

Table of Contents

File RZ-1996-112

Name: B-1 to B-3 – Centennial Liquors – 1001 Patterson Rd. - Rezone

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*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		*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	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X		Commitment for Title Ins. – Stewart Title Guaranty Co.			
X		E-mails			
X	X	Posting of Public Notice Signs – 5/23/96			
X	X	Petition – All in favor			
X	X	Aerial Photograph			
X	X	Notes to file			
X	X	Planning Commission Public Hearing – 6/11/96 - **			
X	X	Patterson (F) Road Corridor Guideline - **			
X	X	Site Plan – to be scanned			
X	X	Trip Generation Estimates			
X	X	Ordinance No. 2938 - **			
X	X	City Council Minutes - ** 7/17/96 - **			

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: April 24, 1996

Subject: Application by Patricia A. Tugman for a Change in Location of a Retail Liquor Store at 1001 Patterson under the name of Centennial Liquors

Patricia A. Tugman filed an application with the Local Licensing Authority on March 29, 1996, for a Change in Location for a Retail Liquor Store License, for sale of malt, vinous and spirituous liquors in sealed containers for consumption off the premises, to be relocated from 2721 North 12th to 1001 Patterson under the trade name of Centennial Liquors. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for May 1, 1996. The Notice of Hearing was given by posting a sign on the property on April 19, 1996 and by publishing a display ad in The Daily Sentinel on April 19, 1996.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey and defined the neighborhood as the area bounded by Horizon Drive on the north, Orchard Avenue on the south, 15th Street on the east and 5th Street (if extended) on the west and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee of or business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe that the proposed relocation will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

YES: 64
NO: 0

2. As an inhabitant residing in the neighborhood more than six months each year, it is my desire that the relocation be approved.

YES: 79
NO: 0
Not Applicable: 10

No other letters of opposition or counterpetitions have been filed to date.

The closing on the property is scheduled for July, 1996. Any approvals for the relocation would be contingent on the closing taking place. As a remodel is planned for the new location, the

Mesa County Building Dept. will submit a report to the City once that has been completed and the building is ready for occupancy. A sketch of the premises as proposed to be licensed is attached.

The number of similar-type outlets in the survey area is as follows:

Retail Liquor Stores - none

The number of similar type outlets in a one mile area in addition to the above are:

Retail Liquor Stores - none

That concludes this report.

Attachment.

cc: ✓ Patricia A. Tugman, applicant
✓ John Shaver, Assistant City Attorney
✓ Julia Marston, Grand Junction Police Department



DEVELOPMENT APPLICATION

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

17

Receipt _____

Date _____

Rec'd By _____

File No. _____

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			1001 Patterson Rd	From: B-1 To: B-3	
<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

Samuel J. Baldwin

Name

1112 Belford Ave, Grand Jct.

Address

Grand Junction, CO 81501

City/State/Zip

c/o Ed Hokanson
243-2677

Business Phone No.

DEVELOPER

Patricia A. Tugman

Name

697 26.5 Rd, Grand Jct

Address

Grand Junction, CO 81505

City/State/Zip

242-2735

Business Phone No.

REPRESENTATIVE

Pat Edwards

Name

1401 N. 1st, Grand Jct

Address

Grand Junction, CO 81501

City/State/Zip

241-4000

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 Pat Edwards

Signature of Person Completing Application

Pat Edwards

4/30/96

Date

x Samuel J. Baldwin

Signature of Property Owner(s) - attach additional sheets if necessary

Samuel J. Baldwin

4-29-96

Date

RZ-96-101 (1)

RONALD E RYAN
610 RICO WAY
GRAND JUNCTION, CO 81506-8831

LINDA S TICE
752 CENTAURI DR
GRAND JUNCTION, CO 81506-1806

DJS FOODS INC
569 32 RD
GRAND JUNCTION, CO 81504-6070

VILLAGE FAIR INC
PO BOX 1082
GRAND JUNCTION, CO 81502-1082

HEALTH SERVICES PROGRAM INC
PO BOX 40
GLENWOOD SPRINGS, CO 81602-0040

WESTERN ROCKIES INVESTMENT GROUP
1000 WELLINGTON AVE
GRAND JUNCTION, CO 81501-8121

SISTERS OF CHARITY OF LEAVENWORTH HEALTH
4200 S 4TH ST - TRAFFIC W
LEAVENWORTH, KS 66048

MESA COUNTY SOC CRIPPLED CHILDREN & ADULTS
1100 PATTERSON RD
GRAND JUNCTION, CO 81506-8219

HILLTOP FOUNDATION INC
1100 PATTERSON RD
GRAND JUNCTION, CO 81506-8219

MOORGATE INC
11999 SAN VICENTE BLVD STE 440
LOS ANGELES, CA 90049-5042

JAMES C BURKE
636 26 RD
GRAND JUNCTION, CO 81506-1969

MOORGATE
11999 SAN VICENTE BLVD
LOS ANGELES, CA 90049-5042

CONNIE J BENNETT
PO BOX 2041
GRAND JUNCTION, CO 81502-2041

Samuel J. Baldwin
c/o Ed Hokanson
1112 Bedford Ave.
Grand Junction, CO 81501

Patricia Tugman
697 26 1/2 Road
Grand Junction, CO 81505

Sisters of Charity
of Leavenworth
4200 S 4th St.
Leavenworth, KS 66048

Mesa County Soc. Crippled
Children & Adults
1100 Patterson Road
Grand Junction, CO 81506

~~Hilltop Foundation
1100 Patterson Road
Grand Junction, CO 81506~~

Pat Edwards
REMAX 4000
1401 N 1st Street
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

REZONE

Location: 1001 Patterson Road

Project Name: Centennial Liquors

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 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 type="checkbox"/> City Council	<input type="checkbox"/> City Parks and Rec.	<input checked="" type="checkbox"/> City Fire Department	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field																										
Date Received	<u>5-1-96</u>																																						
Receipt #	<u>3940</u>																																						
File #	RZ <u>RZ-96-112</u>																																						
● Application Fee	VII-1	1																																					1
● Submittal Checklist *	VII-3	1																																					1
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	IX-21	1																																					
○ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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

PRE-APPLICATION CONFERENCE

Date: 3/29/96
Conference Attendance: M. Drollinger, P. Edwards
Proposal: Rezone - Centennial Liquors
Location: 1001 Patterson Road

Tax Parcel Number: 2945-111-00-010
Review Fee: \$330

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? As per eng
Adjacent road improvements required? As per Eng
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? No Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees/TCP required? As per Eng Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? As per Eng
Applicable Plans, Policies and Guidelines Devel Code
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required? No

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signatures of Patricia Siegman and P. Edwards

**GENERAL PROJECT REPORT
THE FOUNTAINS BUILDING
1001 PATTERSON ROAD**

PROJECT BACKGROUND

This request is to re-zone approximately 1 1/2 acres from B-1 to B-3 to accommodate the relocation of Centennial Liquor Store.

In 1976 Centennial Liquors was established at 12th and Patterson Road in the Centennial Plaza Building. In April of 1996 Centennial Liquors' lease was terminated due to the acquisition of Centennial Plaza by an institutional user. Centennial Liquors served the public (without violation) as the only retail package liquor store within 1 1/2 miles of its location for twenty years.

In May of 1996 a request to transfer Centennials Liquor licenses to 1001 Patterson Road was submitted and approved by the licensing authority, subject to the petitioner herein obtaining appropriate zoning approvals (as requested herein) from the City of Grand Junction.

PROJECT DESCRIPTION

Location:	1001 Patterson Road
Acreage:	Approximately 1 /12 acres
Proposed Use:	Existing building 6,400 sq. ft.
	retail liquor store approx. 2,000 sq. ft.
	liquor storage approx. 1,200 sq. ft.
	residential apartment approx. 900 sq. ft.
	office/retail lease space approx. 2,300 sq. ft.

10
01
2
12
25 spaces

PUBLIC NEED BENEFIT

Public need and benefit is demonstrated by 11 1/2 pages of signatures obtained by the petitioner from area consumers stating the need for a retail package liquor store in the area of 12th and Patterson Road. Said 11 1/2 pages of signatures are submitted singularly to the Community Development Department with this submittal.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

Patterson Road Corridor guidelines indicate low volume business and medical uses on the south side of Patterson Road from 7th to 12th Street.

Land use and zoning in the area include the following:

- * North of subject, RMF-64 and planned business to include a hospital, mini bank and apartments.
- * South of subject, B-1 and planned business the Grand Valley Canal
- * East of subject, B-1 and planned business medical, restaurant and various retail uses.
- * West of subject, Grand Valley Canal

Site access, traffic patterns, parking, signage and landscaping are indicated on the site plan.

All necessary utilities are in use by the existing building and this request imposes no special demands on existing utilities.

Minimal impacts to public facilities are anticipated due to relocation of an existing business as opposed to impacts resulting from opening a new business.

Maximum operational hours of Centennial Liquors are from 8:00 A.M. to 12

Midnight during the summer months.

Traffic generation in the area will remain the same as no new businesses are proposed in this request.

DEVELOPMENT SCHEDULE AND PHASING

Subject to timely approvals the relocation Centennial Liquors is to be completed in 1996. Improvements to the parking and landscaping areas to be completed simultaneously with the remodeling of the area utilized for the liquor store in 1996. The remaining building to be remodeled within 2 1/2 years pending expiration or renewal of existing leases.

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

Pat Edwards
SIGNATURE

5/23/96
DATE

FILE #/NAME RZ-96-112 -

RECEIPT # 4052

PETITIONER/REPRESENTATIVE: Pat Edwards - Centennial

PHONE # 243-4113

DATE OF HEARING: 6/11/96

POST SIGN(S) BY: 5/31/96

DATE SIGN(S) PICKED-UP 5/23/96

RETURN SIGN(S) BY: 7/24/96 (After Last CC Hearing)

DATE SIGN(S) RETURNED 7/24/96

RECEIVED BY: _____

Receipt to Centennial Liquor

already Paid

REVIEW COMMENTS

Page 1 of 2

FILE #RZ-96-112

TITLE HEADING: Rezone from B-1 to B-3

LOCATION: 1001 Patterson Road

PETITIONER: Patricia Tugman

PETITIONER'S ADDRESS/TELEPHONE: 697 26 1/2 Road
Grand Junction, CO 81505
242-2735

PETITIONER'S REPRESENTATIVE: Pat Edwards, Remax 4000

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., MAY 23, 1996.

CITY FIRE DEPARTMENT 5/13/96
Hank Masterson 244-1414

The Fire Department has no problems with this rezone proposal.

CITY UTILITY ENGINEER 5/15/96
Trent Prall 244-1590

Please contact Utility Billing at 244-1580 for sewer plant investment fees and water tap fees for this proposal.

CITY DEVELOPMENT ENGINEER 5/17/96
Jody Kliska 244-1591

- Existing parking does not meet the Zoning and Development code. The proposed parking as shown on the submitted plan has the following deficiencies in dimensions: spaces in the rear do not meet the 25' aisle width requirement with the barrier required by the Canal company. The angled spaces in the front appear to be 8.5' when measured perpendicular to the stripe. This size requires a 13' aisle and a 21' stall length. Spaces at the west side of the property have only a 21' aisle width constrained by a chain link fence, and it appears the stall nearest Patterson Road will overhang the street curb and gutter.
- What is the proposed direction for circulation of the proposed one-way drive? Use a turning template for the largest size vehicle expected to use this drive to demonstrate there is adequate room for circulation.
- Please indicate site circulation on the plan. Installation of directional striping and signing may be required.
- How will trucks making deliveries access the site? Will the unloading occur at the front or rear of the building?
- Rezone of this property will result in an increased trip generation of 66% or more because of the change in allowed uses.

6. The pedestrian access bridge across the canal was constructed by City Streets Dept. about 15 years ago to allow children living on the north side of Pattersen to travel to school on the south side of the canal. An easement for pedestrian access, ingress/egress across the subject property will be a condition of any rezone approval.
7. No easement for the existing storm sewer line is shown and one will be required as stated above.
8. Pedestrian circulation on Patterson Road is of concern. No sidewalk exists on the south side of Patterson in this vicinity now, but there is considerable pedestrian traffic today. Patterson is also a designated bicycle route although it is not a comfortable experience. In the future, City Public works expects construction of sidewalk along the south side of Patterson Road. We are installing sidewalk now in some areas where we have right of way. The proposed plan shows landscaping and parking maneuvering area where pedestrians walk and a future sidewalk would be located.
9. Site plan approval is required if a rezone is approved and part of that review would entail looking at curb cuts on Patterson Road. This site currently has four curb cuts and it is likely one or more would be required to be closed and possible relocation for site circulation.

CITY COMMUNITY DEVELOPMENT

5/16/96

Michael Drollinger

244-1439

See attached comments.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

STAFF COMMENTS

FILE : #FP-96-112
DATE: May 16, 1996
STAFF: Michael T. Drollinger
PROJECT: Centennial Liquors
REQUEST: Rezone - B-1 to B-3
LOCATION: 1001 Patterson Road
ZONING: B-1 (Existing)

COMMENTS:

1. A complete analysis of the rezone criteria will be included in the final staff report after the response to review agency comments has been received.
2. Please refer to the circulation and access concerns detailed by the Development Engineer; these concerns are shared by this Department.

Please contact the Community Development Department (244-1430) if you have any questions or require further explanation of any item.

Michael Drollinger
City Planning Staff
City of Grand Junction

May 23, 1996

RE: File #2 RZ-96-112

Mr. Drollinger,

The following written responses are submitted together with a revised site plan addressing the review agency comments received from your office May 17, 1996.

City Development Engineer:

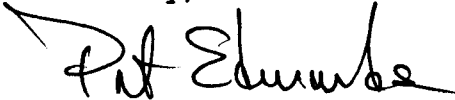
- 1) Proposed parking is revised in compliance with the code.
- 2) Circulation for the one-way drive is indicated on the site plan, together with turning template and delivery vehicle size.
- 3) Site circulation, signage is indicated.
- 4) Deliveries will be directed to the rear of the building.
- 5) An additional entry to the liquor store is shown on the site plan to promote utilization of the rear parking area.
- 6) Trip generations to this site will increase, however, trip generations to the area remain the same due to relocation of an existing business vs. a new business in the area.
- 7) Pedestrian access easement ingress and egress would require consent of the Grand Valley Irrigation Co. and discussion with the same irrigation company.
- 8) An easement for the storm sewer line will be provided as a condition of approval.
- 9) Landscaping, parking are revised on the site plan along Patterson Road to allow pedestrian traffic.
- 10) One curb cut as shown on the site plan is to be eliminated.

Staff Comments:

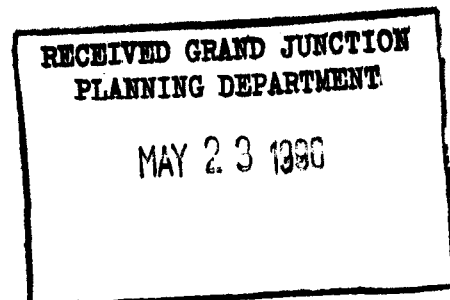
- 1) Petitioner would appreciate the opportunity to respond to Staff's analysis of the rezone criteria upon receiving those comments.
- 2) Circulation and access concerns are covered on the revised site plan and enclosed herein.

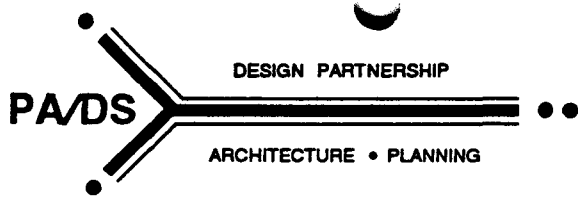
I appreciate the opportunity to discuss these matters. Feel free to contact me regarding additional matters and concerns.

Sincerely,



Pat Edwards
Petitioner's Representative





File # ~~2~~ - RZ-96-112

May 24, 1996

Mr. Pat Edwards
c/o RE/MAX 4000, Inc.
1401 N. 1st Street
Grand Junction, CO 81501

RE: The Fountains Rezone
1001 Patterson Road
Grand Junction, CO

Dear Pat,

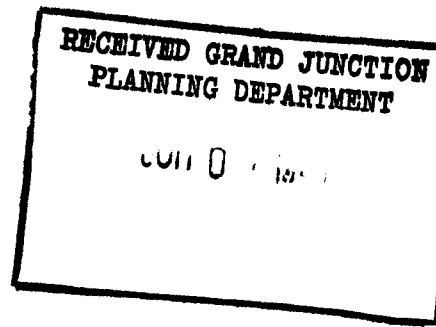
We have researched the type of vehicle which will be used to make deliveries at the referenced site. Our investigation involved meeting with the Transportation Manager of Central Distributing Company, who will be making the deliveries, and measuring the actual maneuvering space required by the vehicles to be used.

Central will be using two sizes of trucks; a 25 foot and a 45 foot "side load" vehicle. The shorter vehicle requires approximately 65 feet to make a complete "U" turn; while the longer vehicle requires a shorter dimension of approximately 55 feet. Both vehicles can be backed either to make deliveries, or to accomplish a shorter radius turn.

The plan as submitted indicates approximately a 75 foot distance between the two property lines at the southeast corner in the area the vehicles would be making the turn. Additionally, the turn is not a complete "U", but only a "3/4" turn. Based on this data, and the response by the Manager at Central Distributing; we believe the plan indicates an area which will accommodate deliveries and vehicles circulation to and through the planned development.

Sincerely,


R. Bryan Sims, Architect/Planner
PA/DS



May 29, 1996

Mike Ryan, DDS
1101 Patterson Road
Grand Junction, CO 81501

RE: Rezone of 1001 Patterson Road from B-1 to B-3

Dr. Ryan,

Thanks for meeting with me to discuss the above proposal.

I have discussed your proposal for a fence along the common boundary of the two properties. The petitioner agrees to share the cost of a chain link fence or a fence of another agreeable material, as you have proposed.

If you have additional questions or comments please call.

The planning commission meeting is scheduled for June 11, 1996 at 7:00 P.M.

Sincerely,

A handwritten signature in cursive script that reads "Pat Edwards".

Pat Edwards, for the Petitioner
Broker Associate

~~PE:rs~~

cc: Michael Drollinger
City Planner

Need for a Liquor Store
In This Area

Name	Address
DAVID RENDAK	482 1/2 Tracy Dr #1 Cl. Am Co 81520
MICK Cheroela	460 Northcreek #6 G.J. Co. 81506
P. Dudrick	1610 N 15
Tom COOK	1302 Glenwood #203
for Matt	2705 F Rd
Michael Ballenger	orchard near
Amy Krijakos	1625 Orchard Ave
Angie Coas	1120 Texas Ave
CARL DICKSON	1140 TEXAS AVE
Janet Ryan	743 Ash Dr
Matt Prince	3643 N 7th
Manuel Lopez	3150 Lakeside
Rena McDevitt	2919 Dawn dr
Beth Robertson	2916 Dawn dr.
Juella Candekia	1101 Bookcliff #2
Lee Ann Maga	2655 Bahamas way
JIM MAGIAR	" " "
MARCIE TAPIA	150 S Sycamore #24
Cathy Moore -	2156 Colley #9
Ken Sisk -	2150 Colley #9
John Smith	695 Rand Hill Dr
John Smith	1001 Patterson
John Smith	707 76 1/2 Rd
Beyon Smith -	1441 Patterson Rd.
WES FERLIS	3505 N. 12th.
John Walker	
Walter	1445 Hill

Need For A Negro Store
In This Area

Name	Address
John	
David	
William	
Walter Blair	
John P. Jones	1362 Elm Av.
Peggy Fleming	
Mene Lee	
Donna Francis	
Joseph Arnold	
Estah	
Denise Sprunger	
Stephanie Galle	
Alvin	437 1/2 29 1/4 Rd.
James E. Allen	2035 N. 21st Grand Junction
Debra M. Mosbringer	
John	246 28 3/4 RD Grand Jet Co
John (John)	243-1522
John	241-4447
John	242-2092
John	2570594
John	726 CONTINENTAL CT.
Frank Roy	
Stan	221 HALL AVE
John	491 1/2 Highway Rd.
John	434-8549
John	757-0470
John	
Vernon	681 1/2 Ladore 434-1574

Need for Liquor Store
In this Area

Name	Address	Phone
Katherine Wheeler	2656 Paradise	242-2930
Charlene Brown	2694 Continental Dr.	241-7922
Substool	1047 Lakeside Dr.	242-6416
Jon Trevitt	713 Centauri Dr	242-5414
Daniel McLaughlin	1430 Hermon Ave	244-8927
James Briggs	3645 27 1/2 rd.	241-2964
Michael	2959 Cedar Place	241-2595
Paula Mundy	710 Niblic Dr	243-3996
Rana Wilson	1811 Elia Ave	241-9024
Leslie Bahr	2311 Pleasant Run Cr	245-7681
Mike Roche	950 Northern Way.	243-5172
Charlotte Mackey		
Bill Frazier	1210 HARMOSH	241-2020
M.E. Clemons	2671 Paradise Dr.	245-7488
Steve Matthews	629 Meadowood	242-0233
Mike Ryan	1924 N S	245-5024
Richard T. Galt	3233 Lakeside	241-5709
Colleen Ahmed	2101 Patterson #103A	243-5216
MARCIA HAMMOND	2844-27 1/2 Rd.	241-4576
Michael Pierson	122 Donaldson Dr	245-4584
Paul Walter	844 22 Rd	245-0492
Katey Levacl	959 Northern Way #5	244-8477
Mark Harris	1212 N 16th St #1	257-1269
Ashie Madison	3201 Sneyboy Ct	243-2234
Donna	277 CARIBBEAN	243-3956
Clay Kimple	1430 Pinyon	257-7539
	257 10th	

Need for Regional Office In This Area

Shirley L. Hylburn	1525 CRESTVIEW CT	245-5381
Jean Lense	3156 Lakeside Dr. #107	256-7107
Mark Lense	610 Lakeside Dr	242-0203
Brett F. Ellert	2575 Cascade Ave.	242-8421
Dawn Sundstedt	441 Patterson Rd	257-7427
Travis Skelton	1170 TEXAS AVE	248-1571
Ken O'Beck	828 5th St	523-1728
Christopher Wright	1001 Patterson	n/c
Jeff Smith	1441 Patterson Rd #602	242-2611
John D. Blackwell	2915 Orchard Ave #221	24-6807
John D. Blackwell	2042 N. 22nd St	241-8903
Curtis White	2878 Cascade Dr.	242-8421
Amy B. Beaman	1504 Brookcliff Ct.	
Angela Beaman	1504 Brookcliff Ct	
Ron Gallagos	956 Northern Way 36#	242-0770
Andru Masjuan	378 DORAY	257-0656
James Dauterive	248 Northern Way	257-7443
Tallen	2234 E. 17th	242-5512
Michael D. Watson	380 Ridgeway Dr.	241-1232
David Glavin	711 Ash Dr.	241-6071
Doug Pope	2670 Cambridge Rd	244-6941
Will Smith	629 Sage Ct	247-5933
Karen Wells	1521 Sunset (1)	243-8657
Matt Ell	1940 NTH 21ST	241-5909
Bob Elliott	654 Hampshire Ave	242-4263
Daniel M. DeLaney	620 Viewpoint	241-6070
Florence Schrack	4212 27 1/2 Rd	244-8585

Need for Lige on Store In This Area

- Larry Tiffin 614 Walnut Ave.
- Michael Kelley 914 Samoan DR.
- Alan Willett 1540 Cedar Ct #19
- C Kemp 756 Continental Cr CO81506
- John 950 Northern way #27
- Deely & Co Thack 952 Northern way # E
- John Morrill 617 PARTEE
- Morrill 820 Kennedy
- Megan Spengler 935 N. Way #9
- Sean Nowlin Dawn Dr.
- Mike huly 2225 Dogwood Ct
- Ruby 1663 N. 15th St.
- Dorothy Calburn 946 Bookcliff
- Jeanne Medina 1322 Glenwood #204
- Justin Nichols 1920 118th
- Dennis Hill 961 Lakeside Dr. #202
- Edith Guener 850 Northern way #25
- Ken Rabideau 3360 Str. Ct. AT
- Amphalee Phillips 1641 Reed Ave. D.
- Prof Waddell 1250 BOOKCLIFF AVE #1
- JOSH CARVER 1360 GLENWOOD #1
- HERRY RICKS 1360 GLENWOOD #1
- SCOTT TAYLOR 1360 GLENWOOD #1
- Cynthia Cyphers 446 Main
- Ricci Porreca 1265 mesa
- Shawn William 1265 Mesa Ave
- Matt Moretti 908 White Ave
- #108

Feed For Legum Store In This Area

Name	Address	phone #
Doug Gates	2907 Dawn Dr #4	256-1741
Paul Kottersette	2907 Dawn Dr #4	256-1741
Daryl Suttler	556 Garfield #1	257-7901
Gross Gross	556 Garfield #1	257-7901
Melissa Morrison	2137 Hall Ave.	243-8638
Tom Kennedy	556 GARfield #6	257-2541
Michelle Dreiling	415 15 th St.	247-8931
Ryan Aleave	556 Starfield #6	257-7904
Timothy Davis	1802 Bunting	257-9135
Bob Smack	299 Dawn Dr. #1	257-7895
Erika Herrera	1601 Patterson #3	243-3463
Eric Dolch	2874 Unawep	243-2287
Audrey Mullen	3233 Lakeside	242-2749
Art Simon		
Patricia Smith		257-9080
Barriel through	130 SHERMAN	244-8465
Jan Carbie		240-4886
Lori Simpson	608 1/2 E. Indian Creek	241-9681
Alex Simpson	"	"
John Reyes	1104 Bookcliff #1	245-8565
Lucille Candelaria	1104 Bookcliff #2	243-5064
Barbara		243-4311
John Martin	5857 J. L. Clark #2	242-3691
Susan & Bailey	1526 Elm Ave 65	257-0273
Janalie Miller	Reguette Club	257-9553
Paul E. Zeit	1504 BOOKCLIFF CT	243-3323

Trees for Liqueur Store
In This Area

Dennis R. DeWinski	568 1/2 Eastmore St
Sundee Carr	1440 Pinyon Ave.
Victor Medwed	1457 Main
Eric Lewis	690 Myrtle
Marian Carrier	961 Lakeside Dr
Joe R. Linn	476 ROYALAN W GR JUNCT.
Wally Gigger	850 Bookcliff, Q2
Robert B. Hays	208 PARK DR #1
Valerie Cox	2668 Highland Point
X Barbara J. King	959 Walnut Ave.
Ken Hunt	2041 N. 22ND ST.
John Doe	3830 Horizon Glen Ct
John Doe	125 Rio Grande St
Ernie S. ...	1732 Dolores St.
Charise Jeter	1030 Keller Hill.
Mary Ann J	1600 N 21ST G.J.
Long ...	1302 Glenwood Ave GJ
John ...	3715 ELDERBERRY, G.J.
Gene Bourke	2242 Codells Cyn
John ...	1261 Chopte Ave
Wally Balin	688 1/2 Wagon Way
Garry Ryne	1180 Lowell Ct
Karen ...	3910 N. 14th St.
Gene ...	3505 N. ...
J.E. ...	2150 COLLEGE P. #41
Jim ...	343 Mayfair
Charles S. White	2305 APRICOT CT.
	7511 ... Rd

Need for Liquor Store
In this Area

Steve Cottman - 510 Hall G.S. Co

Anthony Lopez 2236 N 17th #1 GJ

Alvin Te Bead 1240 Book Cliff #4 GJ CO 81501

Dem R. Beck 935 Northernway #28

Chris Britton 1699 Puyon Ave 256-9072

Travis Stewart 1126 Texas Ave 248-1288

Kevin Davis 1699 Puyon Ave. 256-9072

Breanan Hughes 935 Bender Dr 213-0007

Mark Zrelaty 2938 Broad Ct 81504

Jeff Smith 523 28th #17 81501

Kenny Staver 1363 Hall 81501

Mary E. Eberbach 1111 Higgins Ave 81506

Ray [Signature] 935 Northernway #18 81501

PAULA PINERO

[Signature]

5505 N 12th

2567 G Rd, B5

[Signature]

2106 Orchard Ave

3050 14th St,

[Signature]

772-c-27 Rd

2915 ORCHARD AVE. #1 B1

1310 Patterson Rd #1

[Signature]

1251 Book Cliff, #20

609 View Point Dr

Kathleen Wiley
Tamara Hehe

3101 Appleswood St.

3101 Appleswood St.

[Signature]

1754 Bellh. Ct.

12th

Need Iowa Liquor Store In This Area

Name	Address
Francis Tuna	1356 Kennedy Ave
Billy Boylan	209 Teller #1
Dan Thibow	2109 Nuberry
Carl Hildebrand	FRUITA
Denise Albers	2101 PATTERSON
Samuel Smith	749 Orchard Ave
Sean Martin	1603 Elm. Ave
Ken	1698 Pinyon Dr
Kevin Chan	1677 Pinyon ave -
Chris Martinez	1697 Pinyon Ave
John	1699 Pinyon Ave
Carolee Thompson	1697 Pinyon Ave
Carolee Thompson	1697 Pinyon Ave
Joppa Smith	1360 Glenwood
Joyce Knick	2501 Lincoln St.

PLANNING COMMISSION STAFF REPORT

FILE: #RZ-96-112
DATE: June 5, 1996
STAFF: Michael T. Drollinger
REQUEST: Rezone - Centennial Liquors
LOCATION: 1001 Patterson Road
APPLICANT: Patricia A. Tugman
697 26 1/2 Road
Grand Junction CO 81505

EXECUTIVE SUMMARY:

The petitioner is requesting a rezone from B-1 to B-3 to permit a liquor store to be located in an existing building at 1001 Patterson Road. Staff is concerned with the limited area on-site for circulation and with the traffic increases that would result from the retail use and is recommending denial of the rezone.

EXISTING LAND USE: Office/Tanning Salon/Residential (apartment)

PROPOSED LAND USE: Addition of a Retail Use

SURROUNDING LAND USE:

NORTH: Medical (St. Mary's Rehabilitation Center)
SOUTH: Office/Multifamily Residential
EAST: Office
WEST: Medical Office

EXISTING ZONING: B-1

SURROUNDING ZONING:

NORTH: PB
SOUTH: B-1
EAST: B-1

WEST: PB

RELATIONSHIP TO COMPREHENSIVE PLAN:

The draft City of Grand Junction Growth Plan identifies the subject parcel in the "Commercial" land use category. The Growth Plan does not differentiate between office and/or retail uses.

STAFF ANALYSIS:

The petitioner's request calls for a rezone of approximately 1 1/2 acres from B-1 to B-3 to accommodate the relocation of Centennial Liquors, which until recently was located at the northwest corner of 12th Street and Patterson Road. The existing building contains 6,400 square feet and would remain with this proposal. The liquor store would be located on the east end of the building.

Staff is concerned with both the increase in traffic volumes that would accompany the relocation of the liquor store and the constrained on-site circulation which patrons and delivery vehicles would be required to utilize. Comparing the current and proposed use mix, staff has calculated that site traffic would increase by as much as 60% or greater with the location of the liquor store at the subject property. A complete presentation of the calculations and information on the projected volumes on Patterson Road will be presented at the hearing.

Staff's principal concern with the on-site circulation is the proposed parking at the front of the store. The configuration of the parking is such that for those patrons who are backing out of a space great care must be used or the vehicle may encroach into the eastbound right lane of Patterson Road (refer to site plan). This creates a potential safety problem for both the patrons of the businesses and Patterson Road drivers. In addition, no accommodation is made for Patterson Road pedestrians with the proposed design. Staff recommends that the parking spaces be reconfigured as parallel spaces with a seven foot pedestrian way designated for pedestrians and dedicated as right-of-way. The petitioner has to date also not supplied sufficient information regarding how delivery vehicles can be accommodated.

Analysis of 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?**
There have been no recent rezonings in the project vicinity to permit retail uses. The character of the area is such that the retail uses congregate at intersections while office and residential uses generally occupy the mid-block areas.
- C. **Is there an area of community need for the proposed rezone?**
The petitioner's position is that there a demand in the project vicinity for the proposed liquor store. Retail uses in the area appear to be adequately accommodated within existing developments.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
Staff is concerned with the impacts of additional traffic in the Patterson Road corridor as a result of permitted increases in zoning intensities. Traffic from the subject parcel does not have the benefit of a signal when entering or existing the site which the retail uses at nearby intersections (7th Street and 12th Street) do.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
Staff sees no obvious benefit to permitting retail uses at the subject property.
- 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?**
The proposal is not consistent with the Patterson Road Corridor Guidelines which call for "low volume business and medical offices" along the south side of Patterson Road between 7th Street and 12th Street.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate utilities are available to serve the proposed development.

Staff feels that the rezone request is not supported by the rezone criteria.

Recommendation and Conditions of Approval

Based on an analysis of the proposal and the rezone criteria, staff believes that the intensification of uses permitted by this rezone will have a negative impact on Patterson Road and that the on-site circulation constraints will serve to compound this problem, therefore staff recommends denial of the rezone request.

Should Planning Commission choose to approve the subject application, staff recommends that at a minimum the following conditions be part of the approval:

1. Removal of the 45 degree spaces on the north side of the parcel replaced by parallel spaces (resulting in a net loss of three spaces which also results in the parking requirement no longer being met). The net gain in aisle width will be partially offset by the requirement to provide for a six foot pedestrian way along the Patterson Road frontage (see next condition). The petitioner shall be required to seek additional spaces to meet the parking requirement.
2. The petitioner shall be required to provide a six foot wide pedestrian way along the Patterson Road frontage which will require the relocation of proposed landscaping and dedication of adequate right-of-way.
3. Dedication of a pedestrian easement from the existing pedestrian bridge to Patterson Road is required in an alignment acceptable to City staff.
4. An easement shall be provided for the existing storm drain on the property.
5. All required parking and maneuvering areas shall be paved as required by the Zoning and Development Code (ZDC).
6. The petitioner shall use turning templates to determine the required maneuvering areas around the building (esp. the southeast corner). The circulation design shall be subject to approval by the Development Engineer.
7. The site plan must clearly indicate where painted arrows and other traffic control signs are proposed. Staff requires at a minimum that the site driveways be adequately signed and striped (not presently indicated on plans).
8. The proposal will require "Change of Use" review prior to occupancy by the petitioner.

STAFF RECOMMENDATION:

Staff recommends denial of the rezone for Centennial Liquors. Should the Planning Commission recommend approval of the rezone, staff recommends approval subject to the conditions #1 - #8 in this staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item RZ-96-112, a request for rezone, I move that we forward the application to City Council with a recommendation of approval with conditions #1- #8 in the staff report (STAFF RECOMMENDS DENIAL).

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PATTERSON ROAD

SITE

Canal

LITTLE BECKCLIFF DR

AERIAL PHOTOGRAPH

Centennial Liquors

Rezone

RZ-96-112



1001 PATTERSON ROAD
REZONE

	EXISTING		PROPOSED		
Office	37	3,200	3,200 sqft 2000 (1,200 storage)	130	Retail
Apt.	10		1 unit 1 unit	10	Apt
Tanning Salon	<u>94</u>	2,300 sqft		94	Retail
	141			<u>234</u>	
					+66%



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 10, 1996

John Williams
Coleman, Joufflas & Williams
2452 Patterson Road
Grand Junction CO 81505

RE: 1001 Patterson Road/Centennial Liquors

Dear Mr. Williams:

This letter is in reference to a meeting regarding the above matter scheduled for 1:30 PM today. I would like to know if you intend to discuss new information or a modified plan addressing staff comments. If so, I would appreciate being forwarded a new plan prior to the meeting. I question the need for a meeting if the intent is only to review existing plans and information.

I would appreciate a phone call prior to today's meeting to discuss.

Sincerely yours,

A handwritten signature in black ink, appearing to read "M. Drollinger", is written over the typed name and title.

Michael T. Drollinger
Senior Planner

cc: File RZ-96-112

COLEMAN, JOUFLAS & WILLIAMS, LLC
ATTORNEYS AT LAW
2452 Patterson Road, Suite 200
P.O. Box 55245
Grand Junction, CO 81505

Joseph Coleman
Gregory Jouflas
John Williams

Telephone
(970) 242-3311

Telecopier
(970) 242-1893

June 20, 1996

Grand Junction Development Department
250 North Fifth Street
Grand Junction, Colorado 81501

Re: RZ 96-112
Rezone of 1001 Patterson Road
Petitioner: Patricia Tugman

Ladies and Gentlemen:

The purpose of this letter is to request in writing that the Planning Commission's recommendation for denial of this matter be scheduled to be heard by the Grand Junction City Council. Mrs. Tugman, my client, is "appealing" the Planning Commission's decision and desires that her rezone request be heard by the entire City Council.

I anticipate, based on the timing of this letter, that my client will be scheduled to be heard at the City Council meeting on July 3, 1996. This date is appropriate and acceptable to Mrs. Tugman. However, this date is the eve of the July 4th holiday. My client, to succeed in a rezone application, requires the affirmative vote of five council members. It is important that all seven council members are present so that Mrs. Tugman gets a full and fair hearing. We will be prepared to present Mrs. Tugman's request on July 3, 1996. Please be advised, however, that if less than all seven members are at the meeting, we will request that the matter be tabled and rescheduled for the next meeting (which I believe to be July 17, 1996).

Please call if you have questions or comments.

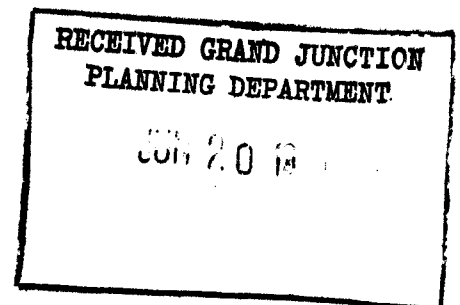
Sincerely,

COLEMAN, JOUFLAS & WILLIAMS


John Williams

JW:jc

xc: John Shaver, Assistant City Attorney
Patricia Tugman
Pat Edward



Memorandum

DATE: June 21, 1996
TO: Stephanie Nye
FROM: Michael T. Drollinger
RE: Rezone - 1001 Patterson Road (Centennial Liquors); File #RZ-96-112

As per the attached letter of appeal please schedule the above-referenced application for the July 3, 1996 CC meeting. Please note that the applicant desires to have the item tabled until the July 17th meeting if all CC members will not be present at the July 3rd meeting. If you know of any CC members who are not planning to be at the July 3rd meeting please let me know so that I may notify the petitioner.

CITY COUNCIL STAFF REPORT

FILE: #RZ-96-112
DATE: June 25, 1996
STAFF: Michael T. Drollinger
REQUEST: Rezone - Centennial Liquors
LOCATION: 1001 Patterson Road
APPLICANT: Patricia A. Tugman
697 26 1/2 Road
Grand Junction CO 81505

EXECUTIVE SUMMARY:

INTD
IS
THIS AN APPEAL OF A PLANNING COMMISSION DENIAL OF A REZONE REQUEST THE SECOND READING OF WHICH WILL BE ON JULY 17, 1996.

(1)
The petitioner is requesting a rezone from B-1 to B-3 to permit a liquor store to be located in an existing building at 1001 Patterson Road. Staff is concerned with the limited area on-site for circulation and with the traffic increases that would result from the retail use and is recommending denial of the rezone.

EXISTING LAND USE: Office/Tanning Salon/Residential (apartment)

PROPOSED LAND USE: Addition of a Retail Use

(2)
SURROUNDING LAND USE:

NORTH: Medical (St. Mary's Rehabilitation Center)
SOUTH: Office/Multifamily Residential
EAST: Office
WEST: Medical Office

EXISTING ZONING: B-1

SURROUNDING ZONING:

NORTH: PB
SOUTH: B-1
EAST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The draft City of Grand Junction Growth Plan identifies the subject parcel in the "Commercial" land use category. The Growth Plan does not differentiate between office and/or retail uses.

STAFF ANALYSIS:

The petitioner's request calls for a rezone of approximately 1 1/2 acres from B-1 to B-3 to accommodate the relocation of Centennial Liquors, which until recently was located at the northwest corner of 12th Street and Patterson Road. The existing building contains 6,400 square feet and would remain with this proposal. The liquor store would be located on the east end of the building.

Staff is concerned with both the increase in traffic volumes that would accompany the relocation of the liquor store and the constrained on-site circulation which patrons and delivery vehicles would be required to utilize. Comparing the current and proposed use mix, staff has calculated that site traffic would increase by as much as 60% or greater with the location of the liquor store at the subject property. A complete presentation of the calculations and information on the projected volumes on Patterson Road will be presented at the hearing.

MARK R.

Staff's principal concern with the on-site circulation is the proposed parking at the front of the store. The configuration of the parking is such that for those patrons who are backing out of a space great care must be used or the vehicle may encroach into the eastbound right lane of Patterson Road (refer to site plan). This creates a potential safety problem for both the patrons of the businesses and Patterson Road drivers. In addition, no accommodation is made for Patterson Road pedestrians with the proposed design. Staff recommends that the parking spaces be reconfigured as parallel spaces with a seven foot pedestrian way designated for pedestrians and dedicated as right-of-way. The petitioner has to date also not supplied sufficient information regarding how delivery vehicles can be accommodated.

COMPLAN

Analysis of 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.

Handwritten annotations: a circled '3' at the top, a circled '4' with an arrow pointing to 'COMPLAN', and a circled '5' at the bottom.

- 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?**
There have been no recent rezonings in the project vicinity to permit retail uses. The character of the area is such that the retail uses congregate at intersections while office and residential uses generally occupy the mid-block areas.
- C. **Is there an area of community need for the proposed rezone?**
The petitioner's position is that there a demand in the project vicinity for the proposed liquor store. Retail uses in the area appear to be adequately accommodated within existing developments.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
Staff is concerned with the impacts of additional traffic in the Patterson Road corridor as a result of permitted increases in zoning intensities. Traffic from the subject parcel does not have the benefit of a signal when entering or existing the site which the retail uses at nearby intersections (7th Street and 12th Street) do.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
Staff sees no obvious benefit to permitting retail uses at the subject property.
- F. **Is the proposal in ^{public}conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
The proposal is not consistent with the Patterson Road Corridor Guidelines which call for "low volume business and medical offices" along the south side of Patterson Road between 7th Street and 12th Street.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate utilities are available to serve the proposed development.

Staff feels that the rezone request is not supported by the rezone criteria.

Recommendation and Conditions of Approval

Based on an analysis of the proposal and the rezone criteria, staff believes that the intensification of uses permitted by this rezone will have a negative impact on Patterson Road and that the on-site circulation constraints will serve to compound this problem, therefore staff recommends denial of the rezone request.

Should City Council choose to approve the subject application, staff recommends that at a minimum the following conditions be part of the approval:

1. Removal of the 45 degree spaces on the north side of the parcel replaced by parallel spaces (resulting in a net loss of three spaces which also results in the parking requirement no longer being met). The net gain in aisle width will be partially offset by the requirement to provide for a six foot pedestrian way along the Patterson Road frontage (see next condition). The petitioner shall be required to seek additional spaces to meet the parking requirement.
2. The petitioner shall be required to provide a six foot wide pedestrian way along the Patterson Road frontage which will require the relocation of proposed landscaping and dedication of adequate right-of-way.
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4. An easement shall be provided for the existing storm drain on the property.
5. All required parking and maneuvering areas shall be paved as required by the Zoning and Development Code (ZDC).
6. The petitioner shall use turning templates to determine the required maneuvering areas around the building (esp. the southeast corner). The circulation design shall be subject to approval by the Development Engineer.
7. The site plan must clearly indicate where painted arrows and other traffic control signs are proposed. Staff requires at a minimum that the site driveways be adequately signed and striped (not presently indicated on plans).
8. The proposal will require "Change of Use" review prior to occupancy by the petitioner.

STAFF RECOMMENDATION:

Staff recommends denial of the rezone for Centennial Liquors. Should the City Council recommend approval of the rezone, staff recommends approval subject to the conditions #1 - #8 in this staff report.

PLANNING COMMISSION RECOMMENDATION:

At their June 11, 1996 meeting the Planning Commission denied the rezone request by a vote of 4-0.

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June 26, 1996

Michael Drollinger
City Planning Staff
City of Grand Junction

RE: File #RZ-96-112

The above referenced re-zone is scheduled for the July 3 council meeting. The following supplement is provided for staff and Council's review, and is in response to staff and planning commission comments:

I. Clarification of existing and proposed uses:

1. Existing Uses

1,500 sq. ft. Retail Tanning Salon
400 sq. ft. Office Attorney
780 sq. ft. Office Travel Agency
3,297 sq. ft. in 4 Apartments
400 sq. ft. of Storage
6,377 sq. ft. Total

2. Proposed Uses

1,500 sq. ft. Retail Tanning Salon
200 sq. ft. Office (Owner Liquor Store)
780 sq. ft. Office Travel Agency
962 sq. ft. Apartment (Manager Liquor Store)
1,735 sq. ft. Retail Package Liquor Store
1,200 sq. ft. of Storage (for Liquor Store)
6,377 sq. ft. Total

II. Trip Generations

The trip generations provided by the city (copy enclosed) appear to be in error as follows:

1. Existing trips underestimated by 3 apartments (30 more trips)
2. Proposed trips over estimated by 48 trips (calculated 40.87 trips per day per 1,000 sq. ft. for 1,200 sq. ft. of storage area.)
3. Revised Trip Generations

<u>Existing Uses</u>	<u>Proposed Uses</u>
171 trips per day	186
Percentage increase 8%	

The above calculations are based upon discussions with Banner Engineering and Felsburg Holt & Ullevig Engineering.

III. Parking

1. Required Parking spaces are 25, which are provided in the proposed revised site plan as follows:


Original Site Plan	27 spaces
Reduction due to Parallel Parking	-3 spaces
Additional Parking per Revisions	<u>1 space</u>
Total Spaces Provided	25

IV. Deliveries

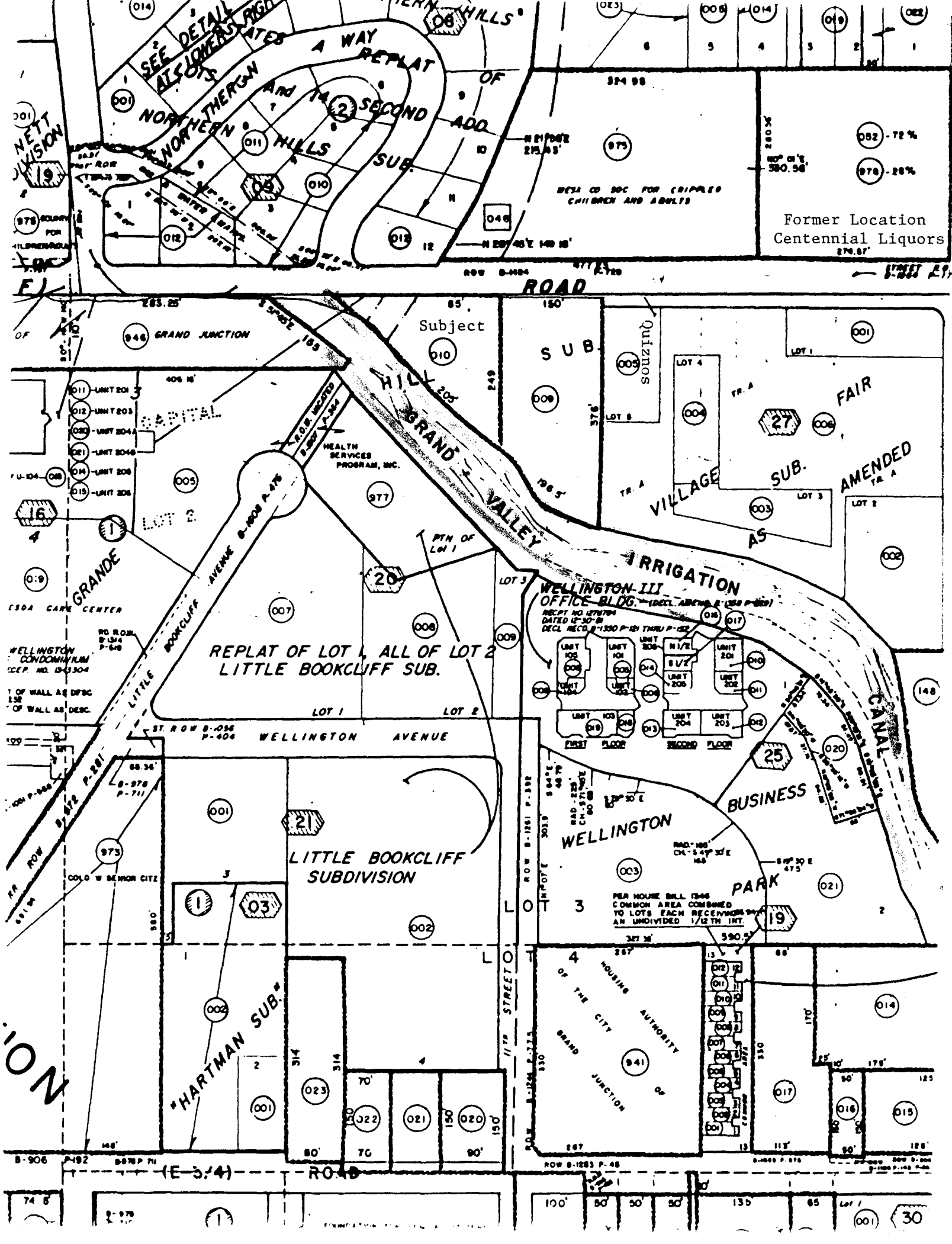
Deliveries will ideally be made at the south entrance to the Liquor Store. Information regarding turning capabilities of delivery vehicles is provided in the attached letter from Brian Sims dated 5/24/96. In the event deliveries can not be accommodated at the south entrance the proposed parallel parking area could be reserved for scheduled deliveries.

The enclosed information and the proposed revised site plan, addresses the principal concerns expressed by staff and planning commission with regard to on site circulation, trip generations and pedestrian right-of-way.

Thank you for your consideration in this matter.


Pat Edwards
For the Petitioner

PE:rs



SEE DETAIL ALSO SHOWS REPT. A WAY REPLAT OF NORTHERN AND 2ND SECOND HILLS SUB. NORTHERN HILLS

DESA CD SOC FOR CRIPPLED CHILDREN AND ADULTS

Former Location Centennial Liquors

REPLAT OF LOT 1, ALL OF LOT 2 LITTLE BOOKCLIFF SUB.

WELLINGTON III OFFICE BLDG. (DECL. ABOVE & 158 P-289) REPT NO 177774 DATED 12-30-81 DECL RECD 8-1-82 P-121 THRU P-152

PER HOUSE BILL 1346 COMMON AREA COMBINED TO LOTS EACH RECEIVING AN UNDIVIDED 1/12 TH INT.

NETT VISION

WELLINGTON CONDOMINIUM DEED NO. 15-3304

1' OF WALL AS DFBC 2.56' OF WALL AS DESC.

COLO W SENIOR CTRY

B-906 A-192

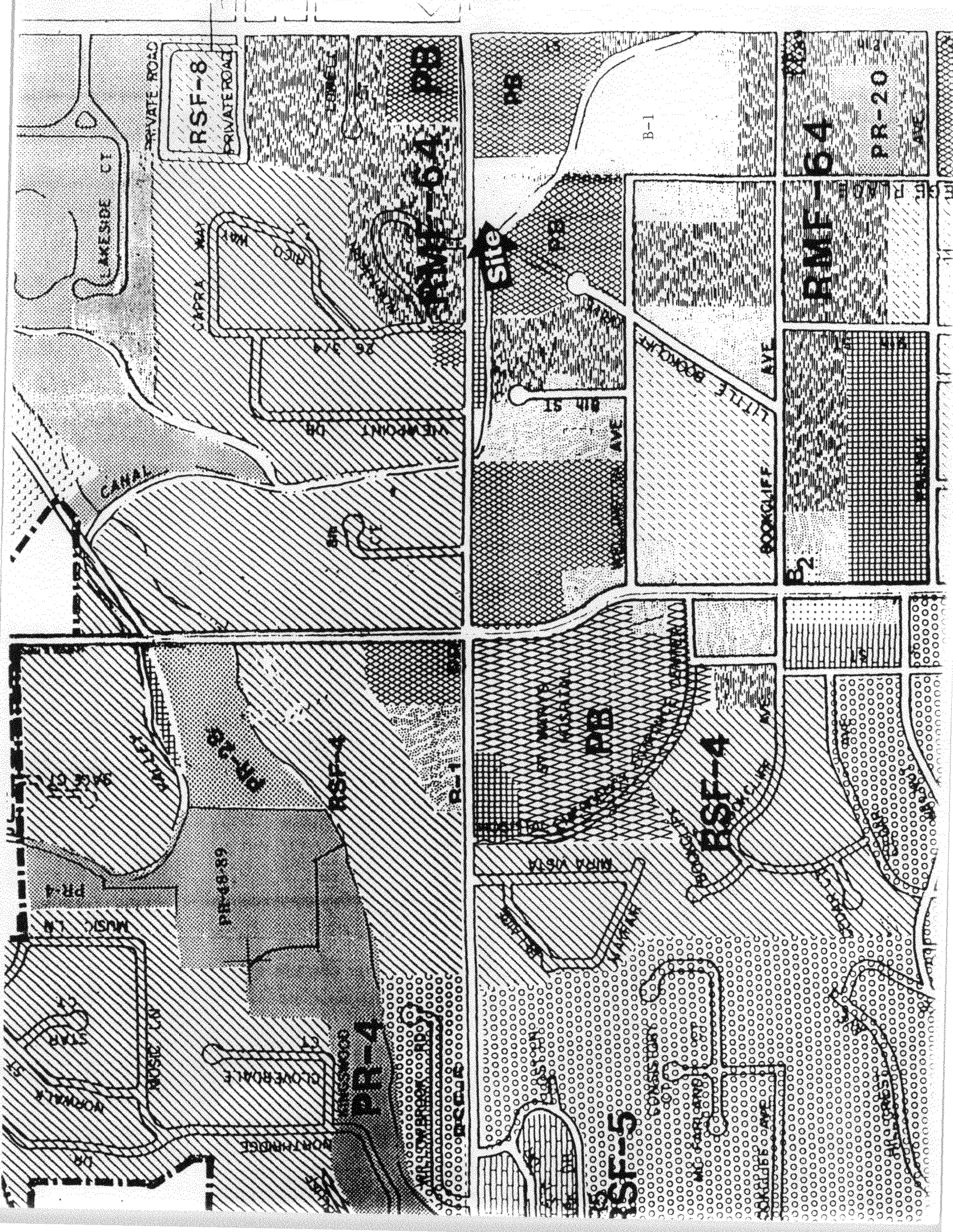
74 8'

ROW 8-1283 P-48

100' 50' 50' 50'

135' 65' Lot 1

(001) 30



RSF-8

RMF-64

RMF-64

PR-20

B-1

Site

CANAL

LAKESIDE CT

PRIVATE ROAD

PRIVATE ROAD

CAPRA WAY

RICO

26 374

VIEWPOINT DR

4th ST

AVE

LITTLE BOOKCLIFF AVE

BOOKCLIFF AVE

B-2

PR-28

PR-18-89

RSF-4

P-1

PE-4

ESF-15

ESF-4

MIRA VISTA

WILSON

CAPRA

BOOKCLIFF

CLIFF

CLIFF

NORMAL

STAR

MUSIC LN

CLOVERDALE

NORTHDRIVE

DR

CLIFF

CLIFF

CLIFF

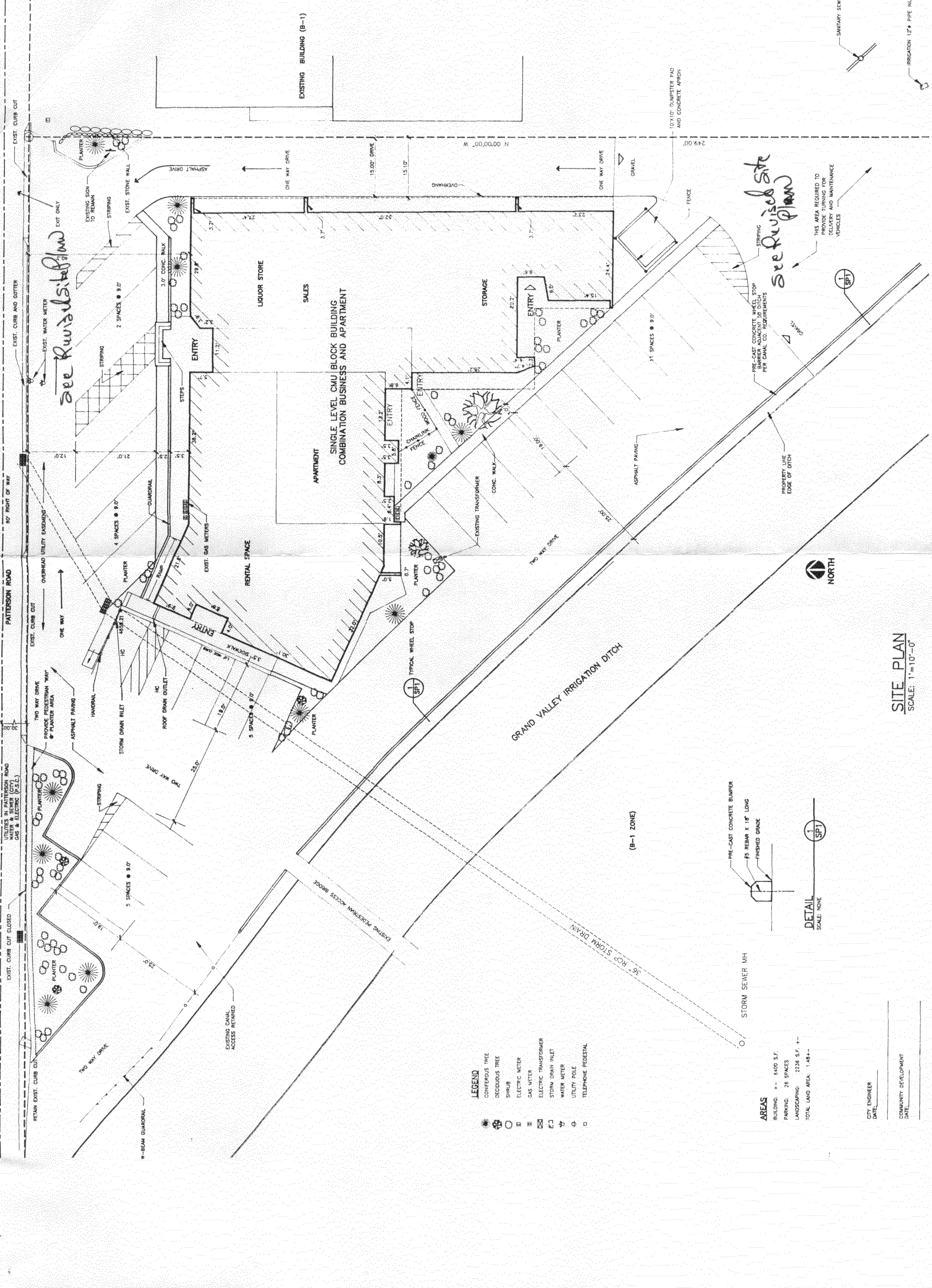
CLIFF

CLIFF

CLIFF

1001 Patterson/Centennial Rezone
Trip Generation Estimates

	Existing Uses	Proposed Uses	
Office	37 trips	Retail ¹⁰⁵¹²	130 trips (Centennial Liquors)
Apartment	10 trips	Apartment	10 trips
Retail (Tanning Salon)	94 trips	Retail	94 trips
TOTAL	141 trips per day		234 trips per day



- LEGEND**
- CONFERIOUS TREE
 - DECIDUOUS TREE
 - SHRUB
 - ELECTRIC METER
 - GAS METER
 - ELECTRIC TRANSFORMER
 - STORM DRAIN INLET
 - WATER METER
 - UTILITY POLE
 - TELEPHONE PEDESTAL

AREAS
 BUILDING: +- 8400 S.F.
 PARKING: 26 SPACES
 LANDSCAPING: 2238 S.F. +-
 TOTAL LAND AREA: 1.48 +-

DETAIL
 SCALE: NONE
 SPT-1

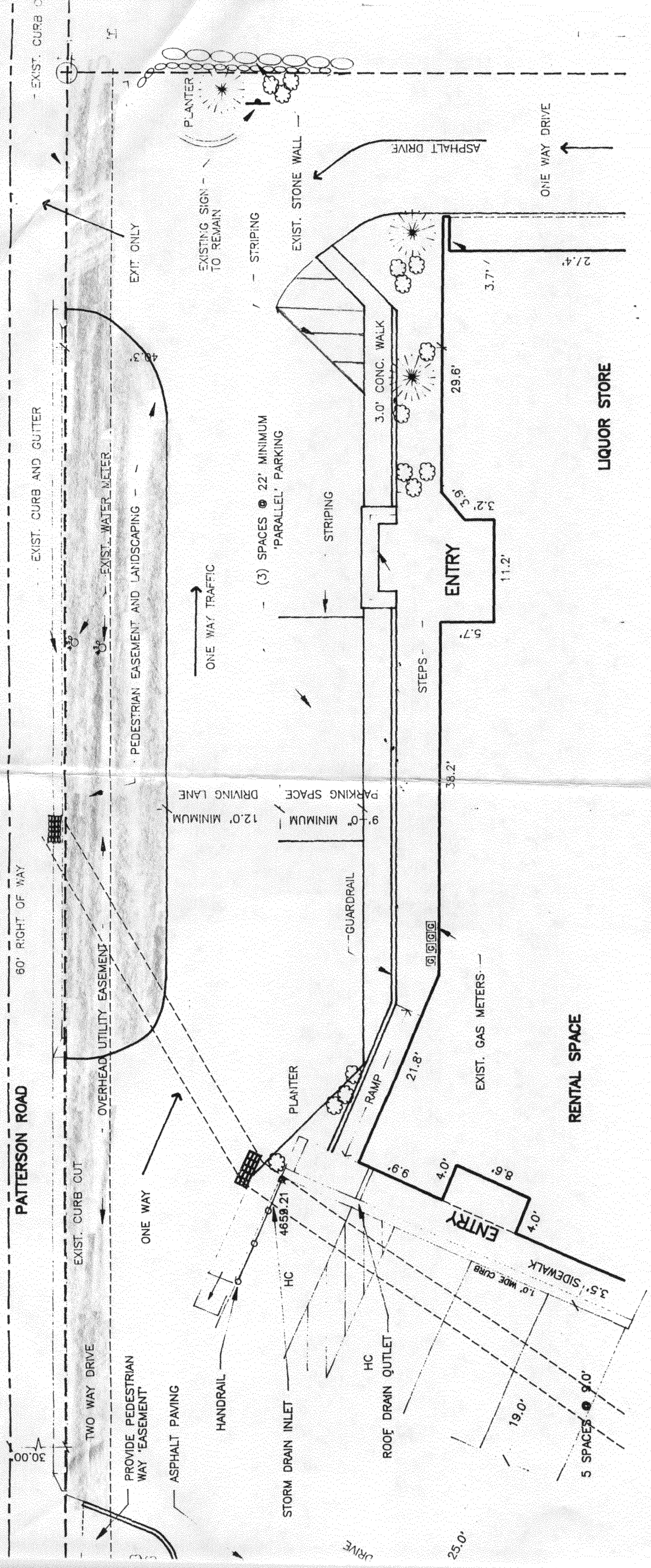
CITY ENGINEER _____
 DATE _____
 COMMUNITY DEVELOPMENT
 DATE _____

SITE PLAN
 SCALE: 1"=10'-0"



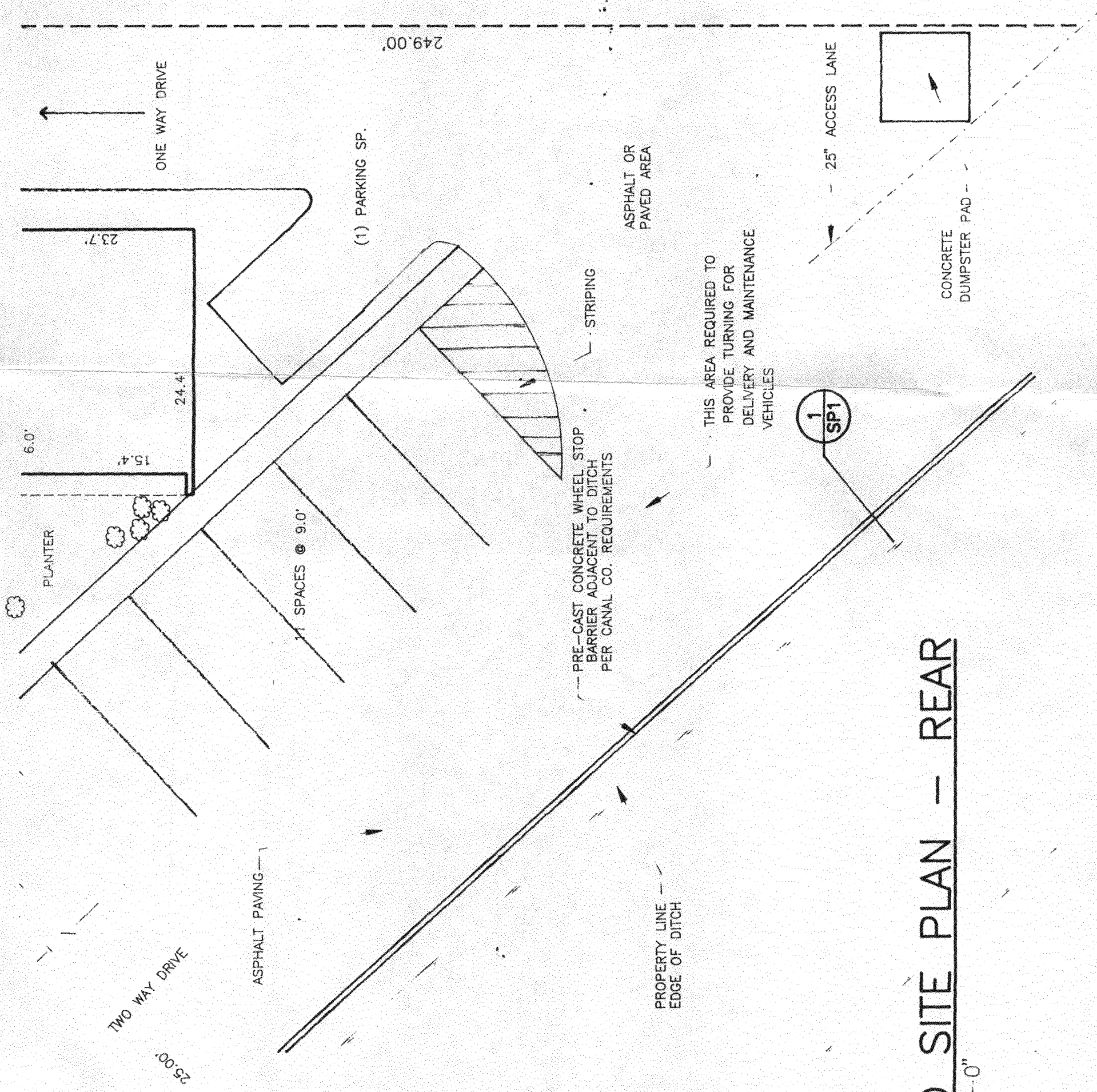
see Revised site plan
 THIS AREA REQUIRED TO PROVIDE TURNING FOR DELIVERY AND MAINTENANCE VEHICLES

see Revised site plan
 EXIT ONLY



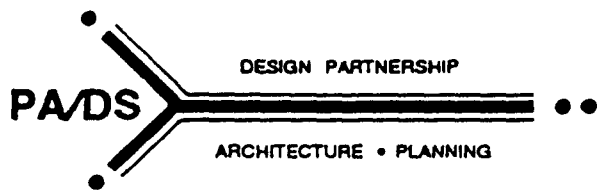
REVISED SITE PLAN - FRONT

SCALE: 1"=10'-0"



REVISED SITE PLAN -- REAR

SCALE: 1"=10'-0"



May 24, 1996

Mr. Pat Edwards
c/o RE/MAX 4000, Inc.
1401 N. 1st Street
Grand Junction, CO 81501

RE: The Fountains Rezone
1001 Patterson Road
Grand Junction, CO

Dear Pat,

We have researched the type of vehicle which will be used to make deliveries at the referenced site. Our investigation involved meeting with the Transportation Manager of Central Distributing Company, who will be making the deliveries, and measuring the actual maneuvering space required by the vehicles to be used.

Central will be using two sizes of trucks; a 25 foot and a 45 foot "side load" vehicle. The shorter vehicle requires approximately 65 feet to make a complete "U" turn; while the longer vehicle requires a shorter dimension of approximately 55 feet. Both vehicles can be backed either to make deliveries, or to accomplish a shorter radius turn.

The plan as submitted indicates approximately a 75 foot distance between the two property lines at the southeast corner in the area the vehicles would be making the turn. Additionally, the turn is not a complete "U", but only a "3/4" turn. Based on this data, and the response by the Manager at Central Distributing; we believe the plan indicates an area which will accommodate deliveries and vehicles circulation to and through the planned development.

Sincerely,

R. Bryan Sims, Architect/Planner
PA/DS

COLEMAN, JOUFLAS & WILLIAMS, LLC

ATTORNEYS AT LAW

2452 Patterson Road, Suite 200

P.O. Box 55245

Grand Junction, CO 81505

Joseph Coleman
Gregory Joufflas
John Williams

Telephone
(970) 242-3311

Telecopier
(970) 242-1893

June 26, 1996

Mayor Linda Afman
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Re: Rezoning of Property Located at 1001 Patterson
File No. RZ-96-112

Dear Mayor Afman:

I want to provide each of you with information concerning a request for rezoning that will be heard by the City Council at its meeting on July 3, 1996. This office represents Patricia Tugman. Mrs. Tugman is under contract for the property at 1001 Patterson, Grand Junction, Colorado. Mrs. Tugman is the owner of Centennial Liquors which was located in Centennial Plaza. Mrs. Tugman lost her lease. She has had the liquor license transferred to 1001 Patterson, contingent upon rezoning.

The property is currently zoned B-1. We are requesting a B-3 rezoning. I write to you in advance of the meeting so that I may provide you with information that may be useful. I would like you to review the enclosed documents.

Mrs. Tugman was turned down for a rezoning by the Grand Junction Planning Commission at its meeting on June 11, 1996. The reasons generally stated by the Planning Commission were:

1. Increase of traffic on Patterson Road;
2. The request is outside the Patterson Road Corridor Guidelines; and
3. Traffic circulation on the site.

Mayor Linda Afman
June 26, 1996
Page 2

I would like to address each one of these in this letter and identify enclosed materials to reference.

Number 1: The primary reason the Planning Commission was not favorable on the rezoning request was their perception of an increase in traffic on Patterson Road. However, we believe the increase will be minimal and, if you take into account the fact that the former Centennial Liquor location has been closed but use to generate traffic on Patterson Road, there may be no difference at all. I enclose a letter addressed to Mike Drollinger which was prepared by Pat Edwards. It shows that according to trip generation material relied upon by Banner Engineering and by the City, the increased traffic will be 8%. At the Planning Commission meeting, Jody Kliska testified to a 60% increase. We believe that her assumptions about the existing building usage and the future building usage were inaccurate. Applying accurate usage and square footage results in an 8% increase. In addition, and as important, Centennial Liquors used to be located in Centennial Plaza on Patterson Road, north and east of the proposed location. Traffic from Centennial certainly entered Patterson Road. It has not existed for several months since loss of the lease. All that the new location will do is put the same volume of traffic onto the same road.

Number 2: I also attach a map of the property. What is interesting about the map is that the subject property is part of a triangular "island" bordered by Patterson Road on the north, 12th Street on the east and the Grand Valley Irrigation to the south and the west. All of the rest of the triangle is made up of the Village Fair Shopping Center, Quiznos and a dentist's office. Except for the dentist's office, the Village Fair Shopping Center and Quiznos have the same sort of commercial use as proposed for Mrs. Tugman's property. It is occupied by restaurants, retail and a bank. The Quiznos property is only 150 feet from Mrs. Tugman's property. When it was before the Planning Department for a site review, the Planning Department found that it conformed with the criteria of the Patterson Road Corridor Guidelines. I provide the enclosed map so that you can visualize the fact that this triangular island of property is primarily used for commercial and retail now and is well suited, pursuant to the Patterson Road Corridor Guidelines, to being part of this commercial island.

Number 3: I also provide with this letter a revised site plan for the property. The Planning Department had objected to diagonal parking in the front of the property because of potential interference into Patterson Road and interference into any pedestrian way. We have asked our planner to provide for parallel parking in the front of the store. His revision is attached. The Planning Commission also was concerned about deliveries by Central Distributing and other vendors to the property. We believe deliveries will not be a problem, as per the attached letter regarding Central Distributing. If, however, it becomes a problem, Mrs. Tugman is willing to take deliveries at the very front of the store at certain hours (primarily in the morning). Once again, in talking to our vendors, we do not think that routing around the property will be a problem.

Mayor Linda Afman
June 26, 1996
Page 3

I do not want to argue Mrs. Tugman's case fully in this letter. We plan to appear at the City Council meeting. However, I wanted you to have the enclosed letters and documentation so that you are fully aware of the issues by the time I see you.

I look forward to discussion with you on July 3rd. Thank you.

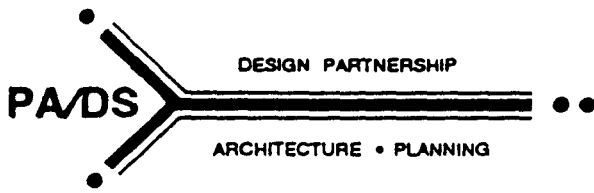
Sincerely,

COLEMAN, JOUFLAS & WILLIAMS, LLC

JW:jc
Enclosures

John Williams

xc: Mark Achen, City Manager
Dan Wilson, City Attorney
Stephanie Nye, City Clerk



May 24, 1996

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c/o RE/MAX 4000, Inc.
1401 N. 1st Street
Grand Junction, CO 81501

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1001 Patterson Road
Grand Junction, CO

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Sincerely,

R. Bryan Sims, Architect/Planner
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Telephone
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June 26, 1996

Mayor Linda Afman
City of Grand Junction
250 North Fifth Street
Grand Junction, Colorado 81501

Re: Rezone of Property Located at 1001 Patterson
File No. RZ-96-112

Dear Mayor Afman:

I want to provide each of you with information concerning a request for rezoning that will be heard by the City Council at its meeting on July 3, 1996. This office represents Patricia Tugman. Mrs. Tugman is under contract for the property at 1001 Patterson, Grand Junction, Colorado. Mrs. Tugman is the owner of Centennial Liquors which was located in Centennial Plaza. Mrs. Tugman lost her lease. She has had the liquor license transferred to 1001 Patterson, contingent upon rezoning.

The property is currently zoned B-1. We are requesting a B-3 rezoning. I write to you in advance of the meeting so that I may provide you with information that may be useful. I would like you to review the enclosed documents.

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1. Increase of traffic on Patterson Road;
2. The request is outside the Patterson Road Corridor Guidelines; and
3. Traffic circulation on the site.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

NOTICE OF LAND USE APPLICATION

DATE: JULY 17, 1996

TIME: 7:30 p.m.

LOCATION: City Auditorium, 520 Rood Ave.

A Land Use Application has been filed on property located near your's.

This application will be heard at a Public Hearing before City Council on the above date.

If you have any questions regarding this request, please contact the Grand Junction Community Development Department at 244-1430. **THANK YOU.**

****PLEASE NOTE THE DATE CHANGE FROM THE CARD THAT WAS ALREADY SENT TO YOU.**

RZ-96-112 1001 PATTERSON ROAD

Appeal of a Planning Commission decision to deny a request to rezone 1001 Patterson Road from B-1 (Neighborhood Business) to B-3 (Retail Business).

1001 Patterson/Centennial Rezone
Trip Generation Estimates


	Existing Uses	Proposed Uses	
Office	37 trips	Retail	130 trips (Centennial Liquors)
Apartment	10 trips	Apartment	10 trips
Retail (Tanning Salon)	94 trips	Retail	94 trips
TOTAL	141 trips per day		234 trips per day

Statement to Grand Junction City Council
Regarding Centennial Liquor Store Rezone Request
(RZ-96-112)
July 17, 1996

I am Robert Leachman of 627 Braemar Circle, about 1 mile west of the proposed rezone. I do not consume alcohol, consequently I will rarely be a customer. However, like most Grand Junction residents, I travel by this location frequently. I support the rezone request for the following reasons.

- 1) The petitioner has a liquor license. The local neighborhood has therefore granted their consent and desire for sale of alcoholic beverages in this area.
- 2) Contrary to the conclusion by the City Planning Commission on June 11, I disagree that this rezone will have a significant impact on traffic. When the business vacated its location at 12th and Patterson, I did not notice any significant change in traffic. Consequently, I don't expect any significant change by re-opening the business less than 1/4 mile away.
- 3) This proposed rezone is compatible with the existing business atmosphere on Patterson Road.

Thank You.


Robert Leachman
627 Braemar Circle
Grand Junction, CO 81505
242-7936

File #
RZ-1996-112

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



September 26, 1997

F. Ed Wolf
TANfastic
1001 Patterson Road
Grand Junction, CO 81501

Re: Tanning Salon parking requirement

Dear Mr. Wolf:

I have received your letter of September 23, 1997 requesting a reconsideration of the required parking for the tanning salon located at 1001 Patterson Road. The information that you submitted shows a staggered scheduling of the 9 tanning beds so that only 4 or 5 beds are occupied at one time while the others are being cleaned. The letter also indicates that you have a maximum of 2 employees there at any given time.

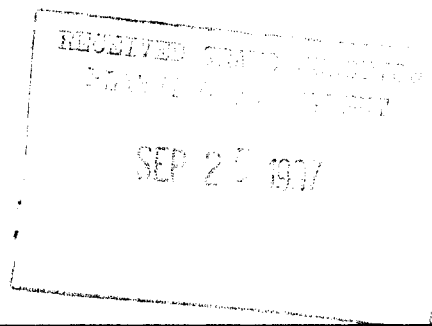
Based on that information, the required parking is one space per tanning bed and one space per employee, for a total of 11 spaces.

If you have further questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor



TANfastic

F. Ed Wolf
owner
1001 Paterson Road
Grand Junction, Co. 81501

Telephone 970 245-4555

September 23, 1997

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Attention: Katherine Portner, AICP

Dear Ms. Portner:

The reason for this letter is to explain why I do not need three parking spaces per bed, as is required by a beauty salon.

First: The maximum number of employees is two. I do not need one person per station like a beauty salon does.

Second: We stagger our appointments so only four or five beds are in use at a time. The number of beds is nine and the remaining four or five beds have to be cleaned and cooled down for 20 minutes. This means we run 40 minute intervals, staggered every 20 minutes. See attached page for scheduling bed time.

This schedule is maintained and enforced to the number, therefore no one is waiting for a bed. There is a 20 minutes interval that a bed is cleaned and allowed to cool down.

Thank you for your consideration in this matter.

Sincerely,

F. Ed Wolf

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Beginning at a point 691.4 feet West of the Northeast Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence South to the Northeasterly boundary of the Right-of-Way of Grand Valley Irrigation Company Canal; thence Northwesterly along said Right-of-Way of Grand Valley Irrigation Company Canal to its intersection with the North line of said Section 11; thence East along said North line of said Section 11 to the point of beginning;
EXCEPT the North 30 feet for road,
Mesa County, Colorado.



Grand Junction Real Estate

1001 Patterson Suite #1 • Grand Junction, Co 81501 • 970-241-4130



February 18, 1999

TO: City of Grand Junction

RE: Parking Allowance for Withem Chiropractic

To Whom it may concern

We have rented to the above business at 1001 Patterson. There are 4 parking spaces available for their use on the premises.

If you have any further questions, please feel free to contact us at any time.

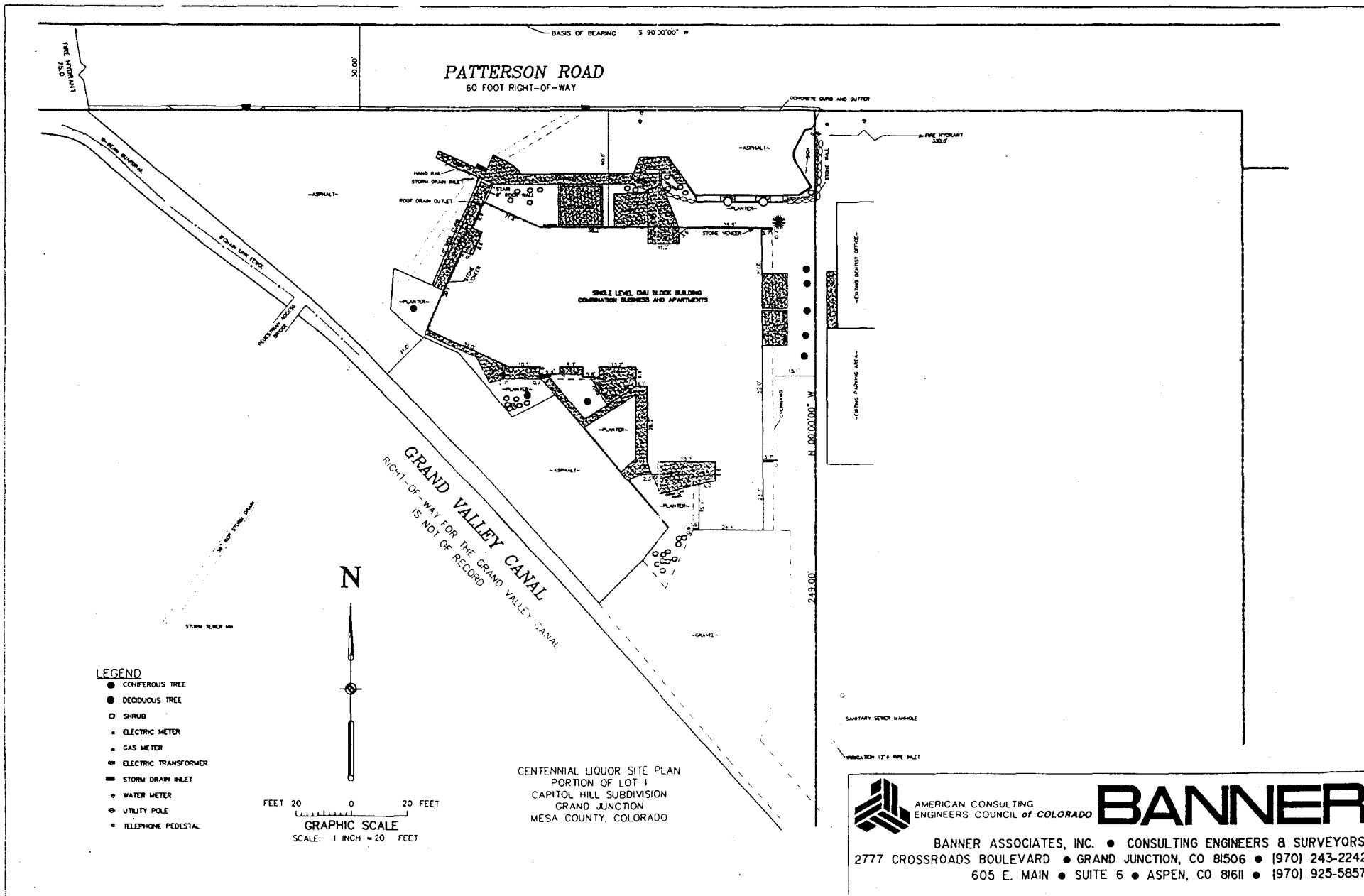
Sincerely;

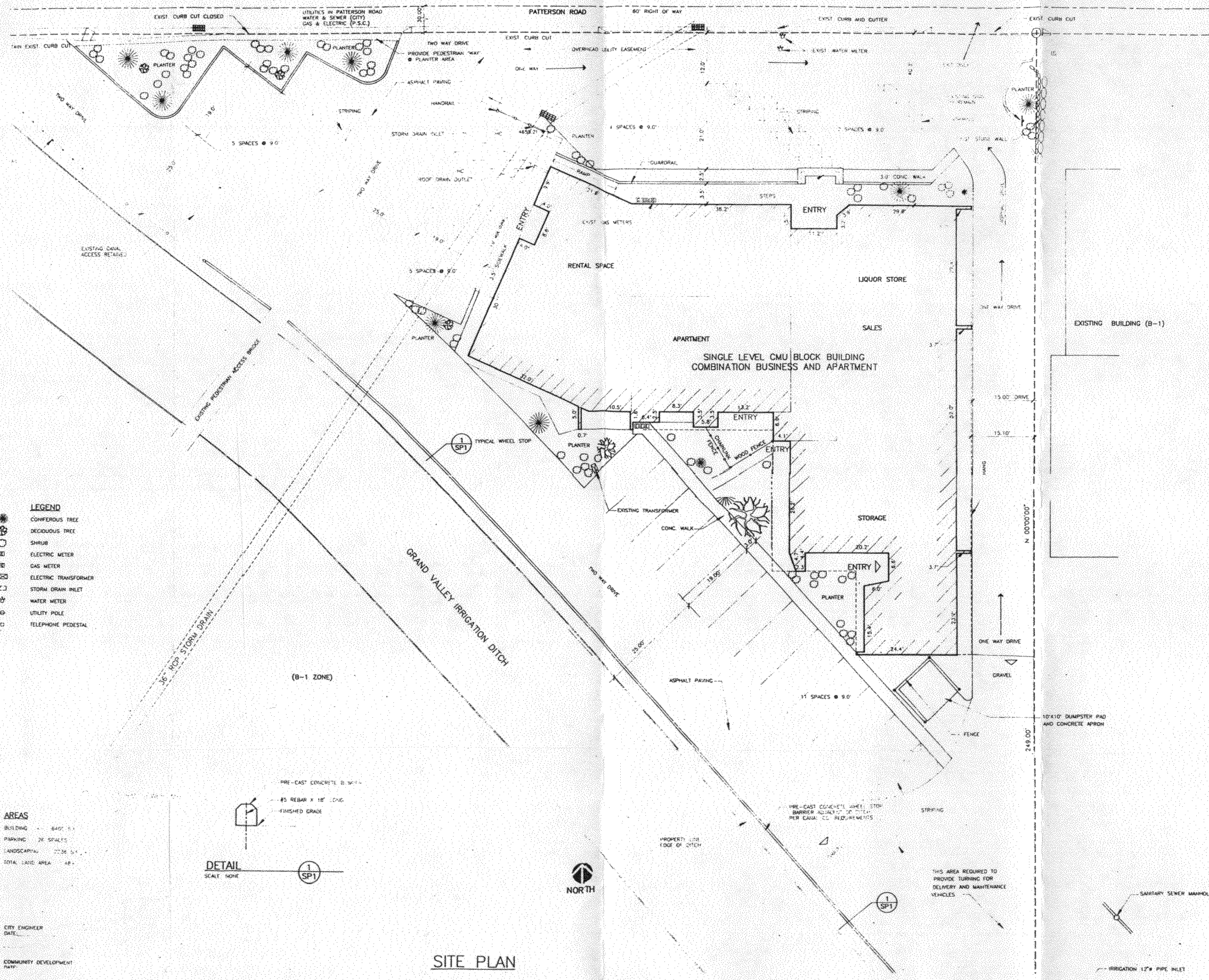
Chris Dennis

*Proposed Chiropractic office -
one doctor - no other employees
Patients are scheduled each hour*

*The previous use was a travel agency that would have
required 3 spaces (~750 s.f.)*

The proposed use requires 3 spaces

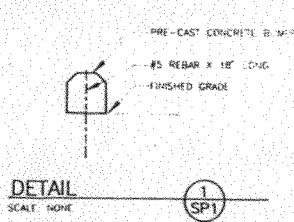




- LEGEND**
- ☀ CONIFEROUS TREE
 - 🌳 DECIDUOUS TREE
 - 🌿 SHRUB
 - ⚡ ELECTRIC METER
 - ⚙ GAS METER
 - ⚡ ELECTRIC TRANSFORMER
 - ⚡ STORM DRAIN INLET
 - ⚡ WATER METER
 - 📍 UTILITY POLE
 - 📍 TELEPHONE PEDESTAL

AREAS

BUILDING	8407 S.F.
PARKING	26 SPACES
LANDSCAPING	2236 S.F.
TOTAL LOTS AREA	48



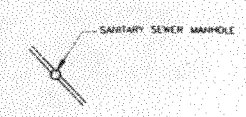
CITY ENGINEER
DATE: _____
COMMUNITY DEVELOPMENT
DATE: _____

SITE PLAN



EXISTING BUILDING (B-1)

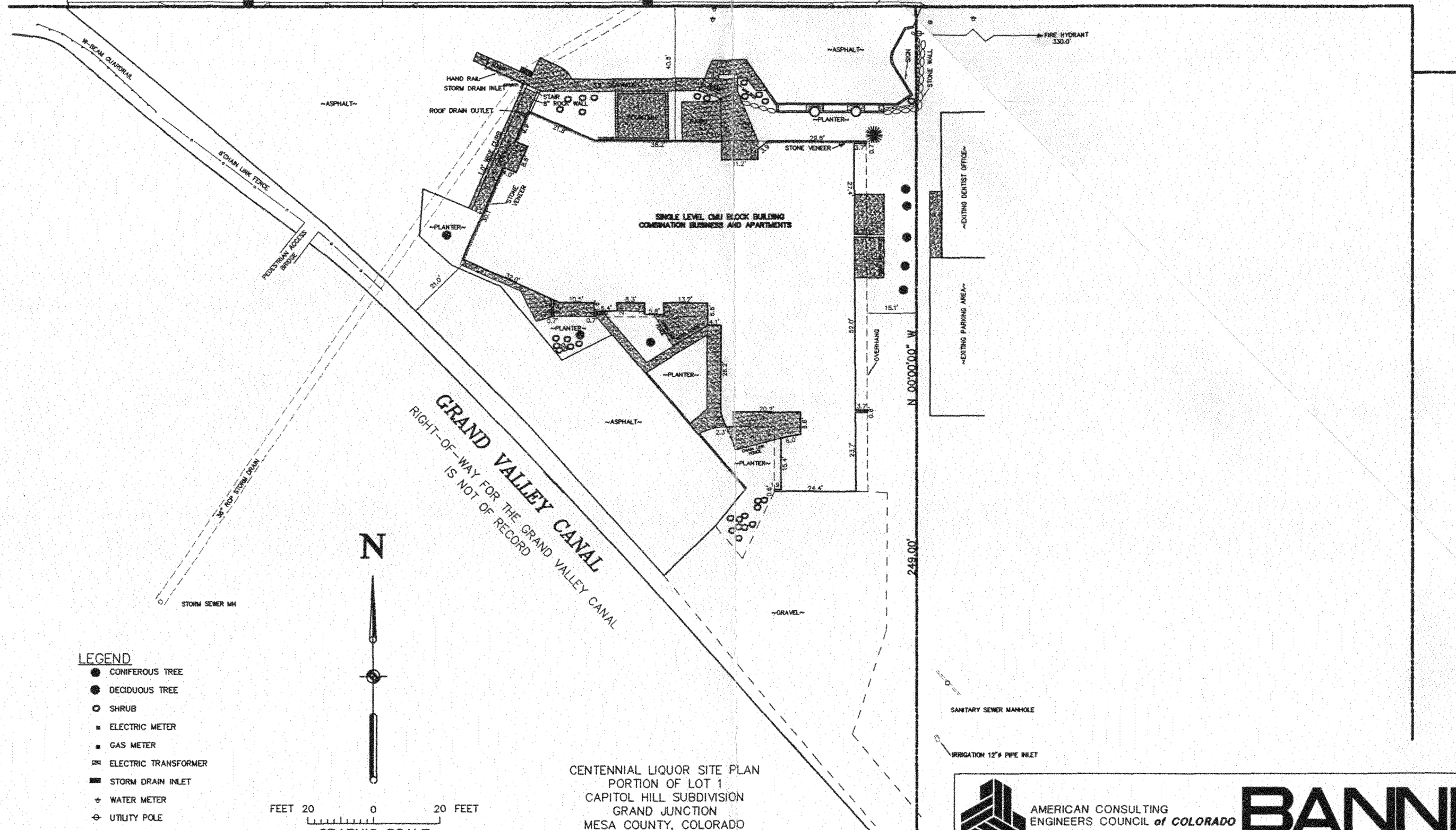
10'x10' DUMPSTER PAD AND CONCRETE APRON



IRRIGATION 12" PIPE INLET

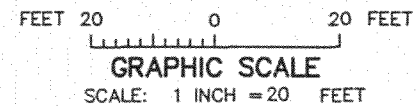
BASIS OF BEARING S 90°00'00" W

PATTERSON ROAD 60 FOOT RIGHT-OF-WAY



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ELECTRIC METER
- GAS METER
- ELECTRIC TRANSFORMER
- STORM DRAIN INLET
- ⊕ WATER METER
- ⊕ UTILITY POLE
- TELEPHONE PEDESTAL



CENTENNIAL LIQUOR SITE PLAN
 PORTION OF LOT 1
 CAPITOL HILL SUBDIVISION
 GRAND JUNCTION
 MESA COUNTY, COLORADO



AMERICAN CONSULTING
 ENGINEERS COUNCIL of COLORADO

BANNER

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242
 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-5857