Table of Contents

File_1991-0001

Name: Patterson Park West - Zone of Annexation - NW Corner / Patterson & 25 Road

٦	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some							
	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents							
	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.							
ŀ	'n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick							
	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							
٠		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.							
X	X	Table of Contents							
		Review Sheet Summary							
		Application Form							
\neg		Review Sheets							
		Receipts for fees paid for anything							
		*Submittal checklist							
X	X	*General project report							
		Reduced copy of final plans or drawings							
X	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							
		Appraisal of raw land							
		Reduction of any maps – final copy							
	_	*Final reports for drainage and soils (geotechnical reports)							
		Other bound or non-bound reports							
		Traffic studies							
X	X	*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	X	Action Sheet - approved – 2/6/91							
	X	Review Sheet Summary							
X		Review Sheets							
X	X								
X		Development Application - no date City Council Agenda – 3/15/91, 2/20/91							
X	X								
X		Notice of Public Hearing – 2/5/91							
X	X								
X		Legal Ad – 1/29/91							
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Patterson Parkwest Annex, effective Dec. 9, 1990, consists of approximately 8 acres. located on the NW corner of Patterson and 25 roads. Two of the three parcels comprising this annexation are developed (Diamond Shamrock and Sleep n Aire Mattress factory). The third parcel, Lot One Patterson Parkwest Subdivision, is vacant land. Adjacent land uses are: north & west-vacant/agricultural, south-commercial, east-Foresight Industrial Park. The Patterson and 25 road corridor guidelines recommend business/commercial/light industrial uses done in a planned context.

Proposed zoning for this annex is PC (planned commercial) in conformance with the corridor guidelines and existing uses. The site plans for existing uses will be considered as approved final development plans for those parcels. Development of the vacant parcel will require final plan application and approval in accordance with city codes. General uses which may be considered appropriate are those listed under the C-1 and C-2 zones of the Zoning and Development Code or other uses considered acceptable by the Planning

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Commission/City Council.

James Pinger 624 Broken Spoke Rd Grand Junction CO 81504

Security Self Storage Box 751 Grand Junction CO 81502

Otiginal TOT Remove 2014 O'Sice

Kenneth Okey 2109 Lakeshore Dr. #A6 Zapata TX 78076

Paul Kern 2479 F 1/4 Rd RT 3 Grand Junction CO 81505

Ben Carnes PO Box 3117 Grand Junction CO 81502

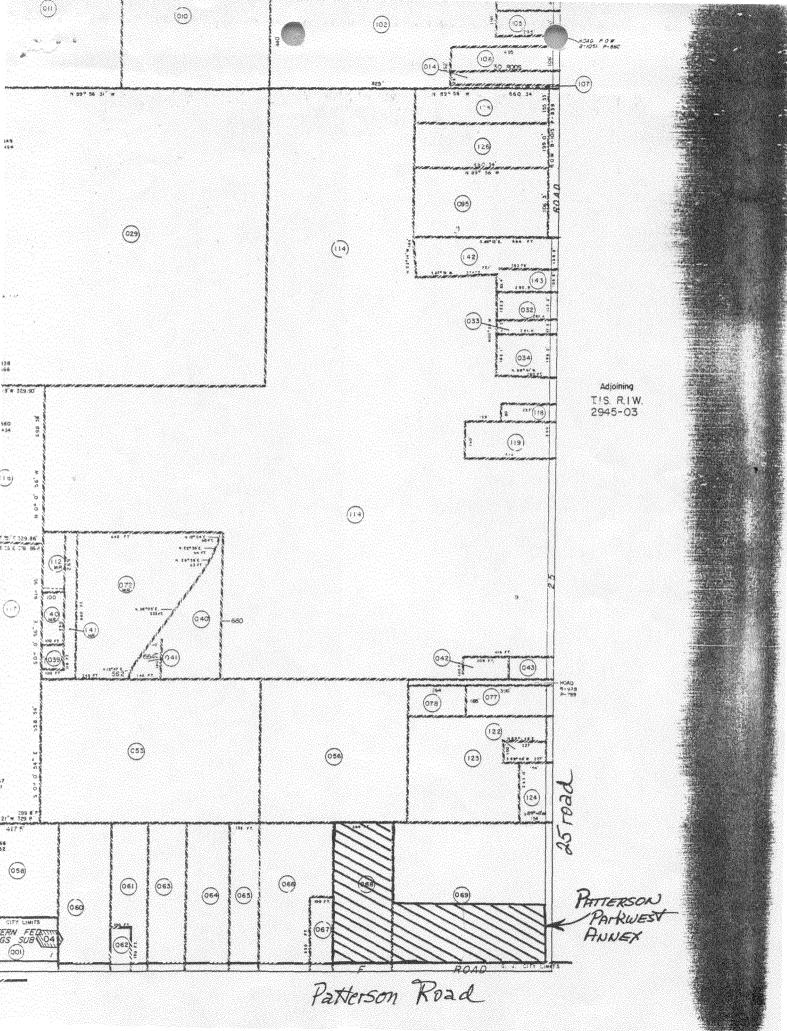
Noble Bruster 147 Bruster Rd Grand Junction CO 81503

Phillip Cap 2498 Commerce Blvd Grand Junction CO 81506

Randall Capp 835 26 Rd Grand Junction CO 81506

Hoefner Familu Trust 636 South Surrey Ct. Grand Junction CO 81503

Robert Visek 361 Quail Dr. Grand Junction CO 81503



REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #1-91 TITLE I	HEADING: Patterson Parkwest
ACTIVITY: Zone of Annexation	
PETITIONER: City of Grand June	tion
REPRESENTATIVE: Karl Metzner	r
LOCATION: Northwest corner of P	atterson Road & 25 Road
PHASE: Final	ACRES: 8.9
PETITIONER'S ADDRESS:	
ENGINEER:	
STAFF REPRESENTATIVE: Karl	Metzner
OTE: WRITTEN RESPONSE BY THE MINIMUM OF 48 HOURS PRIOR	E PETITIONER TO THE REVIEW COMMENTS IS REQUIRED TO THE FIRST SCHEDULED PUBLIC HEARING.
COUNTY PLANNING Linda Dannenberger 244-1636	01/11/91
No objection. County worked hard We would like to see the City conti	to get ROW landscaping and monument signs along F Road. nue to require the same.
CITY ENGINEER 01/09/9	91
J. Don Newton 244-1559	
No comment.	
CITY ATTORNEY Dan Wilson 244-1505	01/04/91
Karl, as a generic comment, we are appropriate and saying similar uses discuss.	e better off listing those uses that we like as uses which are (albeit not listed) may be approved by special permit. Let's
Otherwise no comments.	
POLICE DEPARTMENT J. E. Hall 244-3578	01/10/91
No impact for us.	
COMMUNITY DEVELOPMENT Karl Metzner 244-1439	01/21/91
No comments other than those liste	ed in project narrative.
	1 0

Patterson Parkwest Zone of Annexation Response to Review Comments

County Planning - Proposed zoning is Planned Commercial which allows the City better review and control of site elements such as landscaping and signage. City straight zones also have a landscaping requirement. We concur with your interest in improving the visual appearance of the Patterson (F) Road Corridor.

Other review comments do not require a response.

development summary



		 Patterson Parkwest		
File	# 1-91	Zone of Annexation	Date	02/05/91

PROJECT LOCATION:

Northwest corner of Patterson Road & 25 Road.

PROJECT DESCRIPTION:

A request to zone Patterson Parkwest to Planned Commercial on approximately $8.9\,$ acres.

REVIEW SUMMARY (Major Concerns)									
POLICIES COMPLIANCE	YES	№ *	TECHNICAL REQUIRE	MENTS.	SATISFIED	NOT # SATISFIED			
Complies with adopted policies	X		Streets/Rights Of Way	N/A					
Complies with adopted criteria	Х		Water/Sewer	N/A	/	·			
Meets guidelines of Comprehensive Plan	Х		lrrigation/Drainage	N/A					
			Landscaping/Screening	N/A					
			Other:						

^{*}See explanation below

STATUS & RECOMMENDATIONS:

There were no public objections to this proposal. This zoning is in accordance with the recommendations of the Patterson Road and 25 Road Corridor Guidelines and is compatible with existing zoning in the area.

Planning Commission Action

Planning Commission recommended approval, VOTE 5-0.