

Project Narrative
Ball/Ward Annexation

These two properties located at 2470 & 2472 Patterson Road were recently annexed by the City of Grand Junction and must be assigned City zoning. Abutting properties to the east and west are currently zoned Planned Business (PB). The Patterson Road Corridor Guidelines state that new development along Patterson should be done in a planned context. They also state that commercial and mixed use development is appropriate on the north side of Patterson Road from 24 1/2 to 25 1/2 Roads.

Based on existing zoning and the Patterson Road Corridor Guidelines, the Planning Department recommends a PB zone for this annexation. Specific plans and uses will require processing and approval at the time a development is proposed.

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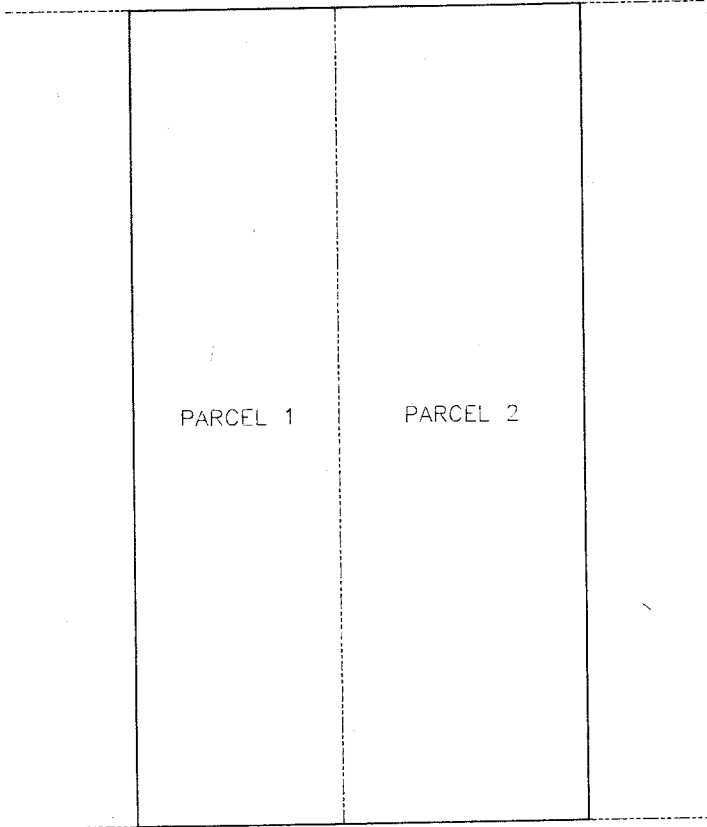
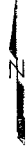
#43 89

BALL/WARD AMEXATION ZONE OF #43-89

2945-044-00-063
Louis & Darla Ward
2470 F Road
Grand Junction, CO 815-5

2945-044-00-064
Audre L. Ball
2472 F Road
Grand Junction, CO 81505

BALL/WARD ANNEXATION



PARCEL 1

PARCEL 2

F ROAD

DESCRIPTION

PARCEL NO. 1: The East Half of the West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian.

PARCEL NO. 2: The East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, except the east 132 feet thereof.

AREA OF ANNEXATION

Parcel No. 1	-----	2.50 Acres
Parcel No. 2	-----	3.00 Acres
Total area of annexation	-----	5.00 Acres

LEGEND

Border of annexation -----

ORDINANCE NUMBER

2436

EFFECTIVE DATE

September 3, 1989

development summary



File # 43-89 Name Zone Ball/Ward Annex. Date 09/08/89

PROJECT LOCATION: 2470 & 2472 Patterson Road

PROJECT DESCRIPTION:

Zoning the Ball/Ward Annexation to Planned Business.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS.	SATISFIED NOT SATISFIED *	
	YES	NO *		SATISFIED	NOT SATISFIED *
Complies with adopted policies			Streets/Rights Of Way		
Complies with adopted criteria			Water/Sewer		
Meets guidelines of Comprehensive Plan			Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS:

This annexation has existing City Planned Business abutting on the east and west. The zoning and potential business uses are compatible with the Patterson Road Corridor Guidelines.

Planning Commission Action

Recommend approval subject to uses and specific development plans being approved at the time development is proposed.