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P r e s e n t	S c a n e d	 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. 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. 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. 									
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x	X X Action Sheet										
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X	X										
X		Revised Parking Lot Plan									
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ARMSTRONG CONSULTANTS, INC. 861 Rood Avenue

Grand Junction, Colorado 81501

(303) 242-0101

September 30, 1986

Grand Junction City Council Grand Junction Planning Commission 559 White Avenue Room 60 Grand Junction, CO 81501

Dear Members:

Attached you will find a Road Vacation request for a portion of Patterson Road right-of-way adjoining property located Northwest of 26 3/4 Road.

The property owner is the Hilltop Rehabilitation Hospital of Grand Junction.

The requested 10 foot vacation will permit Hilltop to provide additional parking spaces to their approved employee parking lot. Construction of which is planned to begin this month.

As the enclosed map illustrates, no known utilities exist within the area proposed for vacation. The ultimate vacation will conform with the right-of-way established on either side of the property during the recent Patterson Road construction.

A member of our firm and the land owner will be present at the scheduled public hearings to answer any questions which may arise.

Respectfully,

Thomas A Logue

Project Manager

srh DALY30

#31 86

CONSULTING ENGINEERS

- cmal Do NOT Remove From Office



1100 Patterson Road • Grand Junction, CO 81501

DENNIS STACCHIEF EXECUTIVE OFFICER

RONALD W. CRONK, ADMINISTRATOR

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT OCT 0 1986

October 2, 1986

Karl Metzner Grand Junction Planning Commission 559 White Avenue, Room 60 Grand Junction, Colorado 81501

Dear Karl,

Enclosed is our application for Road Vacation on our project on Patterson Road.

I am requesting you and the Council consider waving the application fee for this application. I would remind you that we deeded this right of way to the City to allow for the expansion of Patterson Road. After the completion of Patterson Road, it is apparent that that described piece of land is no longer needed by the City and in fact would benefit all by using it as additional parking. I would also remind you that we deeded you additional right of way on 15th Street for no charge.

Your help on this item would certainly be appreciated.

Sincerely,

HILLTOP REHABILITATION HOSPITAL

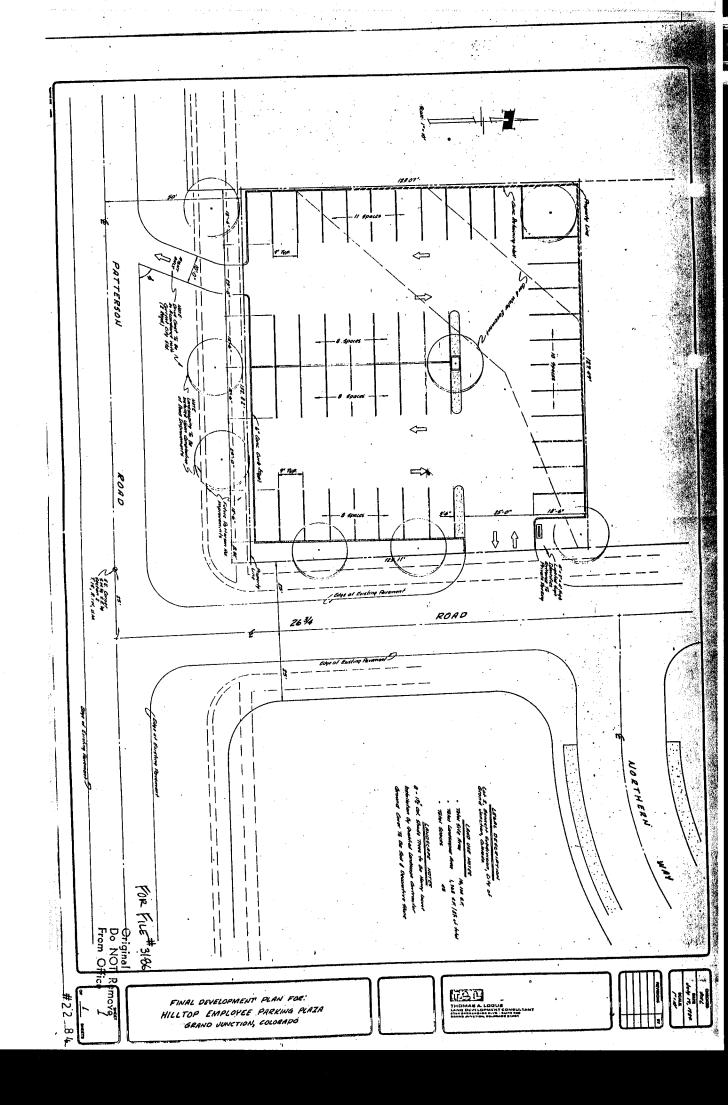
Dennis Stahl

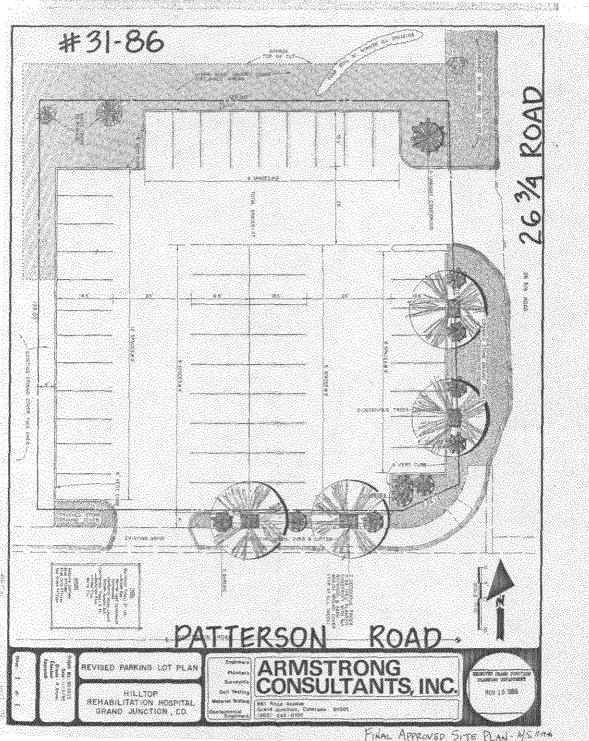
Chief Executive Officer

DS:kh

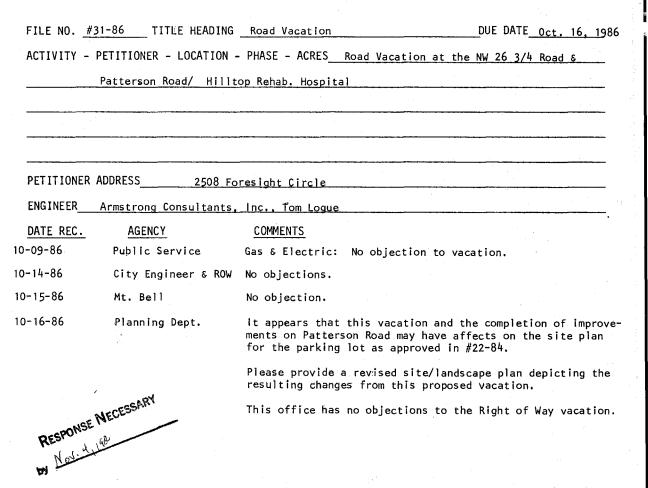
Enclosures:

#31 86





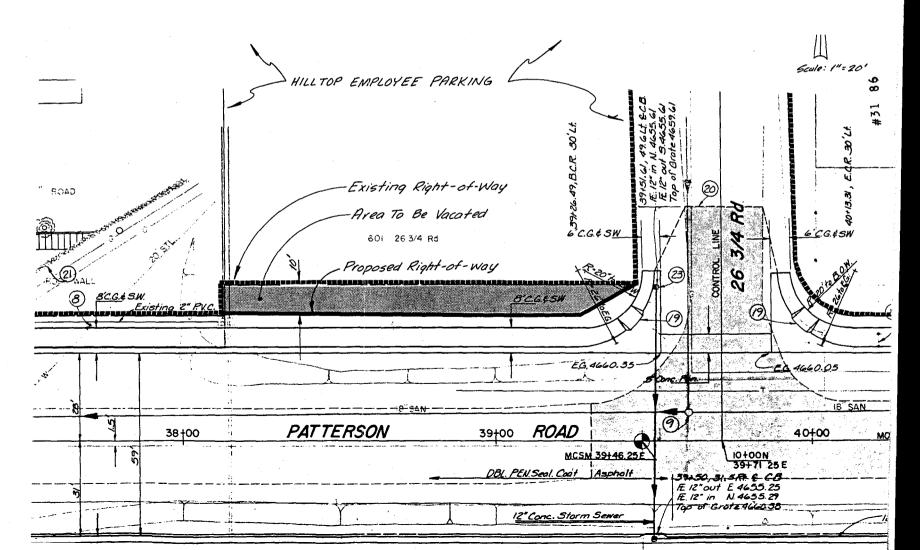
REVIEW SHEET SULLMARY



11-13-86 GJPC Public Hearing

MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, ON ITEM #31-86, THE ROAD RIGHT OF WAY VACATION, I MAKE THE MOTION WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE STAFF'S LANDSCAPING SUGGESTIONS AND THAT THEY PUT IN GRASS IN THE FRONT, WHICH IS THE SOUTH, AND PUT IN A COUPLE OF SHADE TREES ON THE EAST IN ADDITION TO WHAT THEY VE ALREADY PROPOSED."

Commissioner Madsen seconded the motion. Motion passed unanimously by a vote of 5-0.





November 4, <u>1986</u>
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
Grand Junction Planning Department
Grand Junction Planning Department NOV 4 1986
Grand Junction, CO 81501
Re: Patterson Road Vacation File No. 31-86
Dear Staff:
In response to your staff comments, find attached a revised site plan
for the Hilltop Employee parking lot.
The revision reflects the ultimate configuration of the parking lot
and landscaping as a result of the requested vacation.
Should you have any additional comments or questions feel free to con- tact our office.
Respectfully
Ab. Adouts
/ Ur Iomas TA // []~~
Thomas A. Løgver Project Manager
Troject Hallager
srh
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planning



PROJECT LOCATION: Northwest corner of 26 3/4 Road and Patterson Road.

PROJECT DESCRIPTION: Hilltop Rehabilitation Hospital owns this piece of property which was approved for a parking lot in September of 1984. Excess right of way was dedicated for the construction of Patterson Road and the petitioners would like to vacate that excess right of way to provide more parking spaces.

REVIEW SUMMARY (Major Concerns) POLICIES COMPLIANCE YES NO * TECHNICAL REQUIREMENTS SATISFIED SATISFIED Complies with adopted policies Streets/Rights Of Way Х Complies with adopted criteria Water/Sewer Х Meets guidelines of Comprehensive Plan Irrigation/Drainage χ Landscaping/Screening Fees Other:

* See explanation below

Fees: Mr. Dennis Stahl of Hilltop is asking for waiver of the \$425.00 in fees for the vacation application due to the fact that the right of way was deeded to the City at no charge and was unneeded for the street widening.

The new site plan inculdes no vegatative landscaping between the parking lot and Patterson Road. This is due, in part, to the fact that the street design was revised to not include planting space between the sidewalk and the curb.

Also, the new plan has deleted two trees from the 26 3/4 Road side of the lot.

STATUS & RECOMMENDATIONS:

The Staff has no objections to the proposed right of way vacation. The revised parking lot plan has considerably less landscaping than the final plan approved in 1984 (#22-84). Staff has recommended the center isle of spaces be moved to the north 4 feet leaving a 7 foot strip along Patterson Road for greenery. A 7 foot strip of greenery along 26 3/4 Road is also recommended, including the shrubbery and two shade trees.

Planning Commission Action

Planning Commission recommended approval contingent on staff's suggested landscaping.

development summary

Name R.O.W. Vacation Date 11-14-86 File # <u>31-86</u>

PROJECT LOCATION: Northwest corner of 26 3/4 Road and Patterson Road

PROJECT DESCRIPTION: Hilltop Rehabilitation Hospital owns this piece of property which was approved for a parking lot in Sept. of 1984. Excess right of way was dedicated for the construction of Patterson Road and the petitionents would like to vacate that excess R.O.W. to provide more parking spaces.

REVIEW SUMMARY (Major Concerns)										
POLICIES COMPLIANCE YES		NO *	TECHNICAL REQUIREMENTS	SATISFIED		NOT # SATISFIED				
Complies with adopted policies	\times		Streets/Rights Of Way	x		Τ				
Complies with adopted criteria	×		Water/Sewer	X						
Meets guidelines of Comprehensive Plan	×		Irrigation/Drainage	\times		Τ				
			Landscaping/Screening		×	-				
			Other: FEES			Τ				

* See explanation below

Fees: Mr. Dennis Stahl of Hilltop is asking for waiver of the # 425 in fees for the vacation application due to the fact that the R.O.W. was deeded to the City at no charge and was unneeded for the street widening.

The new site plan includes no vegatative landscaping between the parking lot and Patterson Rd. This is due, in part, to the fact that the street design was revised to not include planting space between the side walk and the curb. Also, the new plan has deleted 2 trees from the 26% Rd. side of the lot.

STATUS & RECOMMENDATIONS: The City has no objections to the Row vacation (VStaff has Gardy recommended the center isle of spaces be moved to the north 4 ff. leaving a 7 ft Strip along Patterson for greenery. A 7 ft. Strip of greenery along 2634 Rd is also recommended, including the Shrubbery and two shade trees.

Planning Commission Action

Planning Commission recommended approval contingent on staff's suggested land scaping.