

NARRATIVE FOR
HILLTOP EMPLOYEE PARKING PLAZA

Location:

The Hilltop Employee Parking Plaza consists of approximately 0.4 acres located northwest of 26-3/4 Road and Patterson Road in the City of Grand Junction. The main Hilltop facility is located 800 feet east of the parking plaza. A major multi-family housing development adjoins the subject site to the east. Single-family residences are located on the north and west sides of the property. The Grand Valley Canal is located south of the site across Patterson Road.

Existing Land Use:

The site of the parking plaza is currently in an undeveloped state. Major gas and domestic water mains cross the site diagonally, and are located within an easement up to 30 feet in width. A "Planned Business" zone was recently granted by the City of Grand Junction. The approved Outline Development Plan include a proposed two-story 6,000 square foot professional office building, with 23 parking spaces.

Proposed Land Use:

This proposal calls for the development of a 45 space parking plaza. The Plaza will be utilized for employees of the Hilltop Rehabilitation Hospital only. All parking spaces and drives will have an asphalt surface. Eight percent of the total site is devoted to landscaping. Details for the identification sign will be submitted at a later date, in accordance with the sign code.

Landscaping and Maintenance:

The final development plan for the Hilltop Employee Parking Plaza indicates planting of eight 1-1/2" calaper Honey Locust trees. Ground cover for the larger open areas along Patterson and 26-3/4 Roads will be sod. Decorative stone will be utilized in the smaller planters. Irrigation water will be utilized. All landscaping will be installed by local reputable landscaping contractors. Maintenance of the site will be accomplished by utilization of the existing maintenance staff at Hilltop.

Traffic Circulation:

The primary access to the parking plaza will be from 26-3/4 Road. The planned 25 foot wide drive is located 150 feet north of Patterson Road's centerline. A secondary 10 foot wide exit only drive is located 125 feet west of the 26-3/4 Road centerline. It is estimated that approximately 110 vehicle trips per day could be generated from this site. Patterson Road is classified as a major arterial, and is planned for full improvements next year by the City.

Grading and Drainage:

As previously stated, Patterson Road is planned for full improvement in 1985. A detailed grading plan can be prepared only upon the completion of the future road design. Storm water detention will be incorporated as part of the overall grading. Specific grading and drainage plans will be submitted to the City Engineering Department prior to actual site development.

Development Schedule:

Development of the Hilltop Employee Parking Plaza is dependent upon completion of the final construction documents for Patterson Road by the City of Grand Junction. It is anticipated that construction can begin on the parking plaza in 1985. Landscaping along Patterson and 26-3/4 Roads will be installed within 90 days after construction of the adjoining roads, weather permitting.

#22 84
GRAND JUNCTION PLANNING DEPT.,
559 White Ave., Room #60
Grand Junction, CO 81501

Steven H & Judy A Weimer
603 26 3/4 Road
Grand Junction, CO 81501
#22 84

John Hyre #22 84
2674 F Road
Grand Junction, CO 81501

Kenneth H Allen #22 84
603 Viewpoint Drive
Grand Junction, CO 81501

Robert Alstatt
2670 Patterson Road
Grand Junction, CO 81501
#22 84

Glen F Wilson
2666 F Road
Grand Junction, CO 81501
#22 84

Carmen R Hinshaw #22 84
609 Viewpoint Drive
Grand Junction, CO 81501

Quinton L DeWeese
611 Viewpoint Drive
Grand Junction, CO 81501
#22 84

Robert C Bishop
612 Viewpoint Drive
Grand Junction, CO 81501

John Schumacher #22 84
608 Viewpoint Drive
Grand Junction, CO 81501

BA Kellogg, et. al.
c/o Vic Perino #22 84
606 Viewpoint Drive
Grand Junction, CO 81501

James C Burke
636 26 Road
Grand Junction, CO 81501

Irving Beirs
Box 248 #22 84
Snowmass, CO
935 Northern Way

Carol L Lovato #22 84
932 Northern Way
Grand Junction, CO 81501

Howard Polando & Jeanne
936 Northern Way
Grand Junction, CO 81501
#22 84

Gordon C Gimple & Jeanne
936 1/2 Northern Way
Grand Junction, CO 81501
#22 84

Judy K Weddle #22 84
938 Northern Way
Grand Junction, CO 81501

Kirk Woods Conn #22 84
PO Box 10
Grand Junction, CO 81502

Joyce Roland Hector
940 Northern Way
Grand Junction, CO 81501
#22 84

Steve Meacham #22 84
615 Viewpoint Drive
Grand Junction, CO 81501

Chuck Edwards
617 Viewpoint Drive
Grand Junction, CO 81501

B A Kellogg
620 Viewpoint Drive
Grand Junction, CO 81501
#22 84

William G. Bush #22 84
619 Viewpoint Drive
Grand Junction, CO 81501

V W Perino #22 84
606 Viewpoint Drive
Grand Junction, CO 81501

* Henry J. Fausone
3318 Crestview Way
Grand Junction, CO 81501
#22 84

*Noel B. Norris
3704 G-7/10 Road #22 84
Palisade, CO 81526

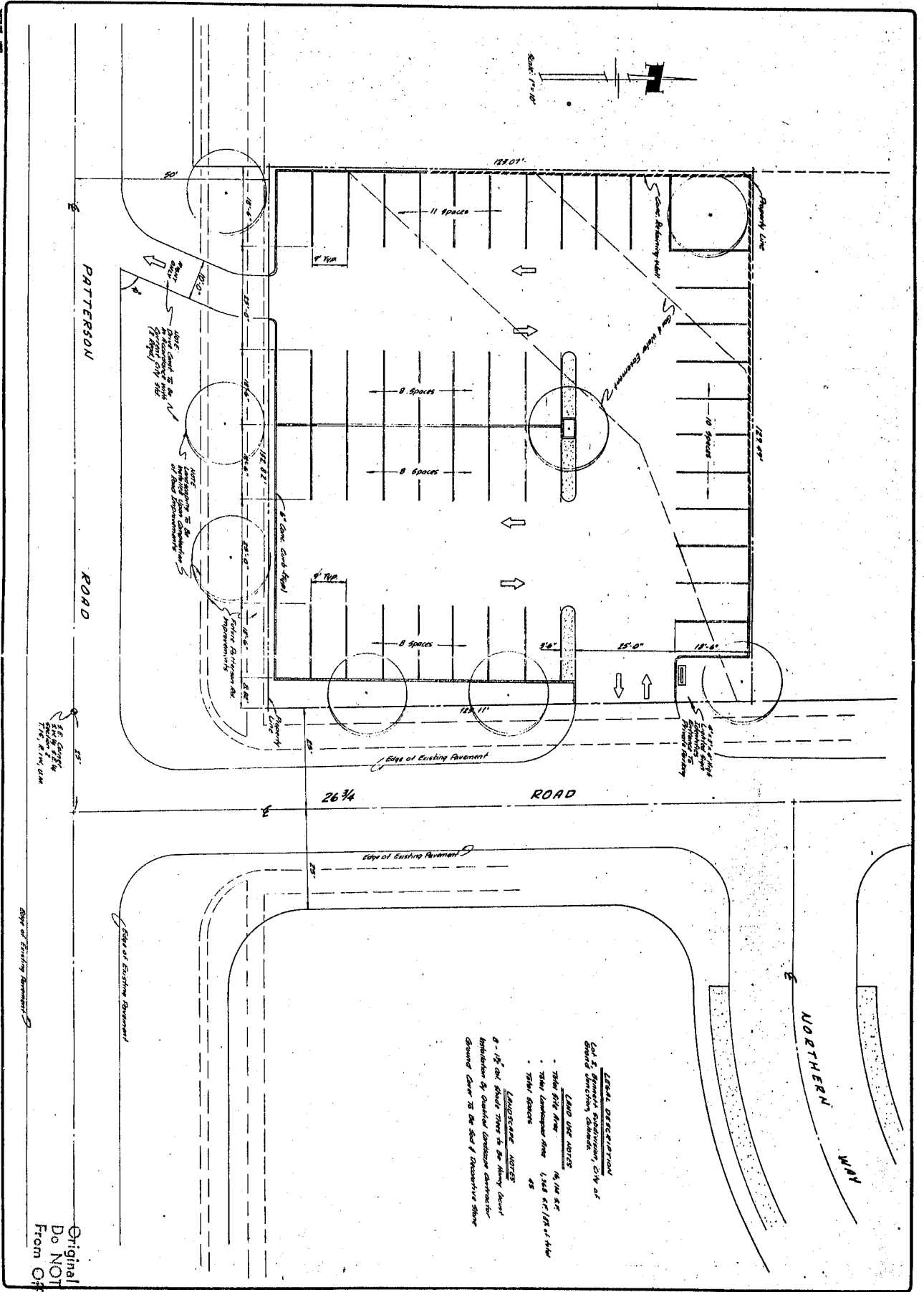
*Dennis L. Grannum #22 84
823 26 Road
Grand Junction, CO 81501

* Bob Emrich
Monument Land & Development
P.O. Box 2066
Grand Junction, CO 81502
#22 84

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

#34-83

7/8/83
JM



LOCAL ORGANIZATION
 Col. S. Bennett, Grand Junction, CO, as
 Grand Junction, Colorado

LAND USE NOTES
 - Total Site Area: 16,146 S.F.
 - Total Landscaped Area: 1,348 S.F. (15.1% of Total Site Area)
 - 7041 Spaces

LANDSCAPE NOTES
 8 - 1/2" Oak should there to be Heavy Street
 Installation by qualified landscape contractor.
 Ground Cover to be Seed & Fertilizer after

Original
 Do NOT
 Remove
 From Office

#1-1-1-21

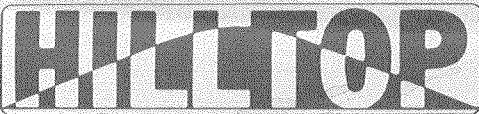
FINAL DEVELOPMENT PLAN FOR:
 HILLTOP EMPLOYEE PARKING PLAZA
 GRAND JUNCTION, COLORADO



T&L
 THOMAS & LOGUE
 LAND DEVELOPMENT CONSULTANT
 1000 W. 10TH ST. SUITE 100
 GRAND JUNCTION, COLORADO 81501

NO.	REVISIONS

DATE	BY	SCALE



DENNIS STAHL, CHIEF EXECUTIVE OFFICER

RONALD W. CRONK, ADMINISTRATOR

HILLTOP REHABILITATION HOSPITAL • (303) 242-8980
1100 Patterson Road • Grand Junction, CO 81501

August 23, 1984

Bob
Jim Golden
City Planning Office
250 North 5th
Grand Junction, Colorado 81501

Dear Jim,

We had our neighborhood meeting last night per your recommendation. The following is a list of attendance:

Quinton DeWeese
William G. Bush
Charlotte Wren
Frank M. Dunn
Steven Weimer
Norma Bishop
Tom Logue
Dennis Stahl

All of the neighbors were notified by the letter you have a copy of. In addition, I talked to many of them before the meeting. After much discussion, we summed up the feeling of the group. It was apparent that two people had concern for the change of use. Charlotte Wren would prefer leaving it just as is. Her concern is the safety and traffic impact. William Bush was opposed on the same traffic concerns, but not really as concerned as Charlotte.

Tom Logue will visit with you about some of the things that we said we would ask planning to accept.

Sincerely,

HILLTOP REHABILITATION HOSPITAL

Dennis Stahl
Chief Executive Director

DS:kh

REVIEW SHEET SUMMARY

FILE NO. #22-84 TITLE HEADING Hilltop Employee Parking Plaza DUE DATE 8-10-84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Henry Faussonne and Noel B.

Norris Location: N.W. Corner of Patterson and 26 3/4 Road. Phase: Final Plan

PETITIONER ADDRESS P.O. Box 99 Palisade, CO

ENGINEER _____

DATE REC. AGENCY COMMENTS

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/10/84	Development Dept.	<p>This site previously received an approval for a rezone to planned business and an ODP for a proposed office building. There were neighborhood concerns regarding access and pedestrian safety. It is now proposed for a parking facility to serve Hilltop employees.</p> <ol style="list-style-type: none">1) The project narrative states landscaping will be provided once the actual improvements to F Road are constructed. Is it feasible to plant all but those trees within the F Road right-of-way prior to the actual construction? This would help mitigate the effects on the adjacent properties.2) Have the petitioners held a neighborhood meeting? If so, what were the results? If not, one is recommended to ensure input and consideration of their concerns.3) Check for site distance at 26 3/4 Road entry (sign) to ensure pedestrian and vehicular safety.4) What is the status of the lot until development begins in 1985; any plans to clean it up?5) A Power of Attorney was provided with the subdivision but per City Council policy, POA's should be replaced with escrow for improvements to both F and 26 3/4 Road.6) Need title, lease agreement or necessary document to show ownership and/or lease rights, if Hilltop has bought it. The title we have shows Faussonne/Norris as owners.7) Per Section 5-6-6 of the Grand Junction Zoning and Development Code, a detailed landscape plan is required. We request this now to 1) clarify the planters proposed in the narrative, and 2) avoid the possibility of a minor change in the future.8) Any changes from the final approved plan may require a minor change fee.
8/13/84	Transportation Engineer	Consideration might be given to eliminating the four end spaces in the middle to accommodate traffic circulation.
8/13/84	City Engineer	Project narrative adequately covers this department's concerns. (FYI) Internal circulation is somewhat difficult in east parking isle if all stalls are filled.

MOTION: MR. CHAIRMAN, ON ITEM #22-84 HILLTOP EMPLOYEE PARKING PLAZA-FINAL PLAN FOR HILLTOP REHABILITATION, I MOVE THAT THIS BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH THE SUGGESTION THAT THE DEVELOPMENT OF THE PROPERTY COINCIDE WITH THE DEVELOPMENT OF PATTERSON ROAD (F) AND THAT IF NEEDED, SOME LOW PROFILE FENCING OR SOME CONTROL BE PROVIDED.

MAILED 8-13-84



HILLTOP REHABILITATION HOSPITAL • (303) 242-8980
1100 Patterson Road • Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 20 1984

August 17, 1984

Jim Golden
City Planning Office
250 North 5th
Grand Junction, Colorado 81501

Dear Jim,

Enclosed please find our comments to staff's review of our request for change of use of the property at the corner of 26 3/4 Road and Patterson Road.

- 1) The elevations have not been determined for Patterson Road, and it is our understanding that it won't be for some time. The planting of trees before we have that information would be most difficult.
- 2) A neighborhood meeting is scheduled for 7:00 p.m. at Hilltop on August 22, 1984. We will report results before the August 28th meeting.
- 3) We will use appropriate signs when constructed.
- 4) We will have the lot cleaned up, dirt pile removed.
- 5) It appears this property has gone through the previous policy and is not affected by new policy.
- 6) Contract of sale of property will be provided.
- 7) A detailed landscape plan is difficult until our plans can be finalized after we know the elevations of F Road.
- 8) We will consider functional use of parking plaza with our staff.

Thank you.

Sincerely,

HILLTOP REHABILITATION HOSPITAL


Dennis Stahl
Chief Executive Director

DS:kh



development summary

File# 22-84 Name Hilltop Employee Parking Plaza Date September 11, 1984

PROJECT DESCRIPTION

This is a request for a final plan for an Employee Parking Lot in a Planned Business zone located on the northwest corner of Patterson and 26 3/4 Roads. The petitioners and owners are Hilltop Rehabilitation Hospital and Henry Faussone.

REVIEW SUMMARY (Major Concerns)

	POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets/Rights Of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with adopted criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water/Sewer	<input type="checkbox"/>	<input type="checkbox"/>
Meets guidelines of Comprehensive Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Irrigation/Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Landscaping/Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Other _____	<input type="checkbox"/>	<input type="checkbox"/>

* See explanation below

The intent is to provide designated employee parking for 45 Hilltop employees currently utilizing the vacant Village Fair property. The lot will be paved and improved, with access off 26 3/4 Road and an exit only off Patterson.

A neighborhood meeting was held to help mitigate any neighborhood concerns.

No adverse comments or letters were received by this department, but at the neighborhood meeting, two individuals expressed concern and objection.

STATUS & RECOMMENDATIONS

1. Given no further adverse comments have been received since the Grand Junction Planning Commission public hearing,
2. The lot will meet all technical review comments,
3. The lot has been cleaned up until such time it is developed,
4. It meets the intent of the proposed Patterson (F) Road Corridor Policy;

This department has no objection to the approval of the final plan for an employee parking plaza.

Planning Commission Action

The Grand Junction Planning Commission, on August 28, 1984, recommended approval subject to Hilltop working with the City and the development of F Road and the lot concurrently, staff review comments, and if necessary, a physical barrier to keep out unauthorized parking after hours.





Acres 0.4

File No. #22 84

Units -

Zone P.B.

Density -

Tax Parcel Number _____

FINAL

Activity Hilltop Employee Parking PLAZA

Phase Final Plan

Common Location N.W. Cor. Patterson Rd. & 26 3/4 Road

Date Submitted 8-1-84 Date Mailed Out 8-2-84 Date Posted 8-17/8-13-84
 10 day Review Period Return by 8-10-84 'X' don't need

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

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
Development Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Public Works	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Fire Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
City Police Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
County Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Comprehensive Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mountain Bell	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Highway Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
State Health Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
GUPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIC (9 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
OTHER	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
totals	21	2																															

BOARDS
 DATE Aug 28 1984 Appr. subject to: ① Hilltop will approve a split rail or low level fence construction along 26 3/4 Rd to help keep kids etc out of lot; in conjunction w/ fence or barrier across the access.
 ② staff i review agency comments ③ development of lot go w/ improvements to Patterson
CC Sept 19 1984 Appr CA
STAFF
Don ✓ legal ok 8-3-84
 SEE ALSO FILE # 34-83

APPLICATION FEE REQUIREMENTS
 Final Plan 225⁰⁰ at submittal refer to 34-83 for other necessary materials

