

SUBMITTAL CHECKLIST

REZONE

Michael

Location: 2584 Patterson

Project Name: Monument Mortuary

ITEMS		DISTRIBUTION														TOTAL REQ'D.									
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input checked="" type="checkbox"/> City Council	<input checked="" type="checkbox"/> City Parks and Rec.	<input checked="" type="checkbox"/> City Fire Department	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field												
● Application Fee \$330	VII-1	1																							
● Submittal Checklist *	VII-3	1																							
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1											
● Application Form *	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1											
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1												
● Evidence of Title	VII-2	1			1	1																			
● Appraisal of Raw Land	VII-1	1			1					1															
● Names and Addresses *	VII-2	1																							
● Legal Description *	VII-2	1			1																				
○ Deed	VII-1	1			1	1																			
○ Easement	VII-2	1	1	1	1	1																			
○ Avigation Easement	VII-1	1			1	1																			
○ ROW	VII-2	1	1	1	1	1																			
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1												
● Location Map - Full-Size Assessor's Map	IX-21	1																							
○ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1												
● Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1												

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Original
Do NOT Remove
From Office

Receipt _____

Date _____

Rec'd By _____

File No. R2-95-103

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: RSF-4 To: B-1	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Kathleen Dee Weaver
Name

Dale Bowen
Name

Dale Bowen
Name

2830 C 1/2 Rd.
Address

2530 N. 8th
Address

2530 N. 8th
Address

Grand Junction, CO 81501
City/State/Zip

Grand Junction, CO 81501
City/State/Zip

Grand Junction, CO 81501
City/State/Zip

243-9848
Business Phone No.

245-3505
Business Phone No.

245-3505
Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X [Signature]
Signature of Person Completing Application

5/31/95
Date

X Kathleen Dee Weaver
Signature of Property Owner(s) - attach additional sheets if necessary

5-31-95
Date

GENERAL PROJECT REPORT
MONUMENT MORTUARY

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R2-95-103

JUNE 1995

Personal Properties is a small investment group made up of mostly local small businessmen and professionals. We have determined that we would like to invest in our local economy and are proposing to build and operate a mortuary. We have made an offer on a 1.62 acre parcel at 2584 Patterson Road, just west of the Hi Fashion Fabric business. Adjacent to the property on the west is a home that is currently being considered for rezoning to B-1 with plans to construct a veterinary clinic. Also adjacent to the west is a welding business. We are requesting that our parcel be rezoned from RSF-4 to B-1. We feel that this zoning is compatible with adjacent zoning and the anticipated growth of business in this part of town.

Since the initial zoning, the character of this part of Grand Junction has changed significantly. Originally an outlying area which was primarily residential and agricultural, the corridor along Patterson road has become a prime business area and because of the high traffic volume is no longer well suited for residential living. From the Mesa Mall at the west end of Patterson Road to First Street where a new City Market has been proposed, the entire corridor has become increasingly oriented to business use, particularly on the north side of the road.

We believe that rezoning our parcel to B-1 will be compatible with the existing and proposed use of other property in the area. We also feel that our proposed zoning will best meet the needs of the community and general surrounding area. The proposed rezoning will benefit the area by providing a more uniform zoning for the Patterson Road corridor area. Adequate facilities and utilities are readily available to serve the proposed development and there should be little negative impact on the area if the proposed project is approved.

We anticipate building an approximately 5000 square foot structure on the northwest side of the property, set back a significant distance from the road to give it an aspect of privacy. The building will face toward the east and we plan on substantial landscaping to enhance the reserved atmosphere of peace and contemplation that we want to project. The building will contain a chapel with seating for approximately 150 with separate walk in entrances for the chapel area and the arrangement offices. We plan on providing ample parking facilities and complying with all City, State and Federal code requirements. We are committed to building a facility that is a high quality structure and will impart a sense of security and permanence implied by the name we have selected "Monument Mortuary." The name was selected both in honor of the nearby Colorado National Monument and to symbolize the markers we use in tribute of our dead. Included with this report is a preliminary floor plan of our proposed building. The site plan included with this packet shows the orientation of the building on the parcel of land, with the parking layout and green areas we anticipate.

We have been considering building a mortuary for the past four years, and have done substantial research on need and feasibility. The National Funeral Director Association indicates that the average

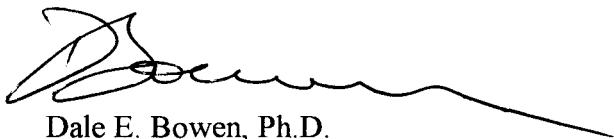
funeral home in America handles 80 to 120 calls per year. Here in Mesa County with the population growing at over 100,000 and 19% of that population being 60 years of age and over, there are approximately 1000 deaths per year. With the older population on the rise, it is certain that another funeral home in the county would be a welcome asset to our community. We have looked at purchasing an existing mortuary but decided that there is a strong need for an additional business of this kind in the valley. We have examined buying an existing building and converting it for use as a mortuary, but have been unable to find a suitable structure in an acceptable location, and so determined to build our own building. We have spent the last two years looking for a suitable parcel on which to build, and feel that the property at 2584 Patterson Road is ideally situated for our purposes. While many businesses would not be interested in an L shaped parcel, we feel that this shape affords us an opportunity to situate our building off the road far enough to provide a sense of privacy, yet still have ready access in a high visibility area. We intend to maintain high standards in upkeep and general appearances in order to provide a nice image in the area and to project an appropriate business atmosphere.

Once the rezoning is approved, we will consummate our purchase of the property and proceed with approval of our final building plans. We have begun the process of obtaining construction and long term financing from a lending institution and have the necessary resources in place for our initial business expenses and related start up costs. We have the appropriate personnel ready to begin as soon as the business opens.

We feel we are well prepared financially and are aware of the difficulties associated with opening and operating a new business. As a group, we have had considerable experience in operating successful businesses and bring a good deal of expertise to this venture. We feel that this will provide a needed service in the community and will ultimately contribute quality employment for three to ten people.

We appreciate your consideration of our request for rezoning the property at 2584 Patterson Road to B-1. If you require any additional information I am at your disposal.

Respectfully,



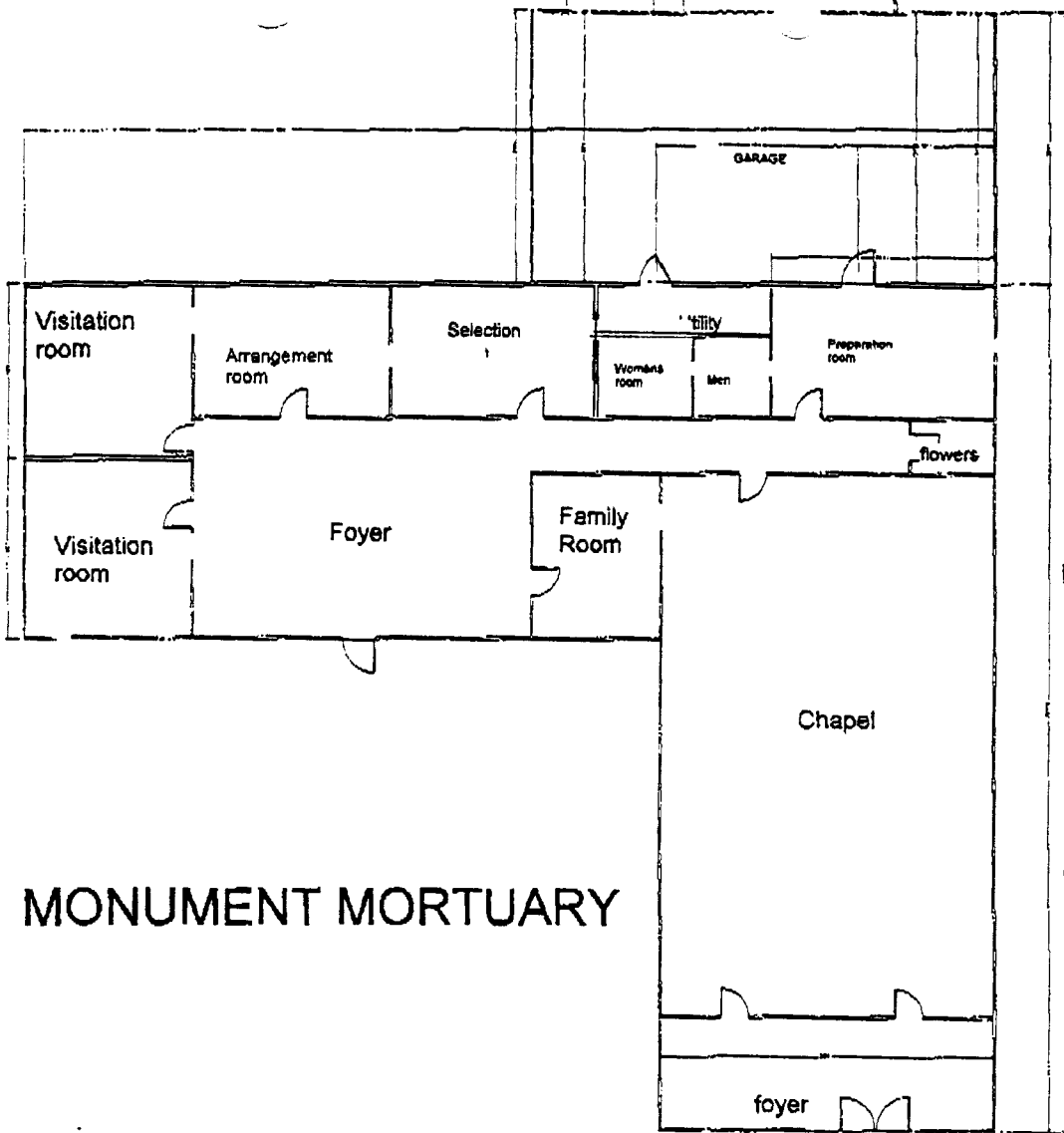
Dale E. Bowen, Ph.D.
Personal Properties Representative
2530 North 8th Street, Suite 204
Grand Junction, CO 81501
(970) 245-3505

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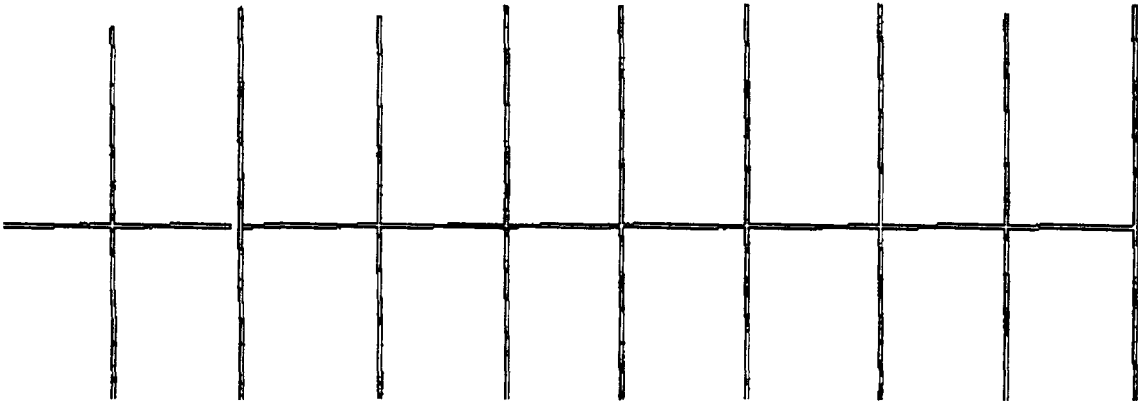
R2-95-103

K2-95-103

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MONUMENT MORTUARY



Clifford Harwin
2582 F Road
Grand Junction, CO 81505

David Christensen
608 Meander Dr.
Grand Junction, CO 81501

Gene Sanders
2580 F Road
Grand Junction, CO 81505

Pat Gormley
2433 N. 1st
Grand Junction, CO 81501

Mildred Vandover
604 Meander Dr.
Grand Junction, CO 81505

Hi-Fashion Fabrics
c/o Jeff Vogel
2586 Patterson Rd.
Grand Junction, CO 81505

John Harris
602 Meander Dr.
Grand Junction, CO 81505

Gary Derush
609 Meander Dr.
Grand Junction, CO 81505

David Oren
607 Meander Dr.
Grand Junction, CO 81505

Earl Fuoco
611 Meander Dr.
Grand Junction, CO 81501

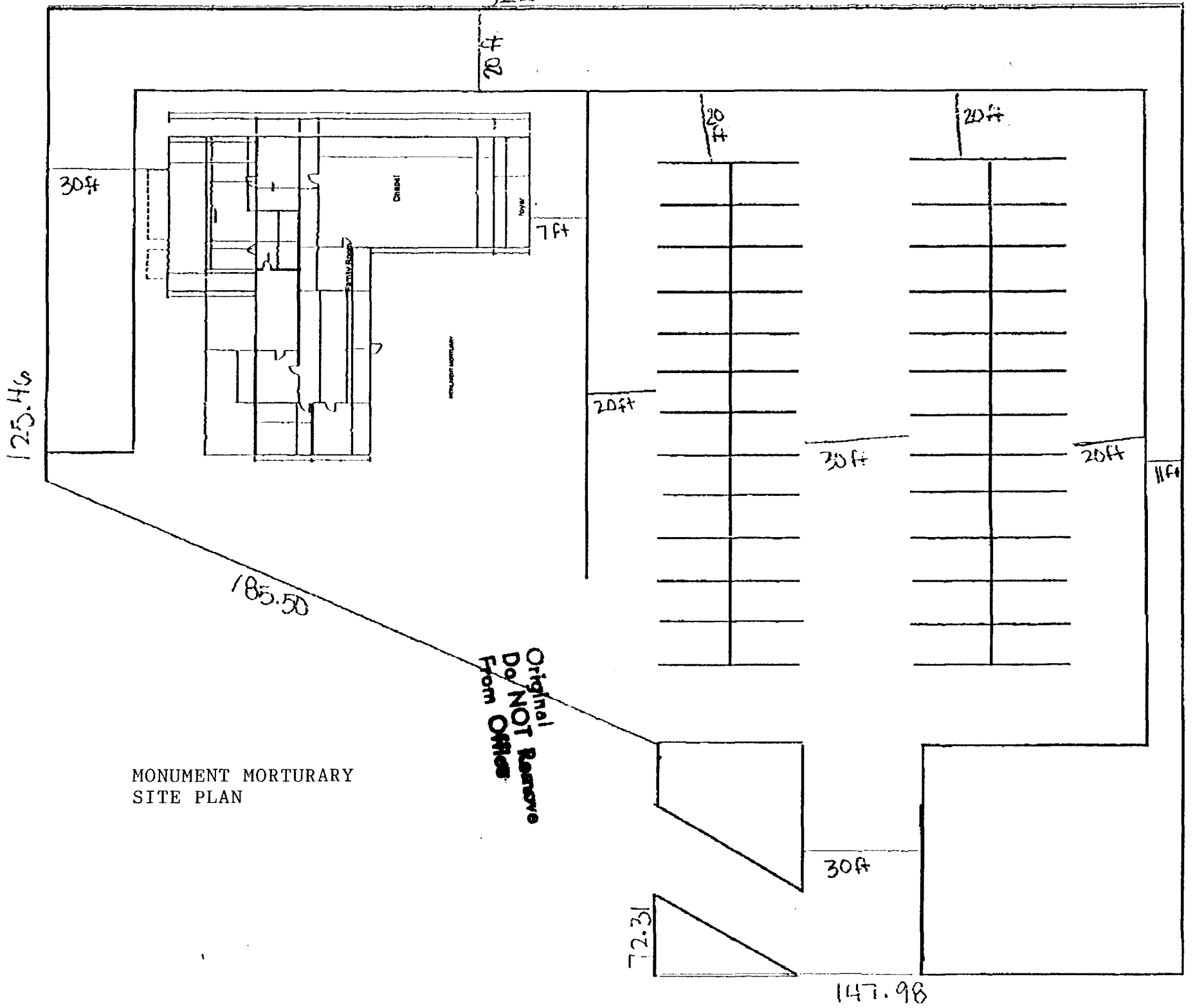
Jerry C. Morgan
615 Lodgepole
Grand Junction, CO 81504

Daphne Branson
2580 1/2 F Rd.
Grand Junction, CO 81505

R2-95-103

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322.27



125.46

185.50

Original Reverse
Do NOT Reverse
From Office

MONUMENT MORTURARY
SITE PLAN

20ft

30ft

20ft

20ft

11ft

30ft

72.31

147.98

268.25

R2-95-103

1. Introduction/Recap

2. Existing Zoning

3. Traffic

a. Present and 2015 projections.

- * North Avenue comparison in the year 2015.
- * Islands in Patterson Road
- * Strict access control; 200' driveway spacing.
- * Interstate interchanges vs. G Road widening.

b. Mortuary Traffic

- * Impacts present and 2015.
 - left-turns acceptable today
 - left-turns restricted once island is constructed, sooner than 2015.

c. Access Road:

- * General purpose
 - Focus traffic to one controlled outlet for safety.
 - Signalization at 1/4 mile spacing.

* Examples:

- Commercial
- multi-family

4. Traffic Recommendation:

a. Either alternative is acceptable.

- Easterly outlet; advantage is more property controlled.
- Westerly outlet; more room for access design.

b. Since we could maintain a safe distance from the shared driveway to the controlled access road intersection. . . , westerly access road is acceptable.

5. Summary:

a. Recommendation of rezone

b. Westerly access road.

c. No other redevelopment/rezone west of Vet Clinic without addressing the access road issue.

d. Minimum lot &/or frontage requirements.

file:f_rd

REVIEW COMMENTS

Page 1 of 2

FILE #RZ-95-103

TITLE HEADING: Rezone from RSF-4 to B-1

LOCATION: 2584 Patterson Road

PETITIONER: Dale Bowen

PETITIONER'S ADDRESS/TELEPHONE: 2530 N 8th Street
Grand Junction, CO 81501
245-3505

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JUNE 27, 1995.

CITY PARKS & RECREATION
Don Hobbs

6/6/95
244-1542

Appraisal of \$110,000 x 5 % = \$5,500 due on Open Space fees.

CITY FIRE DEPARTMENT
Hank Masterson

6/7/95
244-1414

1. A fire flow survey will be required. Submit complete building plans to the Fire Department for this purpose and for our plan review.
2. The proposed building will be adequately served by the existing hydrant on Patterson, provided sufficient fire flows are available.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/15/95
244-1591

1. Right-of-way dedication and access issues to Patterson Road need to be addressed and we are making an effort to meet separately with the petitioner on this issue.
2. Parking may not be adequate when the chapel is full.
3. Drainage must be addressed at Site Plan Review.

CITY UTILITY ENGINEER
Trent Prall

6/16/95
244-1590

WATER - CITY

SEWER - CITY - Contact Utility Billing (244-1580) to verify fees for connection to sewer and water. A building permit will not be issued until the planning clearance is complete which includes Utility Billing sign off. Please provide information on number of employees and seating capacity of chapel. A building permit will not be issued until the planning clearance is complete.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

6/16/95
244-1439

1. The petitioner needs to supply the following additional information to allow for a complete evaluation of the proposed use:
 - a. estimated seating/standing capacity of the visitation rooms

This information will be used to determine the parking requirement. The Department is concerned that the parking provided will not be adequate if the building is used to capacity. Please provide us with additional written documentation regarding the anticipated use patterns of this development
2. Access concerns/design need to be addressed with the Public Works Department.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney

STAFF REVIEW

FILE: RZ 95-103
DATE: June 14, 1995
STAFF: Michael Drollinger
REQUEST: Rezone RSF-4 to B-1
LOCATION: 2584 Patterson Road
EXSITING ZONING: RSF-4

STAFF COMMENTS:

1. The petitioner needs to supply the following additional information to allow for a complete evaluation of the proposed use:
 - a. estimated seating/standing capacity of the visitation rooms.

This information will be used to determine the parking requirement. The Department is concerned that the parking provided will not be adequate if the building is used to capacity. Please provide us with additional written documentation regarding the anticipated use patterns of this development.

2. Access concerns/design need to be addressed with the Public Works Department.
-

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

STAFF REVIEW

FILE: #RZ-95-103
DATE: July 5, 1995
STAFF: Michael T. Drollinger
REQUEST: Rezone RSF-4 to B-1
LOCATION: 2584 F Road
APPLICANT: Monument Mortuary

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Funeral Home

SURROUNDING LAND USE:

NORTH: Residential- Single Family
SOUTH: Residential- Single Family/Vacant
EAST: Retail
WEST: Residential - Single Family (recently received approval for vet clinic)

EXISTING ZONING: RSF-4

PROPOSED ZONING: B-1

SURROUNDING ZONING: (see also attached map)

NORTH: RSF-4
SOUTH: PR-10
EAST: PB (Planned Business)
WEST: RSF-4 (to be B-1)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area. The Patterson Road Corridor Guideline states that light business and mixed use development is appropriate along the north side of Patterson Road from 25 1/2 Road to 1st Street.

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

The Development Proposal

The applicant is requesting a rezone to B-1 (Limited Business) for a site containing 1.6 acres located on Patterson Road just west of First Street. Surrounding land uses are residential, retail and vacant residentially-zoned properties. The development plans for the parcel call for construction of a funeral home and providing on-site parking in accordance with City standards. The existing zoning on the parcel is RSF-4. Funeral homes and mortuaries are permitted uses in the B-1 zone district.

The property immediately to the west recently received Planning Commission and City Council approval for a rezone from RSF-4 to B-1 for a veterinary clinic use.

Planning Analysis

Many areas along Patterson Road in the project vicinity which contain residential uses will be transitioning to office and similar uses in the coming years. As these uses transition, accommodations must be made to minimize access and traffic hazards in order to preserve the function of Patterson Road as a major east/west traffic artery.

Staff comments require that the petitioner dedicate 24' of ROW along the west property line adjacent to the 24' of ROW dedicated by the owners of the proposed veterinary clinic. Forty-eight feet of ROW must be dedicated along the south property line adjacent to the above mentioned property for a future frontage road in this area. No final alignment or timetable for the construction of the frontage road is presently available. Until the frontage road is built, access to this property must be through a shared driveway with the property to the west within the dedicated ROW.

The rezoning application is consistent with the Patterson Road Corridor Guidelines.

Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

A. **Was the existing zone an error at the time of adoption?**

There is no evidence that the existing zone was an error at the time of adoption.

- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**
Staff recognizes that there are many areas along Patterson Road which will transition from residential as recommended by the Patterson Road Guidelines.
- C. Is there an area of community need for the proposed rezone?**
The proposed use provides for limited business uses in a transitioning corridor.
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The "light impact" uses permitted in the B-1 zone minimize impacts on the adjacent residential property and are generally low traffic generators.
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?**
The funeral home use is appropriate along Patterson Road and will not have adverse impacts on adjoining residential areas or the function of Patterson Road.
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
This is covered in the planning analysis, but in short the proposal is in general conformance with adopted plans and policies.
- G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that at a minimum the conditions listed below should be met:

1. ROW must be dedicated for a future frontage road. The ROW shall be 24' wide along the west property line and 48' along the south property line as shown on the attached drawing.
2. Access to the property shall be from the dedicated ROW or by a shared driveway in the ROW until such time that the frontage road is developed.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request subject to the above condition.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #95-65, request for rezone at 2584 Patterson Road, I move that we forward this item to City Council with a recommendation for approval subject to the staff recommendation.

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STAFF REVIEW (City Council)

FILE: #RZ-95-103
DATE: July 13, 1995
STAFF: Michael T. Drollinger
REQUEST: Rezone RSF-4 to B-1
LOCATION: 2584 Patterson (F) Road
APPLICANT: Monument Mortuary

EXECUTIVE SUMMARY:

A request for rezone from RSF-4 to B-1 located at 2584 Patterson (F) Road and containing 1.6 acres. Surrounding land uses are residential, retail and vacant residentially-zoned properties. Development plans for the parcel call for construction of a funeral home. Rezoning is consistent with the Patterson Road Corridor Guidelines.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Funeral Home

SURROUNDING LAND USE:

NORTH: Residential- Single Family
SOUTH: Residential- Single Family/Vacant
EAST: Retail
WEST: Residential - Single Family (recently received approval for vet clinic)

EXISTING ZONING: RSF-4

PROPOSED ZONING: B-1

SURROUNDING ZONING: (see also attached map)

NORTH: RSF-4
SOUTH: PR-10
EAST: PB (Planned Business)
WEST: RSF-4 (to be B-1)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area. The Patterson Road Corridor Guideline states that light business and mixed use development is appropriate along the north side of Patterson Road from 25 1/2 Road to 1st Street.

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

The Development Proposal

The applicant is requesting a rezone to B-1 (Limited Business) for a site containing 1.6 acres located on Patterson Road just west of First Street. Surrounding land uses are residential, retail and vacant residentially-zoned properties. The development plans for the parcel call for construction of a funeral home and providing on-site parking in accordance with City standards. The existing zoning on the parcel is RSF-4. Funeral homes and mortuaries are permitted uses in the B-1 zone district.

The property immediately to the west recently received Planning Commission and City Council approval for a rezone from RSF-4 to B-1 for a veterinary clinic use.

Planning Analysis

Many areas along Patterson Road in the project vicinity which contain residential uses will be transitioning to office and similar uses in the coming years. As these uses transition, accommodations must be made to minimize access and traffic hazards in order to preserve the function of Patterson Road as a major east/west traffic artery.

Staff comments require that the petitioner dedicate 24' of ROW along the west property line adjacent to the 24' of ROW dedicated by the owners of the proposed veterinary clinic. Forty-eight feet of ROW must be dedicated along the south property line adjacent to the above mentioned property for a future frontage road in this area (see also attached map). No final alignment or timetable for the construction of the frontage road is presently available. Until the frontage road is built, access to this property must be through a shared driveway with the property to the west within the dedicated ROW.

The rezoning application is consistent with the Patterson Road Corridor Guidelines.

Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

- A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.
- B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**
Staff recognizes that there are many areas along Patterson Road which will transition from residential as recommended by the Patterson Road Guidelines.
- C. **Is there an area of community need for the proposed rezone?**
The proposed use provides for limited business uses in a transitioning corridor.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The "light impact" uses permitted in the B-1 zone minimize impacts on the adjacent residential property and are generally low traffic generators.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
The funeral home use is appropriate along Patterson Road and will not have adverse impacts on adjoining residential areas or the function of Patterson Road.
- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
This is covered in the planning analysis, but in short the proposal is in general conformance with adopted plans and policies.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should the City Council choose to favorably consider the subject application, staff believes that the conditions listed below should be met:

1. ROW must be dedicated for a future frontage road. The ROW shall be 24' wide along the west property line and 48' along the south property line as shown on the attached drawing.
2. Access to the property shall be from the dedicated ROW or by a shared driveway in the ROW until such time that the frontage road is developed.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request subject to the above conditions.

PLANNING COMMISSION RECOMMENDATION:

At their July 11, 1995 hearing the Planning Commission recommended approval of the rezone request without the ROW dedication described in condition #1 but with a shared driveway with the adjoining veterinary clinic development and also ~~allowing for~~ a future connection with a frontage road at the western property boundary. also known as the "pink" option

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↓
requiring

results of further analysis

FILE #95-103
REZONE RSF-4 TO B-1
EXISTING ZONING

