



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 Commission/City Council.

James Pinger  
624 Broken Spoke Rd  
Grand Junction CO 81504

Security Self Storage  
Box 751  
Grand Junction CO 81502

Original  
DO NOT REMOVE  
FROM OFFICE

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





**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



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

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 NO *		TECHNICAL REQUIREMENTS		SATISFIED NOT SATISFIED *	
Complies with adopted policies	X		Streets/Rights-Of Way	N/A		
Complies with adopted criteria	X		Water/Sewer	N/A		
Meets guidelines of Comprehensive Plan	X		Irrigation/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.