

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

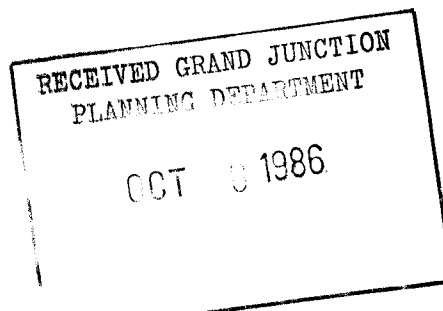
Original
Do NOT Remove
From Office



DENNIS STAHL, CHIEF EXECUTIVE OFFICER

RONALD W. CRONK, ADMINISTRATOR

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



October 2, 1986

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

Dear Karl,

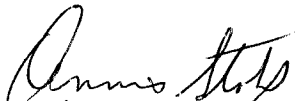
Enclosed is our application for Road Vacation on our project on Patterson Road.

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,

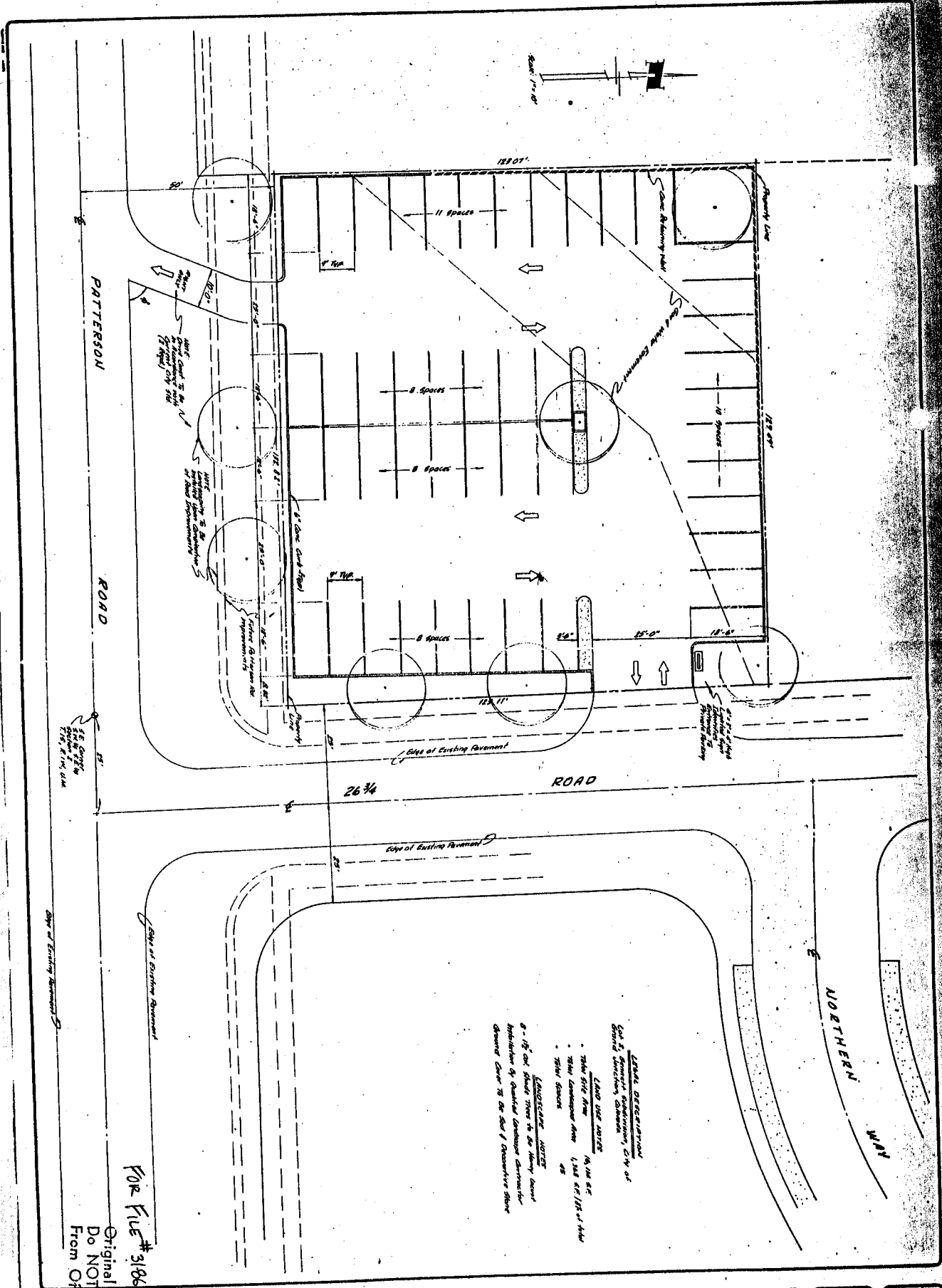
HILLTOP REHABILITATION HOSPITAL


Dennis Stahl
Chief Executive Officer

DS:kh

Enclosures:

#31 86



FOR FILE # 3186
 Original
 Do NOT
 Remove
 From Office

LEGAL DESCRIPTION
 City of Grand Junction, Colorado, City of
 Grand Junction, Colorado

LAND USE NOTES
 - This site is for 16,144 sq. ft. of
 - Total developed area 1,344 sq. ft. of
 - 70' x 10' spaces

LANDSCAPE NOTES
 - 12" of shade trees to be planted
 - Application by qualified landscape architect
 - Ground cover to be set of decorative stone

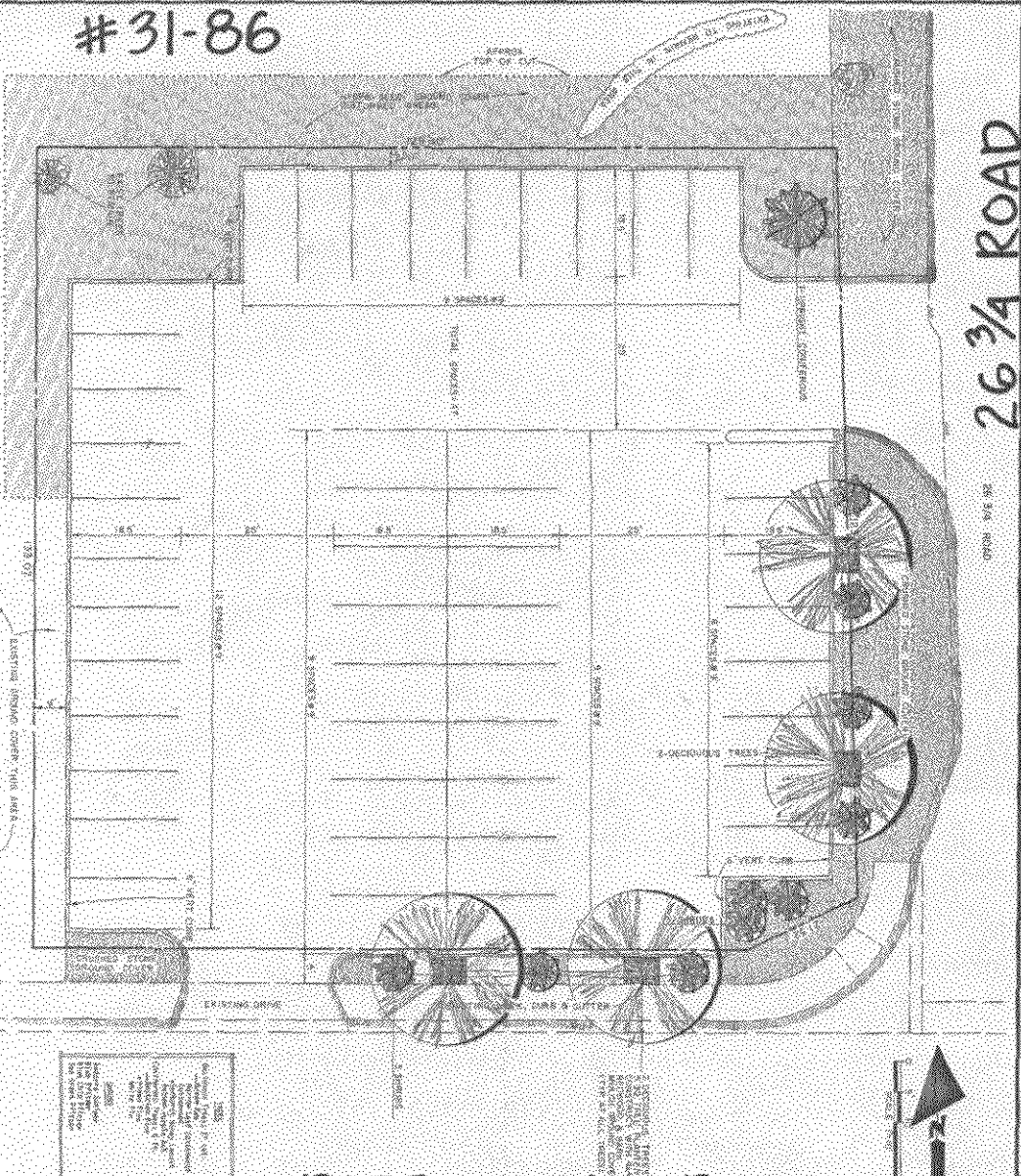
22 84
 1
 1

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

TAL
 THOMAS A. LOOSE
 LAND DEVELOPMENT CONSULTANT
 215 WEST 10TH STREET, SUITE 100
 GRAND JUNCTION, COLORADO 81501

NO. 1	DATE	BY

#31-86



26 3/4 ROAD

OTHER SEE 92

PATTERSON ROAD

ALL DIMENSIONS ARE IN FEET
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE
 UNLESS OTHERWISE NOTED

REVISED PARKING LOT PLAN

HILLTOP
REHABILITATION HOSPITAL
GRAND JUNCTION, CO

Engineer
 Planner
 Surveyor
 Soil Testing
 Material Testing
 Geotechnical
 Engineer

ARMSTRONG CONSULTANTS, INC.

851 Ross Avenue
 Grand Junction, Colorado 81501
 (970) 241-0701

REVISIONS AND CORRECTIONS
 PLANNING DEPARTMENT
 NOV 13 1989

Final Approved Site Plan - 4/2/89

REVIEW SHEET SUMMARY

FILE NO. #31-86 TITLE HEADING Road Vacation DUE DATE Oct. 16, 1986

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Road Vacation at the NW 26 3/4 Road & Patterson Road/ Hilltop Rehab. Hospital

PETITIONER ADDRESS 2508 Foresight Circle

ENGINEER Armstrong Consultants, Inc., Tom Logue

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-09-86	Public Service	Gas & Electric: No objection to vacation.
10-14-86	City Engineer & ROW	No objections.
10-15-86	Mt. Bell	No objection.
10-16-86	Planning Dept.	It appears that this vacation and the completion of improvements on Patterson Road may have affects on the site plan for the parking lot as approved in #22-84.

Please provide a revised site/landscape plan depicting the resulting changes from this proposed vacation.

This office has no objections to the Right of Way vacation.

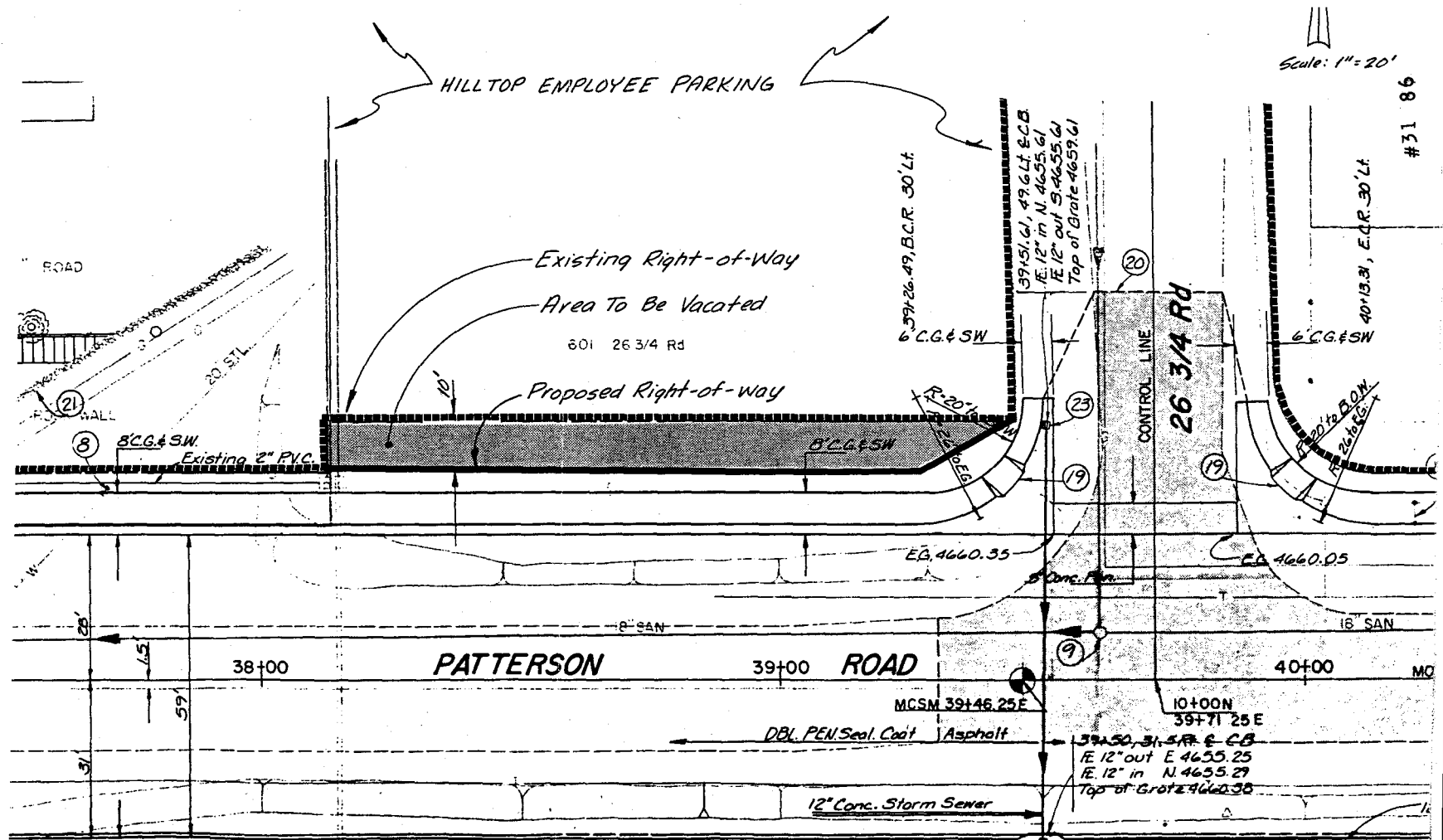
RESPONSE NECESSARY

by Nov. 4, 1986

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.



ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

Grand Junction, Colorado 81501

(303) 242-0101

November 4, 1986

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 4 1986

Grand Junction Planning Department
559 White Avenue, Room 60
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 contact our office.

Respectfully



Thomas A. Logue
Project Manager

srh
DALY4

CONSULTING ENGINEERS

development summary



File # 31-86 Name ROW Vacation Date 11-14-86

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 NOT SATISFIED*	
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening		X
			Other: Fees		

* 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 includes no vegetative 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



File # 31-86 Name R.O.W. Vacation Date 11-14-86

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 petitioner's 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	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening				X
					Other: FEES				

* 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 vegetative 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 3/4 Rd. side of the lot.

STATUS & RECOMMENDATIONS:

The City has no objections to the ROW vacation. Staff has recommended the center isle of spaces be moved to the north 4 ft. leaving a 7 ft. strip along Patterson for greenery. A 7 ft. strip of greenery along 26 3/4 Rd is also recommended, including the shrubbery and two shade trees.

The revised parking lot plan has considerably less landscaping than the approved final plan approved in 1984.

Planning Commission Action

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