailed construction drawings for review and approval prior to construction. Special detail should be given to drainage on this site. Power-of-Attorney should be acquired for future improvements to F Road and 26 3/4 Road.</p> <p>Easement Vacation - Review of utility plans indicates a sewer line exists 25' west of the centerline of 26 3/4 Road. Prior to vacation of any portion of this easement developer should verify the location of the sewer and submit a plan showing the property line and sewer location.</p>
7/15/83	Transp. Engineer	<p>Is a wheelchair ramp planned for in conjunction with the handicapped parking stall?</p>
7/18/83 LATE	Comp Planning	<p>I.T.E. Trip Generation studies on medical offices (6,000 sq. ft.) indicate 450 VT/D average, 594 VT/D maximum and 228 VT/D minimum. Petitioner indicated 225 VT/D average. While these figures are more than petitioners estimates on this specific property, the additional cars per day are still within an acceptable range considering medical office traffic is spread throughout the day. Additionally, access is off 26 3/4 Road rather than Patterson Road.</p> <p>The effect of one property on safety, congestion and traffic flow needs to be evaluated on the cumulative effect of most properties rezoning and changing in use to office/commercial within a mile. The Patterson Rd. corridor study as one part of the City Comprehensive Plan will examine this concept in detail. Later, policy will need to be developed. Also as part of the plan, hospitals and medical related facilities will be examined in detail and policies developed.</p> <p>If this proposal is made as compatible with the existing residential neighborhood as is reasonable we would recommend approval of this project.</p>
7/21/83 LATE	County Planning	<p>Project appears to be consistent with County Land Use Policies, existing and proposed.</p> <p>The proposed County F Road policy for the segment from Grand Junction city limits to Business I-70 encourages additional commercial growth only at 29 Road and 32 Road. Other segments of the road are encouraged to develop as residential corridors.</p> <p>A Medical Center at this location, close to St. Mary's Hospital would seem to make sense and is not inconsistent with the proposed County F Road Policy.</p>
8/10/83 LATE	Mountain Bell	<p>No objections.</p>

GJPC MINUTES, 7/26/83

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #34-83, I MOVE WE FORWARD THE REQUEST FOR THE REZONE FROM RSF-4 TO PB TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PER STAFF COMMENTS."

COMMISSIONER QUIMBY SECONDED THE MOTION.

CHAIRMAN TRANSMETER REPEATED THE MOTION, CALLED FOR A VOTE AND THE MOTION CARRIED BY A VOTE OF 4-1. (COMMISSIONER LITTLE VOTING AGAINST)

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #34-83, I MOVE WE FORWARD THE REQUEST FOR THE OUTLINE DEVELOPMENT PLAN TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PER STAFF COMMENTS."

COMMISSIONER QUIMBY SECONDED THE MOTION.

DISCUSSION FOLLOWED.

BOB GOLDIN MADE THE RECOMMENDATION THAT, PRIOR TO SUBMITTAL OF THE NEXT PHASE, THE PETITIONERS GET TOGETHER WITH THE NEIGHBORS (PRIOR TO PUBLIC HEARING) IN ORDER TO CLARIFY

DATE REC. AGENCY COMMENTS

WHAT EXACTLY IS GOING TO BE THE SITUATION THERE.

COMMISSIONER O'DWYER AGREED TO THAT BEING ADDED AS A STIPULATION TO THE MOTION.

CHAIRMAN TRANSMETTER REPEATED THE MOTION TO INCLUDE BOB GOLDIN'S STIPULATION:

==AMENDED MOTION ON ODP REQUEST==

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #34-83, I MOVE WE FORWARD THE REQUEST FOR THE OUTLINE DEVELOPMENT PLAN TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT UPON THE PETITIONER HAVING A MEETING WITH THE NEIGHBORHOOD PRIOR TO SUBMITTAL OF THE NEXT PHASE AND THE NEXT PUBLIC HEARING."

CHAIRMAN TRANSMETTER THEN ASKED FOR A VOTE ON THE MOTION AS AMENDED.

THE MOTION CARRIED, 4-1. (COMMISSIONER LITTLE AGAINST)

MOTION: (COMMISSIONER QUIMBY) "ON ITEM #34-83, I MOVE WE FORWARD THE REQUEST FOR THE VACATION OF THE UTILITY EASEMENT TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PER STAFF COMMENTS."

COMMISSIONER RINKER SECONDED THE MOTION.

CHAIRMAN TRANSMETTER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 4-1.

(COMMISSIONER LITTLE VOTING AGAINST)

July 25, 1983/R14.01

PATTERSON MEDICAL CENTER

RESPONSE TO REVIEW COMMENTS

FIRE DEPARTMENT

The developers will provide a fire hydrant. The location of the hydrant will be coordinated with the Fire Department and submitted as part of the Final Development Plan.

CITY PLANNING

As a result of the high traffic volume on Patterson Road, it would be impractical to construct single family houses on the property. As shown, on the ODP, landscaping and fencing is proposed to serve as a buffer to the existing single family homes to the west and north.

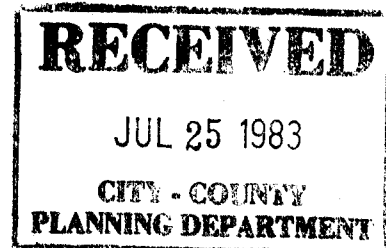
The topography of the project site, which slopes from north south, will be used to help buffer the project. In other words, the roofline of the new medical center should not surpass the roof elevations of the surrounding buildings. In addition, the two existing surrounding single family homes do not face the project. Furthermore, a large landscaping buffer already exists between the proposed project and the single family home to the north.

The developers will engage the services of an architect to design the building. As part of the design process, the feasibility of a garden-level building will be explored. At the initial rezone phase of the project, elevations and floor plans, etc., should not be necessitated. At a minimum, an elevation rendering of the building will be provided with the final plan submittal. Above all else, a high quality office building will be constructed.

The great majority of the surrounding property owners have been contacted by the developers. It appears that the neighborhood as a whole has no or few concerns about the project.

The security fence will be constructed of solid wood.

The developers have Grand Valley Irrigation Company water shares.



The developers will explore berming between the office building and Patterson Road as a part of the final development plan. However, it is believed that the use of appropriate plant materials will provide an ample noise and visual buffer.

The identified 'NO PARKING' areas at the far western end of the project are provided for vehicular turnaround areas. In other words, if the parking lot was full, a car would use one of the two designated areas as a means of easily turning around to exit the parking lot. Consequently, it would be self-defeating to physically raise the elevation of the turnaround spaces. These areas will be adequately signed "NO PARKING." As discussed with the City Planning Staff, one turnaround space may be adequate with the illustrated turnaround area to the south being converted to an additional parking stall.

Bill Reeves chose the location of the trash receptacle.

Comments 7 through 14 concerning the final planning process will be adhered to by the developer. However, additional right-of-way on Patterson Road should not be needed since the current right-of-way is one hundred feet.

CITY ENGINEER

Based on a recent meeting with the City Engineer and a field inspection of the project, it has been determined that:

- a. The east property line is in line with the County Brass Cap.
- b. The centerline of 26-3/4 Road is twenty-five feet of the Brass Cap (as shown on the Bennett Subdivision Plat).
- c. The sanitary sewer manhole located at 26-3/4 Road and Patterson Avenue is approximately fourteen feet east of the Brass Cap and appears to run north and parallel to the east property line.

As resolved, with the City Engineer, there should not be a problem vacating the easement since no utilities are located in the easement. A copy of the revised ODP is attached which illustrates the location of the sewer line in relation to the existing eastern property line of the project.

Acres .37

Units _____

Density _____

rezone & o.d.p. & Vacation

File No. #34-83

Zone RSF-4

Tax Parcel Number

2945-024-19-002

Activity Patterson Medical Center - Rezone RSF-4 to PB, Util. Eas. Vacation & ODP

Phase Rezone and ODP

Common Location 26 3/4 Road at "F" Road - NW Corner

Date Submitted 6/28/83 Date Mailed Out 7/5/83 Date Posted 7/5/83 *called 11/2*

10 Day Review Period Return by 7/15/83 MOC Information Sent _____

Date Adjacent Property Owners Notified of MOC/GJPC _____ Date Adjacent Property Owners Notified of MOC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="checkbox"/> Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Road	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Surveyor	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> City Engineer <u>2 sets</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> City Utilities	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> County Sheriff	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Fire <u>City</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Irrigation <u>6V</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Drainage <u>GJ</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> Sewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> G.V. Rural Power	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input checked="" type="checkbox"/> Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> Soil Conservation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
<input type="checkbox"/> State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Transamerica	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water & Power Resources	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> OTHER:	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> City	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input checked="" type="checkbox"/> City 17	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

totals

BOARDS	DATE	
GJPC	7/26/83	Rezone/ODP/Edement Vac. - Appr. Rezone & ODP subj. to petitioner meeting w/ neighborhood prior to submittal of next phase & subj. to staff comments. Vac. - appr. Resolution of funding - of fact Sept 7 th 1983
CC	8/17/83	
CC	9/7/83	Appr. Rezone - No Action on ODP

STAFF Legal - OK Don

SEE ALSO FILE # 22-84 Bob or Janet

7/5/83 - GJPC Agendas mailed 244-1626

500⁰⁰ at submittal

City County Development Department

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

Date Resolution Mailed _____