

# Table of Contents

File 1986-0028

Project Name: 2716 F. Rd. (1300 Patterson)-Dan Geer-RSF-8 - to PB

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e** **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**n** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**e** **e** guide for the contents of each file.  
**d** **d** 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.

X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
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		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
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		*Staff Reports
		*Planning Commission staff report and exhibits
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		*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	Notice of official address change -
X	X	Review Sheet Summary	X	Landscape plan
X		Review Sheets	X	X
X	X	Planning Commission Minutes - ** - 8/5/86	X	Planning Clearance - ** - 11/23/93
X	X	Memo from Karl Metzner to City Council re: list of contents in Work Program-7/14/86		On-site Picture
X		Development Summary - 8/7/86		
X	X	Reduction of Effort In Urban Transportation Planning process in area-11/19/86		
X	X	FY 1987 - Unified Planning Work Program - Prepared by Grand Junction Area Metropolitan Planning Organization		
X		Appraisal from Carl L. Hochmuth - 8/25/86		
		Site Plan		
X		Notice of Public Hearing		
X		Letter from Daniel S. Geer to City Council re: Requesting Waived of open space fee - 9/10/86		
X	X	Letter from Michael Sutherland to Daniel S. Geer re: approval with conditions-12/5/86		
X	X	Letter to neighbors explaining structural deficiencies in the former residence - 11/12/86		

Jack Bray  
2714 Patterson Road  
Grand Junction, CO 81506

Glen R. Green  
2708 Patterson Road  
Grand Junction, CO 81506

Otis B. Testerman  
2700 Patterson Road  
Grand Junction, CO 81506

Bookcliff Baptist Church  
2200 Patterson Road  
Grand Junction, CO 81506

N. E. Doolittle  
1281 Hermosa Avenue  
Grand Junction, CO 81506

Wanda Willcoxon  
214 Country Club Park  
Grand Junction, CO 81503

Hilltop Foundation Inc.  
1100 Patterson Road  
Grand Junction, CO 81501

Robert F. Massey  
1441 Patterson Road #101  
Grand Junction, CO 81506

Beverly Kay Heitt  
c/o Beverly Jackson  
15024 E. Stanford Avenue  
Aurora, CO 80515

Harold L. Ball Jr.  
646 Karen Court  
Grand Junction, CO 81504

Pauline Swaine Lyttle  
1441 Patterson Road #104  
Grand Junction, CO 81506

Richard A. Waldref  
1441 Patterson Road #201  
Grand Junction, CO 81506

Stella B. Rector  
1441 Patterson Road #801  
Grand Junction, CO 81506

Patricia A. Coates  
1441 Patterson Road #802  
Grand Junction, CO 81506

Donald E. Whitney  
30182 Rainbow Hill  
Golden, CO 80401

Rose M. Kramer  
2846 Mesa Avenue  
Grand Junction, CO 81501

Betty L. Chapel  
1441 Patterson Road #901  
Grand Junction, CO 81506

Florence A. Fortsch  
1441 Patterson Road #902  
Grand Junction, CO 81506

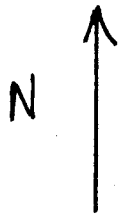
Alma W. Melton  
1441 Patterson Road #903  
Grand Junction, CO 81506

Gertrud Friehs  
1441 Patterson Road #904  
Grand Junction, CO 81506

Daniel S. & Kathleen E. Geer  
738 Centauri Dr.  
Grand Junction, CO 81501

Original  
Do NOT Remove  
From Office

#28 86



GARAGE  
(may be  
removed)

GRAVEL

Employee  
PARKING

LAWN

RED ROCK  
or  
BARK

25'

40'

PARKING

30'

SIDEWALK

← 17 →  
19

LAWN

36 1/2'

SIGN

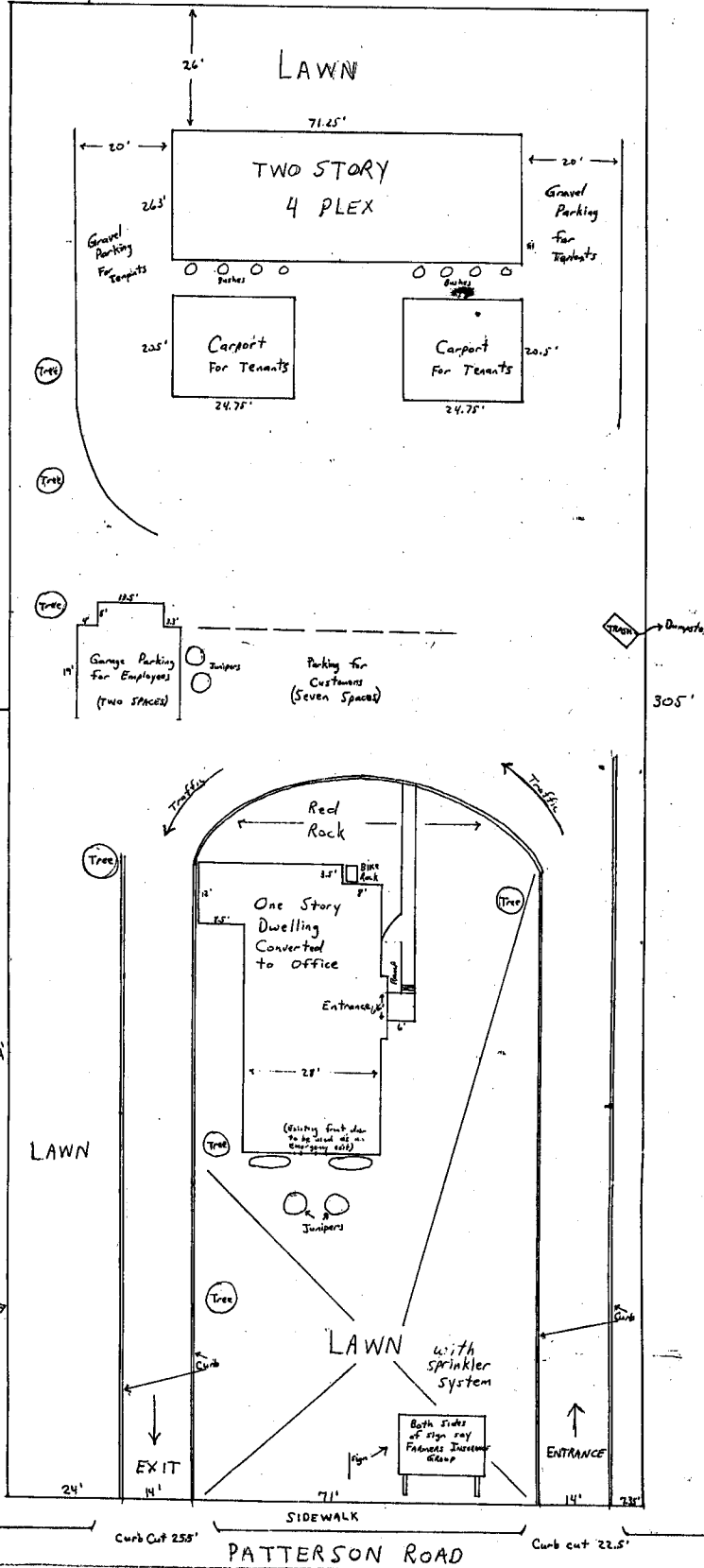
EASEMENT (5')

SIDEWALK

1" = 23'

Revised "minor change" proposal

Vacant  
Land



Single Family  
Dwelling

Original  
Do NOT Remove  
From Office

Hedge on  
property line

PATTERSON ROAD

# REVIEW SHEET SUMMARY

FILE NO. #28-86 TITLE HEADING Rezone & Final RSF-8 to PB DUE DATE 8-18-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Daniel & Kathleen Geer

Rezone & Final for property @ 2716 & 2718 Patterson Road containing approximately 0.9 acres.

PETITIONER ADDRESS 738 Centauri Dr.

ENGINEER \_\_\_\_\_

DATE REC.	AGENCY	COMMENTS
8-05-86	County Plannign	Appears ok to meet relevant policies.
8-08-86	Mt. Bell	No objection.
8-11-86	Public Service	Gas: No objections. Electric: No objections.
8-11-86	City Police	I see no problems.
8-18-86	City Engineer	The entrance and exit curb cuts should be signed for one-way traffic so that the signs are visible from Patterson Road. (Both directions)
8-22-86	Planning Dept.	<p>This proposal is for a rezone to Planned Business; therefore whatever specific office uses are requested and/or approved will be the only uses allowed at this site without a revised final Development Plan being once again reviewed.</p> <ol style="list-style-type: none"> <li>1. Is the only use being requested at this time for an Insurance Office?</li> <li>2. The area indicated for seven parking spaces is too narrow to allow more than five spaces, otherwise ingress/egress will be restricted for the apartment traffic. Please contact Planning Staff to review parking options.</li> <li>3. Will the parking area be paved or remain as gravel? Anchored parking blocks will be required with either option.</li> <li>4. What type of a divider will separate the red rock and the lawn? Will the lawn be restored through seeding or new sod?</li> <li>5. There appears to be loose or damaged bricks atop the chimney which might be a potential hazard.</li> <li>6. Since there is an existing residence to the west, additional buffering (through the use of landscaping or solid wood fencing) may be necessary to mitigate the additional traffic impacts. The existing hedge helps, but is thin in many areas.</li> <li>7. All Uniform Fire and Uniform Building Codes must be followed for any new construction or remodeling.</li> <li>8. An appraisal of the value of the raw land must be submitted for review and approval by the City Parks Dept. A fee of 5% of the appraised value will be escrowed into the Parks Acquisition/Development Fund.</li> <li>9. Any new signage must conform to the adopted sign code and will require a separate sign permit.</li> <li>10. A written response to all of the review comments must be submitted to the Planning Department no later than 5:00 p.m. on Friday, August 29, 1986.</li> </ol>

*Copy included  
by Mr Geer 8-26-86  
@ 11:00 a.m. 1/6.*

08/27/86

Daniel S. Geer  
Kathleen E. Geer  
738 Centauri Dr.  
Grand Junction, CO 81506

Grand Junction Planning Dept.

Re: Review Sheet Summary comments, file #28-86

In reply to the above mentioned comments, we will do the following:

Install entrance and exit signs to direct one way traffic that are easily visible from Patterson Road and comply with the adopted sign code with these and any other signs installed. We understand that a separate sign permit is required.

The only use planned for the single family building is for an Insurance Office. We understand that a revised final Development Plan will be required if we want to change the office usage.

The parking will be changed to allow five vehicles to park diagonally. This will allow ample room for traffic to and from the four-plex. As mentioned in the narrative we expect no more than 10 to 15 vehicles per day to use the parking area. With this in mind we plan to leave the parking area in gravel--the small number of vehicles per day do not present a significant dust hazard.

We will use either a concrete curb or rail road ties to divide the red rock and the lawn. We will re-seed the lawn as soon as the sprinkler system is repaired--which will be done during the month of October.

The chimney will be repaired in October by a licensed mason.

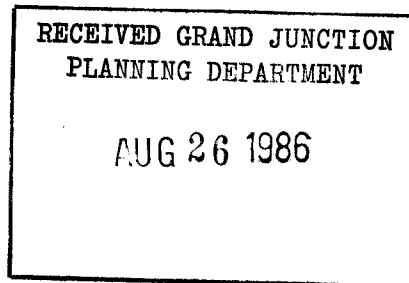
We will plant additional bushes in the hedge to fill in the thin areas.

We have already talked to the Building Department concerning remodeling and we will comply with the Uniform Fire and Building Codes.

The appraisal of the land value has been completed and you should now have it on in your possession.

Respectfully submitted,

*Daniel S. Geer*



August 4, 1986

#28 86

To Whom It May Concern:

This concerns our request to rezone the property located at 2716-2718 Patterson Road, Grand Junction, Colorado from RSF-8 to Planned Business.

The current single family dwelling will be improved and remodeled using all applicable building codes. The four-plex that is north of the office will continue to be used as residential.

Within six (6) months from the date of the rezone, the building will be ready for occupancy.

The first item to be completed will be landscaping which will include repairing the sprinkler system and re-establishing the front lawn, trimming the trees, and installing bushes. We will also do an overall clean-up. We will then improve the building's condition as well as update it for use as an office.

Since most of our business is conducted by phone and through the mail, we can reasonably expect between 10-15 customers per day to come directly to the office. This should only cause minimal impact on the surrounding area and won't raise the traffic pattern on Patterson Road appreciably.

By referring to the Patterson Road Corridor, the area between 1st Street and 15th Street considers this proposal as compatible with current zoning as it is a low traffic business.

There are adequate utilities currently on the property for the proposed use of this property.


Access to the parking as shown on the site plan will be by using the east driveway and traffic will exit by using the west driveway. There is ample parking to the north of the office.


The proposed use of this property is compatible with the surrounding areas since the landscaping and general improvements will give a much more pleasing appearance than it currently has, and will only improve surrounding property values.

The only sign will be one installed in the front lawn following the sign codes.

Adjacent properties include property to the east and north owned by Hilltop Foundation, Inc. zoned Planned Business, a residence to the west zoned RSF-8, vacant land to the northwest owned by the Bookcliff Baptist Church zoned RSF-8, and a condominium development across Patterson Road to the south zoned RSF-8.

Respectfully submitted,

  
Daniel S. Geer

  
Kathleen E. Geer  
Original  
Do NOT Remove  
From Office



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

December 5, 1986

Mr. Daniel S. Geer  
738 Centauri Drive  
Grand Junction, CO 81501

RE: Minor Change for Final Development at 2716 F Road

Dear Mr. Geer:

This letter is to notify you that the request of a minor change for replacement of the existing house by a new structure has been formally approved.

As you know, this department sent a letter to all adjacent neighbors notifying them of the request and asking for any comments. The only comment received by City Planning was a phone call by a woman who was generally opposed to any business uses along that stretch of Patterson Road, but had no opinion as to the effect of replacing the structure.

Per our earlier discussions, the following conditions shall apply to the new structure as part of this approval:

- 1) The new structure will be designed and constructed in a manner similar to a residence; and
- 2) That any and all landscaping which is damaged or removed will be restored following construction.

I certainly appreciate your cooperation and patience in this process, and best of luck to you, Dan, with your project.

Sincerely,

Michael E. Sutherland  
City Development Planner

MES/tt  
xc: File #28-86



OFF  ACTION SHEET

Acres 4.92 0.92

File No. #28 86

Units \_\_\_\_\_

Zone R-8 to PD

Density \_\_\_\_\_ **REZONE & FINAL**

Tax Parcel Number 2945-013-00-014

Activity Rezone Final Plan Planned Business

Phase \_\_\_\_\_

Common Location 2716 Patterson Road

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_

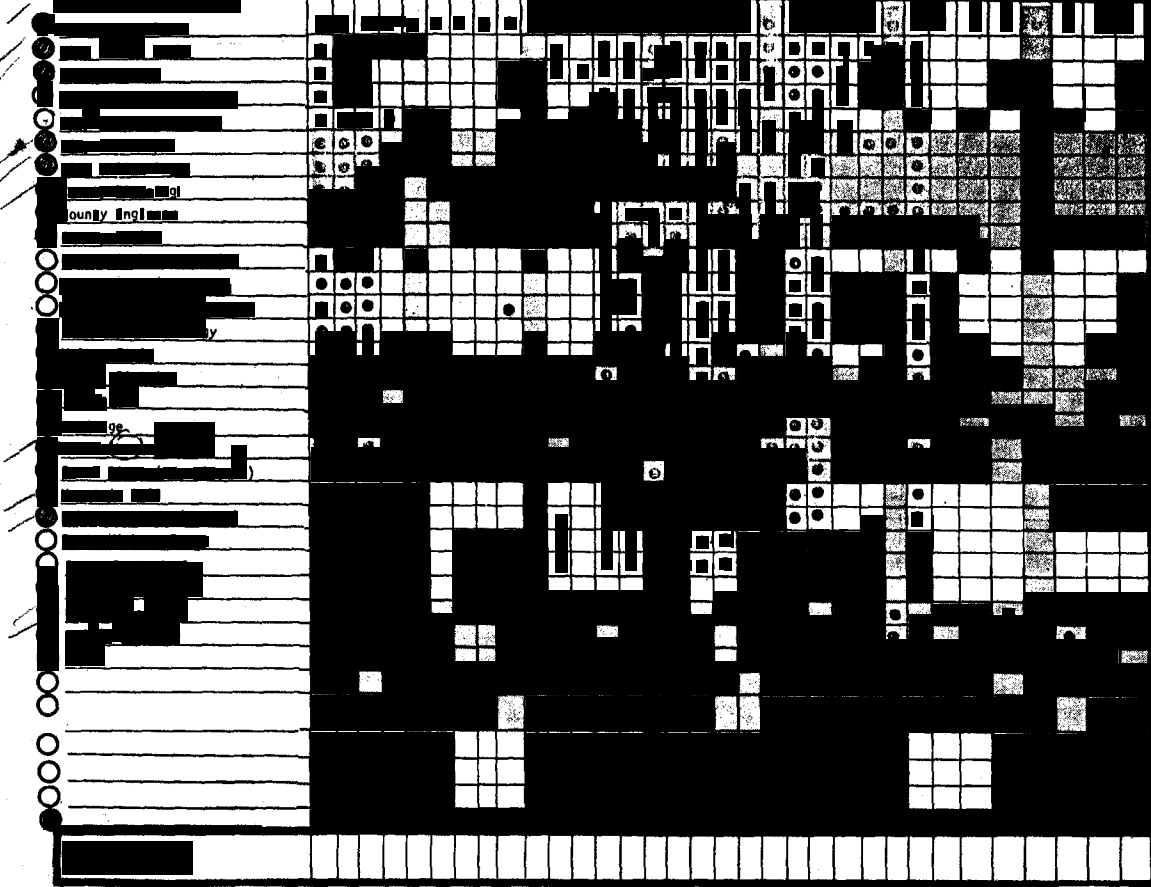
\_\_\_\_\_ day Review Period Return by \_\_\_\_\_

Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_

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

review

A B X D E X G H X X X X X X O X Q R X X U V X X X Z X BB CC DD X FF X



BOARDS	DATE	REMARKS
GJPC	9-2-86	Rezone: Rec. of Approval; Final Plans Approved for an insurance office providing the multi-family residence remain as such.
CIC	9-17-86	Pulled from Consent agenda for full hearing: Approved subject to Planning Commission recommendations, specifically including the payment of Open Space Fees.
	12-5-86	Minor change approved. Original No NOT Remove. Planning Office replacement of existing structure w/ new building.
STAFF		

**APPLICATION FEE REQUIREMENTS**

Application fee \$500  
 open space fee 5% appraised value of land only



July 13, 1988

Daniel S. Geer  
1300 Patterson Road  
Grand Jct., CO 81506

Mike Sutherland,  
Grand Junction Planning Department  
Grand Junction, CO 81501

Re: Certificate of Occupany for 1300 Patterson Road.


Dear Mike:

I currently have a temporary Certificate of Occupancy for the above property. The design as submitted previously is completed with the exception of both sides of the driveways. The west side is much narrower than originally planned since we widened the driveways. This would make it impractical to plant grass in this area so I plan to install yucca plants along the drive and keep the weeds down.

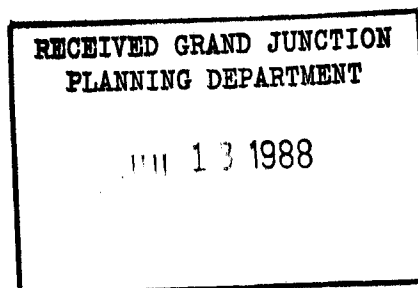
The area next to the east driveway will still be planted in grass, but I want to delay this until next spring since there have been many more expenses than I planned for and waiting until the spring of 1989 would be very helpfull. I will keep the weeds down in this area as well.

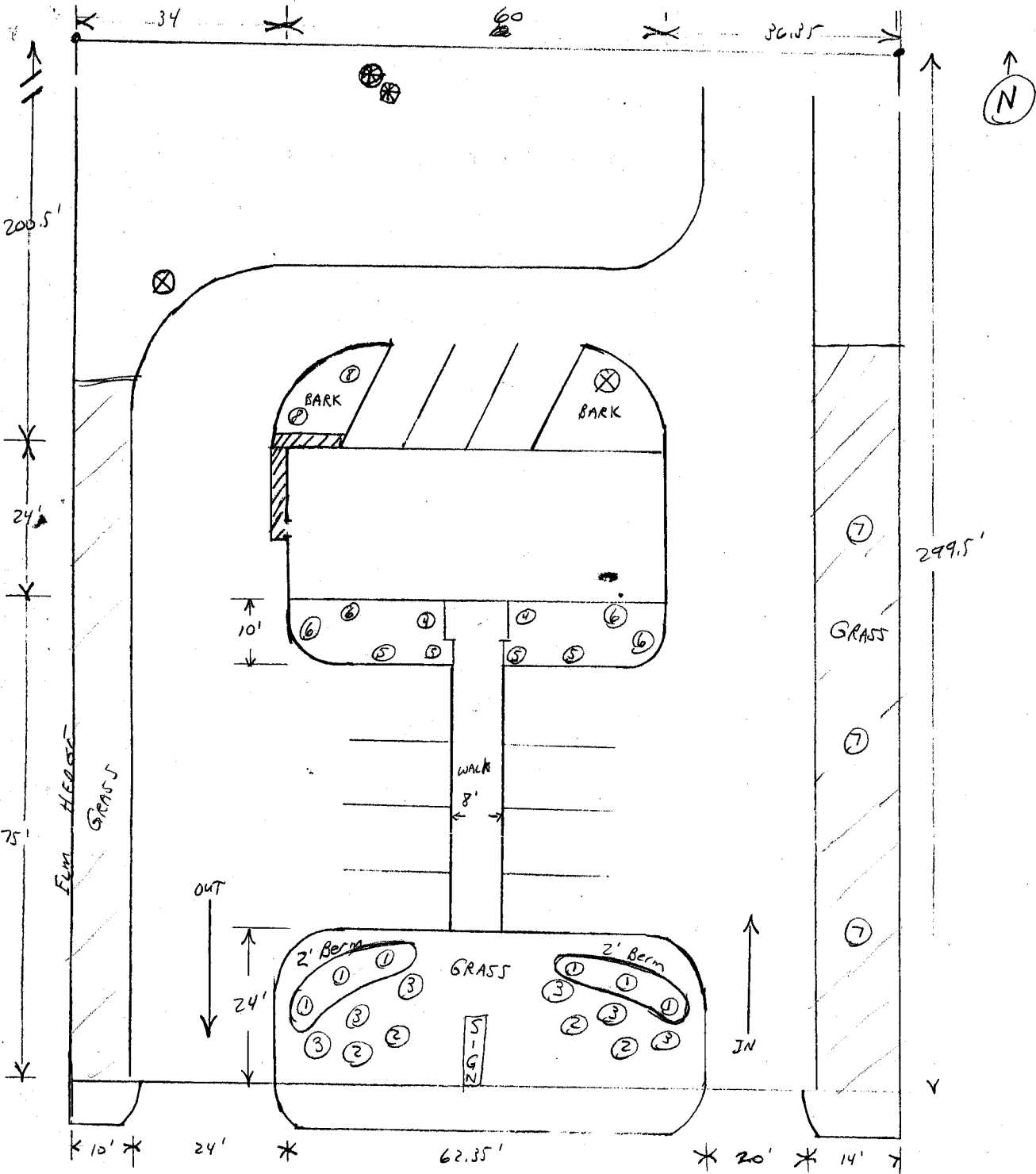
The Building Department will not issue a permanent Certificate of Occupancy until the Planning Department allows it, so please consider releasing any restrictions you have on the Certificate.

Thank you,



Daniel S. Geer





- ① Juniper, Buffalo
- ② Barberry, Crimson Pygmy
- ③ Golden Aiset
- ④ Arboritea
- ⑤ Juniper, Armstrong
- ⑥ Gold Drop Potentilla
- ⑦ Lilac, Chinese
- Ⓟ Juniper, Skyrocket
- ⊗ Existing Cottonwood trees
- ⊗ Existing Junipers

1" = 16'

O.K. for Minor change M. Schell  
 RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 MAY 01 1988

DAN GEER BUILDING  
 1300 PATTERSON ROAD  
 GRAND Jct., CO 81506  
 243-1200



Grand Valley  
National Bank

DRIVE THRU  
BANKING