#### **Table of Contents**

File\_1989-0043

Name: Ball/Ward Zone of Annex - PB - N. of Patterson

	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some									
1	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
	а	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.									
	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick									
	n e	guide for the contents of each file.									
	d										
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in									
v	v	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.									
X	$\rightarrow$	Table of Contents									
X	X	Review Sheet Summary									
		Application Form									
		Review Sheets									
. 1		Receipts for fees paid for anything									
٠,		*Submittal checklist									
X	X	*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									
X		Legal description									
$\dashv$		Appraisal of raw land									
	$\dashv$	Reduction of any maps – final copy									
_	_	*Final reports for drainage and soils (geotechnical reports)									
	_	Other bound or non-bound reports									
		Traffic studies									
		*Petitioner's response to comments									
		*Staff Reports									
		*Planning Commission staff report and exhibits									
		*City Council staff report and exhibits									
		*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	Action Sheet									
X	X	Review Sheets Development Summary – 9/.8/89									
X		Development Application – no date									
X	X	Ordinance No. 2436, 2445 - **									
X	X	Planning Clearance - ** - 9/5/89									
X		Notice of Public Hearing – 9/5/89									
X	X	City Council Minutes - ** - 10/18/89									
<u> </u>	-										
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#### 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.

Original
DOT Remove
From Office

## BAIL/WARP AMEXATION ZONE OF #43-81

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 2 PARCEL 1

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 -		 <del>-</del>	2.50	) Ac	res:
Parcel	No.	2 -		 	3.00	) Ac	res
			annexation				

LEGEND

ORDINANCE NUMBER 2436

EFFECTIVE DATE

Border of annexation -----

September 3, 1989

Development Dept. City Public Works City Engineer Transportation Engineer City Parks/Recreation City Fire Dept. County Planning County Engineer County Parks/Recreation County	reage)_			Open S Paid (	L M N N N N N N N N N N N N N N N N N N	0 P Q		_ Date	Record	eđ		DD E
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### 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 SUMM	A A F	RΥ	(Major Concerns)		
POLICIES COMPLIANCE	YES	№*	TECHNICAL REQUIREMENTS.	SATISFIE	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:		

<sup>\*</sup> 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 compatable 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.