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File RZF-1996-176

Name: CLM Minor Subdivision - 2464 F Road and 2466 KF Road

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s **e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
n **e** be found on the ISYS query system in their designated categories.
t **d** 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.

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	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
		*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:

		REZONE APPROVED - FINAL PLAN WITHDRAWN	X	X	File Close-out letter to file - 5/28/97
X	X	Ordinance No. 2955 - **	X	X	Site Plan
X	X	City Council Minutes - 10/16/96 - **	X	X	CLM Minor Sub. - plat - Historical GIS Maps- **
X	X	Resolution No. Bk 2094/Pg 964 - Historical Mesa County Res.	X	X	Final Site Plan - to be scanned
X		Notice of Public Hearing mail-out - sent 9/20/96	X	X	Patterson Road Corridor Guideline - **
X	X	Correspondence	X	X	Planning Commission Minutes - 10/1/96 - **
X	X	Drainage Report			
X		E-mails			
X		Commitment for Title Ins. - Chicago Title Ins. Co.			
X	X	Utility Coordinating Committee approval sheet - 11/13/96			
X		Certification of Plat - 3/6/96			
X	X	Common Access Agreement - notarized 2/12/97			
X		Affidavit of Correction - Bk 2320 / Pg 698			
X	X	Decision Letter			
X	X	Planning Clearance - 5/15/96 - planning clearance was reported as withdrawn - scanned with file			



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RZF-96-176

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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub		2464 F Rd	PB & PR	
<input checked="" type="checkbox"/> Rezone			"	From: PR To: PB	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		"		Retail
<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

Clifton L. and Trula A. Mays

Name
P. O. Box 4150

Address
Grand Junction CO 81502

City/State/Zip
970-243-5669

Business Phone No.

DEVELOPER

Clifton L. Mays

Name
P. O. Box 4150

Address
Grand Junction CO 81502

City/State/Zip
970-243-5669

Business Phone No.

ENGINEER

Patrick D. Hagen
 LAND DESIGN
 259 6TH AVE
 GS CO 81501
 244-9180

REPRESENTATIVE

Dan Roberts

Name
P. O. Box 4150

Address
Grand Junction CO 81502

City/State/Zip
970-243-5669

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.

Daniel M. Roberts

4-26-96

Signature of Person Completing Application

Date

Clifton L. Mays
Trula A. Mays

4-26-96

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

Date

RZF-96-176

2945-044-00-060
JAMES LEE BISHOP
N A BISHOP & J V KUXHAUSEN
1004 OURAY AVE
GRAND JUNCTION, CO 81501-3332

2945-044-00-063
ROBERT H FOX
PAMELA A FOX
2517 I RD
GRAND JUNCTION, CO 81505-9532

2945-044-00-064
AUDRE L BALL
2472 F RD
GRAND JUNCTION, CO 81505-1213

2945-091-00-078
RODNEY G HUSKEY
LINDA E C/O AVTAX INC
PO BOX 2798
LITTLETON, CO 80161-2798

2945-091-00-118
STERLING COMPANY
1048 INDEPENDENT AVE
GRAND JUNCTION, CO 81505-7185

2945-091-13-002
AP CONSOLIDATED THEATRES LTD
PARTNERSHIP
C/O CARMIKE CINEMAS INC
PO BOX 391
COLUMBUS, GA 31902-0391

2945-091-13-003
G & G SERVICES
PO BOX 3329
GRAND JUNCTION, CO 81502-3329

2945-091-13-004
STERLING CO
3001 N 12TH ST
GRAND JUNCTION, CO 81506-2803

2945-091-13-005
STERLING CO
3001 N 12TH ST
GRAND JUNCTION, CO 81506-2803

2945-044-00-055
FELLSTON PARTNERSHIP
516 S BROADWAY
GRAND JUNCTION, CO 81503-9702

Clifton L. & Trula A. Mays
P.O. Box 4150
Grand Junction, CO 81502

Dan Roberts
P.O. Box 4150
Grand Junction, CO 81502

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

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- A. Project Description Rezone
 - 1. Location 2464/2466 F Road Grand Junction, CO
 - 2. Acreage 1.053
 - 3. Proposed use Commercial retail building (no immediate development schedule)
- B. Public Benefit Make 2 small parcels one larger more useful retail property
- C. Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - 2. Land use in the surrounding area Commercial retail, office buildings, planned unit dev.
 - 3. Site access and traffic patterns Access from F Road with center turning lane
 - 4. Availability of utilities, including proximity of fire hydrants All available in F Road
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.) none
 - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.) none
 - 7. Site soils and geology (such as per SCS soils mapping) n/a
 - 8. Impact of project on site geology and geological hazards, if any none
 - 9. Hours of operation n/a
 - 10. Signage plans unknown
- D. Development Schedule and Phasing unknown

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long.

CLIFTON L. MAYS, SR.
P. O. BOX 4150
GRAND JUNCTION CO 81502
970-243-5669

July 1, 1996

City of Grand Junction
City Council
Planning Commissions
250 North 5th Street
Grand Junction CO 81501

Dear Members:

Accompanying is a Zone Change Request and Final Site Plan for a new retail/office facility. The requested change in zoning is from PR-17 to PB "Planned Business". The subject site is located on approximately one acre northwest of Patterson Road and Commerce Boulevard.

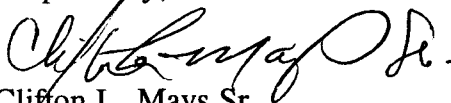
The enclosed information is intended to provide sufficient data to assess the merits of the requested change in zoning, the site plan and final plat for a minor subdivision.

Given the opportunity, the proposal demonstrates that a quality business, coupled with a development plan that is sensitive to the existing neighborhood, can be desirable for redeveloping an area such as that which exists along Patterson Road.

To proceed further with the development of the CLM Retail/Office Center requires a great deal of investment and risk to us. We request that you, the City Council and Planning Commission give the petition and Mays Concrete, Inc. your best consideration, and trust you will make a knowledgeable and wise decision in this matter.

We will be present at the scheduled public hearings to discuss the project and answer any questions which may arise.

Respectfully,


Clifton L. Mays Sr.

CLM/pje

**GENERAL PROJECT REPORT FOR:
CLM RETAIL/OFFICE CENTER
2464 PATTERSON ROAD GRAND JUNCTION, COLORADO**

Summary and Conclusions - The proposal calls for the development of a new retail/office facility located on one acre northwest of Patterson Road and Commerce Boulevard. Site development plans include the construction of 12,580 square foot, tilt-up concrete building.

Almost 40 percent of the property is currently zoned PB and adjoins existing non-residential zoned property.

The proposed front yard building setback is compatible with those found in the vicinity of the proposal. The Site Plan also depicts the construction of a screen fence between the proposed use and the existing residential use to the east.

Access to the subject site is gained from a fully improved principle arterial. Given the current traffic volumes, the design capacity, and projected traffic increases from the proposed use, no adverse affects occur.

All of the necessary utility services required for development of the type have available capacity. Adequate water supplies for fire protection exist.

Fiscal Impacts, once the site is fully developed are positive. Adverse impacts to public facilities are almost non-existent.

The proposal meets or exceeds the criteria set forth in the City's Patterson Road Policy Statement.

SITE ANALYSIS

Introduction - The purpose of this section is to identify the physical and technical characteristics of the property selected for the CLM Retail/Office Center facility.

This section evaluates potential site development assets and constraints. Information gained from this analysis is the foundation for the Proposed Land Use section which follows.

Location - The subject site consists of one acre located northwest of Patterson Road and Commerce Boulevard in Grand Junction, Colorado. The site is located in part of the SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian.

Existing Land Use - The site is rectangular in shape and is 278 feet long north and south and 165 feet east and west. The property is vacant and other than weeds, sapling trees, and some native ground cover, it is barren of any useful ground cover. The topography is flat and slopes to the south at a rate less than one percent. Other than decadent fencing, no permanent structures are found on the property. However, evidence found on the property indicate that a single family residence occupied the site at one time in the past.

The subject property is currently zoned Planned Residential (PR) at 17 dwelling units per acre and Planned Business (PB) by the City of Grand Junction.

Surrounding Land Use - Surrounding land uses are considered to be of moderate to high intensity. Most of the land in the surrounding vicinity is vacant. The most dominate feature found in the vicinity of the request is a major bank building and cinema complex. The closest residential structure to the property boundary is located near the southeast property boundary.

SURROUNDING LAND USE MATRIX

		SINGLE FAMILY	VACANT	ORCHARD	GRAZING	CROPLAND	NON PRODUCTIVE LA	NON RESIDENTAL	PUBLIC LAND	LAND USE ZONE	COMMENTS
direction	AREA IN AC.										
WEST	3.50									PB	Bishop's Furnature Store
NORTH	17.00									PR	Hacienda Condos.
EAST	2.50									PB	
SE	1.70									C-2	Outdoor Storage
SOUTH	1.00									C-2	

Utility Service

WATER SERVICE - Domestic Water Service is available from the Ute Water Conservancy District. A four inch and 12 inch water mains are located within the Patterson Road right-of-way. The 12 inch main is sufficient in size to provide adequate water for fire protection.

SANITARY SEWER - The *Horizon Drive Sewer Interceptor* main is located in Patterson Road along the south boundary of the property. This line currently is operating within its' design capacity.

ELECTRIC, GAS & COMMUNICATION - Underground communication and natural gas mains adjoin the property within the existing road right-of-ways. Overhead electrical service is also located adjacent to the subject property within the adjoining roadways.

Access - Primary access to the site is Patterson Road which is fully improved four lane east/west major arterial roadway.

Site Drainage - The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to Patterson Road and ultimately discharged into an existing 10 inch culvert located at the approximate center of the property and is ultimately discharged into the Ranchman's Ditch located south of Patterson Road.

Soils and Geologic Conditions - No major man-made of geologic hazards are not to exist on the subject property. The Soil Conservation Service has classified soils on the property to be Bc, Billings Silty Clay Loam.

PROPOSED LAND USE

Introduction - The purpose of this application to the City is three fold:

1. Request a change in zone from PR-17 to PB
2. Request acceptance of a Final Site Plan.
3. Request acceptance of a Final Plat for a two lot Minor Subdivision.

The Site Plan indicates a proposed land use to include a retail/office facility located on a one acre tract of land northwest of Patterson Road and Commerce Boulevard in the City of Grand Junction.

The primary focal point of the development will be the construction of 12,580 square foot retail/office building. Building materials will be concrete and steel. The building will be constructed in manner which will create 8 - 30 foot by 50 foot "pods". Two uses are planned for the building: Retail sales comprising 9195 square feet and professional office space consisting of 3385 square feet.

Permitted uses within the complex include those which currently allowed in the B-1, B-2 and B-3 zones in the *Grand Junction Zoning and Development Code*. According to the

code, the B-1 (limited business) zone is a transitional or buffer zone of light business uses between residential area and heavier business uses. The B-2 (neighborhood convenience business) zone provides for light business uses and are neighborhood service oriented to provided retail merchandise of services. The code further indicates that the B-3 (retail business) zone is primarily for concentrated indoor retail and service business uses but not for large outdoor sales.

The facility will be open from 7:00 am to 12:00 pm every day of the week.

Wall mounted signs will be place on the building above each tenants space within the building. A "monument" type sign will identify the facility name and address and will be located along the properties Patterson Road frontage. All signs will meet the current City sign code requirements.

Security lighting will be provided throughout the facility and mounted on the front of the building.

LAND USE SUMMARY		
USE	AREA IN SF	% of TOTAL
NET RETAIL SALES	9197*	20.0
NET OFFICE SPACE	3384*	7.4
PARKING AREA & SIDEWALKS	29,000	63.3
LANDSCAPING	3382	7.4
TOTAL SITE AREA	45,836	
TOTAL PARKING SPACES = 59		
PARKING RATIO FOR RETAIL SALES - 1 space/200 sf = 46 spaces		
PARKING RATIO FOR OFFICE SPACE - 1 space/300 sf = 11 spaces		
57 Spaces		
*GROSS SF = 13,445		

Access - The primary access will be from Patterson Road. Two access drives will be constructed in accordance with the City of Grand Junction's driveway standards. Both driveway will be of adequate width to accommodate two way traffic movements. The Colorado State Highway Department's, *Trip Generator*, indicate the following vehicle trips will be generated:

TRIP GENERATION CHART				
USE	TRIPS PER	AVERAGE WEEKDAY TRIPS	TRIPS PER	PEAK HOURLY TRIPS
General Office Building	13.3 per 1,000 sf	45	2.32 per 1,000 sf	8
Shopping Center	115.8 per 1,000 sf	1065	15.5 per 1,000 sf	143
TOTAL		1110		151

Utility Service - Electric, gas and communication service will be extended from existing facilities which adjoin the site adjacent to Patterson Road.

Domestic water service will utilize the two existing water taps and will be used to irrigate the open areas along Patterson Road. Water for fire protection will be extended to the site from an existing 12 inch diameter main located in Patterson Road which is owned and operated by the Ute Water Conservancy District.

As is the case with the domestic water, an existing 4 inch sanitary sewer service line will be extended to the building. It is estimated that peak sewage flows would be in the range of 1260 gallons per day.

Grading and Drainage - A Final Grading and Drainage Study has been transmitted to the City's Community Development and Engineering Departments. Grading and Drainage of the site will be conducted in a manner to provide positive drainage away from the building. A single drainage discharge point is proposed. Drainage flows in excess of the total

historic flow will be detained on-site in a detention basin near Patterson Road. All of the drainage water discharged from the site will ultimately be received by the Ranchman's Ditch located along the south side of Patterson Road.

Buffering and Screening - A six foot high wood fence will be constructed along portions of the easterly property line. Review of the proposed site plan indicates more than 7 percent of the total site area will be left as landscaped open space. A formal landscaped area consisting of "street trees" and turf grass ground cover is proposed along Patterson Road. Additional landscaped areas are interspersed within the parking areas.

Development Schedule - At this time it is anticipated that construction will begin within 12 months of the City's acceptance of the application. The rate which the facility is occupied is dependent entirely upon the communities retail and office needs. Full occupancy should occur within 18 months of completion of the facility.

REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. The existing land use zone designation were established during the annexation process by the City. Previously approved land use plans have "lapsed". Without the benefit of a specific use for the property an error in the existing zone could be considered to have occurred.

B. Substantial changes in the character of the surrounding area have occurred.
Specific changes include:

1. The construction of Patterson Road to arterial standards.
2. The construction of a major lending institution and office building west of the property.
3. The construction of Mesa Mall.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of business endeavors which maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas. However, once development of the facility is completed, some impact of the adjoining properties would most likely be realized. Impacts to the adjoining non-residential zones would be positive, while impact to the adjoining residential zones could be considered negative.

Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of the proposed development plans by the general public and various governmental agencies.

Preparation of the Site Development Plan meets several goals in development of the site:

1. Protect the adjoining residential uses from any adverse impacts.
2. Maintain visibility of the use from Patterson Road.
3. Maintain ease and safety of accessibility for customers.
4. Achieve a desirable surrounding for the motorist utilizing Patterson Road.

In order to meet the goals established above the following key design elements were incorporated within the Site Development Plan:

1. Most of the landscaped open space is along Patterson Road.
2. Adequate driveway widths and parking spaces for users of the facility.
3. Utilization of solid screen fence for buffering from adjoining residential uses.
4. Low intensity security lighting will be used.
5. The front yard building set back is compatible with those found in the vicinity.
6. Locate parking spaces away from the building in order to create a more of an "open" feel around the entrance point to the structure.

E. Because the requested land use zone is non-residential in nature, the requirement upon local government services is considered to be minimal. Revenues generated by the proposed use should more than off-set costs incurred by the City in providing services.

F. The City of Grand Junction has adopted numerous land use policies. Of the adopted policies, the *Patterson (F) Road Corridor Guideline* is the most applicable to the request. According to the guideline, "Commercial and mixed use development is appropriate along the north (side) of Patterson Road from 24 1/2 Road to 25 1/2 Road". The request for a Planned Business Zone meets the recommendations within this policy.

G. All public utilities required for the development of the subject property exists within the adjoining roadways and have the available capacity to serve the proposed use.

Drainage Report for CLM Minor Subdivision 2466 Patterson Road Grand Junction, Colorado

1.0 Purpose and Scope

This report presents the results of a drainage study for the proposed CLM Minor Subdivision at 2466 Patterson Road in Grand Junction, Colorado. The purpose of the study is to evaluate stormwater runoff for the pre- and post-development cases and to provide design data for controlling the post-development runoff in accordance with City of Grand Junction requirements. This study was authorized on May 10, 1996, by Mr. Dan Roberts of Mays Concrete Inc., based on oral discussions on the same date.

The scope of services for this study includes:

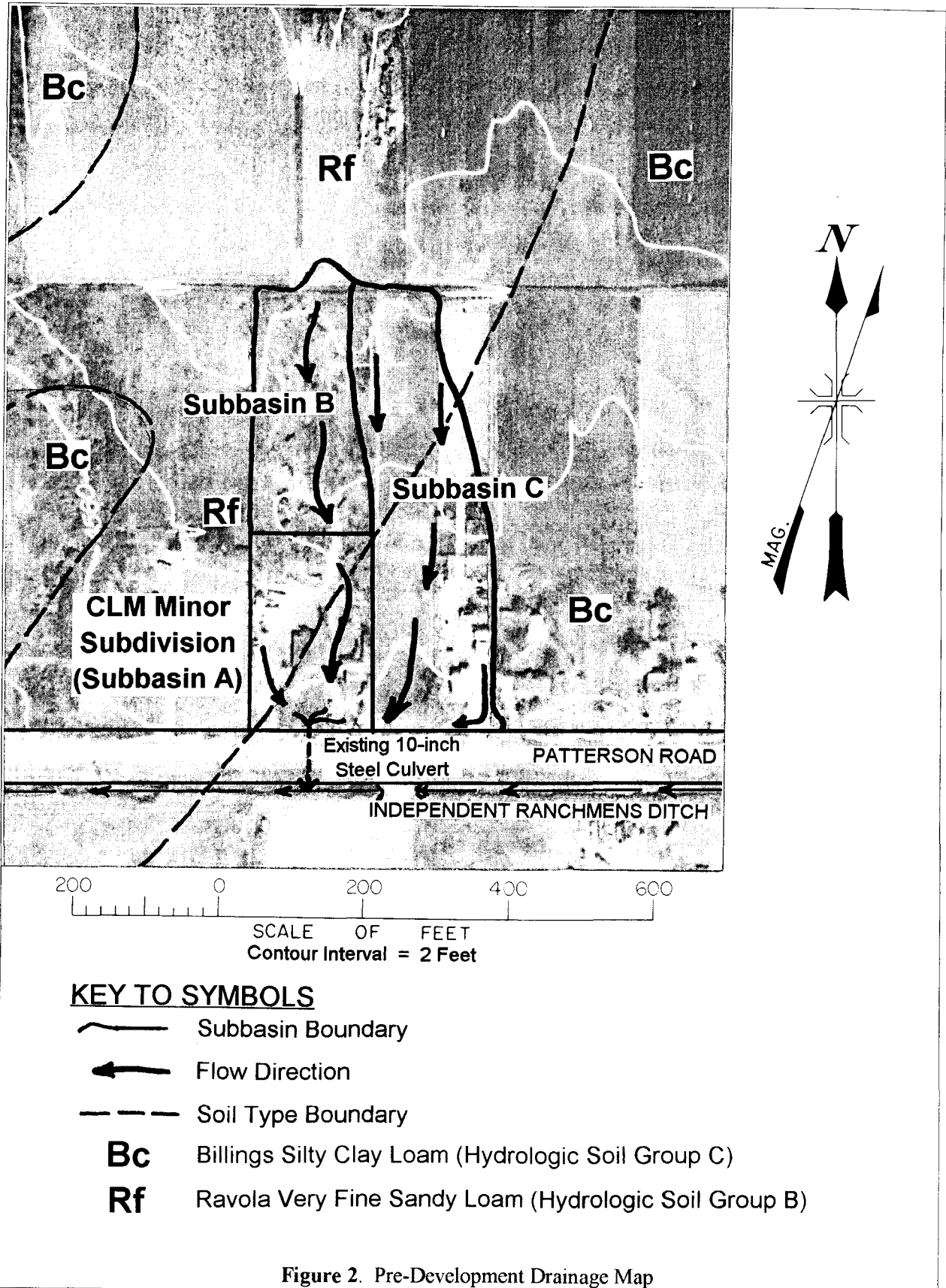
- Research of City drainage requirements and existing drainage conditions at or near the property;
- Field reconnaissance of the property and adjoining areas;
- Consultation with Mr. Roberts and with Mr. Tom Logue, the project planner, as to appropriate strategies for runoff control;
- Hydrologic analysis of stormwater runoff, both peak discharge and runoff volume, for the pre- and post-development cases;
- Design recommendations for grading and drainage facilities;
- Supervision and review of the preparation of drainage-related plans and drawings; and
- Preparation of this report.

Evaluation of flooding or other impacts that might result from overtopping or breaching of the Independent Ranchmens Ditch or other irrigation canals is outside the scope of this report.

In keeping with policies stated in the City of Grand Junction *Stormwater Management Manual* (SWMM, Reference 1), this study analyzes storms with 2-year and 100-year frequencies. Hydrologic analyses employ the Rational Method and Modified Rational Method procedures outlined in the SWMM to analyze peak discharges and runoff volumes and to size detention areas. The input values and design assumptions are also consistent with the SWMM, modified as appropriate based on the professional judgement of the analyst.

2.0 General Location and Description

The CLM Minor Subdivision will occupy a previously unsubdivided tract at 2466 Patterson Road in the city of Grand Junction. It is part of the south half of the west half of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian in Mesa County, Colorado. The property is a 1.052-acre tract bounded on the northeast by undeveloped and disused farmland, on the east by an existing farmstead, on the south by F Road (Patterson Road), and on the west by Bishop's Furniture Gallery, a retail business. An active irrigation canal, the Independent Ranchmens Ditch, flows from east to west along the south side of F-Road. The intersection of F Road and Commerce Boulevard is immediately southeast of the property. Figure 1 is a vicinity map showing the project location and its surroundings.



No designated 100-year floodplains exist on the site itself (Reference 2). However, a narrow floodplain has been mapped within the banks of the Independent Ranchmens Ditch on the south side of Patterson Road. Data from the City of Grand Junction (Reference 3) indicates that the peak discharge from a 100-year storm will be about 355 cubic feet per second (cfs) and that the base flow in the ditch will be about 60 cfs. A weir located downstream from the property maintains water levels in the ditch very near the ground surface. As a result, backflow through the culvert from the ditch now inundates the lowest-lying parts of the subdivision during flood events. Backwater analysis suggests that the water level on the site will be about elevation 4558.8 feet during the 100-year flood, and about 4558.1 feet during the 2-year flood.

All other stormwater runoff will be derived from the local basin itself. Most of this basin historically drained to the southwest at an average ground slope of 1 percent or less. However, agricultural tillage replaced the original drainage network with a pattern of very small irrigation ditches and crop furrows. These ditches and furrows are presently overgrown and in poor repair, and lack capacity to carry significant flows. Inflows to the subdivision now occur as overland flow and shallow concentrated flow along the north and northeast boundaries, and at as shallow concentrated flow at the southeast corner of the subdivision. No flow enters the site from Patterson Road or from the Bishop Furniture site to the west.

4.0 Proposed Drainage Conditions

A *Post-Development Drainage Map* appended to this report shows the proposed drainage pattern. The development concept calls for placing a one-story commercial building on a slightly elevated area in the center of the subdivision, directing runoff to the east, south, and west borders. Most of the rest of the site will consist of drives and parking areas constructed in a very shallow cut. Three vegetated areas near the south end of the site will serve as collection and detention areas for runoff. However, most of the available detention storage will be on the parking areas. Two new 10-inch culverts will convey flows across the entry drives to a junction box and catch basin at the upstream end of the existing culvert beneath Patterson Road. All drainage facilities on the site will be privately constructed, owned, and maintained.

5.0 Design Criteria and Approach

No previous drainage studies concerning the site have apparently been performed. Drainage from the site is constrained by the flat gradient, the limited capacity of the existing 10-inch culvert under Patterson Road, and high tailwater and backflow associated with the Independent Ranchmens Ditch. These factors require that runoff be detained on the site in a shallow detention area that will cover a significant percentage of the site. Because of concerns that the Independent Ranchmens Ditch lacks capacity to carry additional flows, the existing culvert will be the sole outlet from the property. The backflow from the ditch makes any direct comparison of pre-development and post-development peak discharges ambiguous because flow is actually from the ditch to the property at some stages. In lieu of comparing pre- and post-development flows, the design attempts to limit the maximum head on the culvert to approximately the pre-development maximum.

This drainage analysis employs the methods and criteria specified by the *SWMM* (Reference 1). It provides estimates of peak runoff for the 2-year and 100-year rainstorms of 24-hour duration made using the Rational Method for all parts of the contributing basin. The detention basin is sized using the procedure in Chapter VIII and Appendix N of Reference 1. A calculation appended to this report documents the analysis and the input parameters and assumptions used for it.

6.0 Results and Conclusions


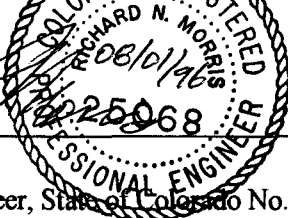
The analysis yields the following estimates of peak runoff:

Storm and Condition	C	I (in/hr)	A (acres)	Q (ft ³ /sec)
2-year Storm, Existing Predevelopment Condition				
Subbasin A	0.18	0.67	1.05	0.13
Subbasin B	0.14	0.45	1.20	0.08
Subbasin C	0.17	0.55	2.22	<u>0.21</u>
TOTAL				0.42
2-year Storm, Proposed Developed Condition				
Subbasin A	0.93	1.52	1.05	1.48
Subbasin B	0.14	0.49	1.20	0.08
Subbasin C	0.17	0.56	2.22	<u>0.21</u>
TOTAL				1.77
100-year Storm, Existing Predevelopment Condition				
Subbasin A	0.28	2.23	1.05	0.66
Subbasin B	0.22	1.67	1.20	0.44
Subbasin C	0.26	1.82	2.22	<u>1.05</u>
TOTAL				2.15
100-year Storm, Proposed Developed Condition				
Subbasin A	0.95	4.19	1.05	4.18
Subbasin B	0.22	1.79	1.20	0.47
Subbasin C	0.26	1.88	2.22	<u>1.09</u>
TOTAL				5.74

At a design detention elevation of 4560.1 feet, the average 100-year outflow through the culvert to the Independent Ranchmens Ditch is 1.82 cfs. From this, the Modified Rational Method yields a required detention volume of 3,440 cubic feet. This reduction in discharge exiting the property attains the policy goal of preventing offsite increases in flow attributable to development.

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It is the engineer's opinion that drainage facilities designed on the basis of the above-stated results, and on the standard of practice for drainage engineering in this or similar localities, should conform to City of Grand Junction drainage policies and with the criteria of the SWMM. The undersigned engineer hereby certifies that this drainage report for the proposed CLM Minor Subdivision was prepared by him or under his direct supervision.



 Richard N. Morris, P.E.
 Registered Professional Engineer, State of Colorado No. 25068

7.0 References

1. City of Grand Junction, 1994. *Stormwater Management Manual (SWMM)*. Public Works Department, June 1994.
2. U. S. Army Corps of Engineers, 1976. *Flood Hazard Information, Colorado River and Tributaries, Grand Junction, Colorado*. Report prepared for the City of Grand Junction and for Mesa County, Colorado.
3. Kautsky, Mark, 1988. *100-year Flood Investigation, Horizon Drive Channel, Ranchmen's Ditch, and 26-Road Channel, Grand Junction, Colorado*. Unpublished report to City of Grand Junction, May 1988, 12 p.
4. U.S. Department of Agriculture, 1955. *Soil Survey, Grand Junction Area, Colorado*. Soil Conservation Service, Series 1940, No. 19, November 1955.

Richard N. Morris
Consulting Engineer and Geologist

August 1, 1996

Mr. and Mrs. Clifton L. and Trula A. Mays
2399 River Road
Post Office Box 4150
Grand Junction, Colorado 81502

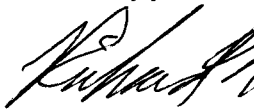
**RE: Drainage Report for CLM Minor Subdivision
Grand Junction, Colorado (RNM Project 378-96001)**

Dear Mr. and Mrs. Mays:

This letter transmits eight copies of the drainage report for your proposed retail development at 2466 F Road in the city of Grand Junction, Colorado. This report was prepared in conformance to the drainage policies of the City of Grand Junction and in compliance with methods and criteria specified in the City's *Stormwater Management Manual*.

I appreciate this opportunity to be of service to you, and I look forward to working with you again. If you have any questions or need more information concerning this report, please contact me at your convenience.

Sincerely yours,



Richard N. Morris, P.E.
Consulting Engineer and Geologist



RNM/avp
Enclosure

REVIEW COMMENTS

Page 1 of 3

FILE #RZF-96-176

TITLE HEADING: CLM Minor Subdivision

LOCATION: 2464 & 2466 F Road

PETITIONER: Clifton & Trula Mays

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 1450
Grand Junction, CO 81502
243-5669

PETITIONER'S REPRESENTATIVE: Dan Roberts

STAFF REPRESENTATIVE: Bill Nebeker

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., AUGUST 22, 1996.

CITY COMMUNITY DEVELOPMENT

8/14/96

Bill Nebeker

244-1447

PLAT:

1. Is multi-purpose easement along east boundary 10' or 15' wide?
2. Should 10' multi-purpose & drainage easement run along full distance of lot 2, west line?
3. Is a 15' multi-purpose easement needed along the Patterson Road frontage of lot 2?
4. If no utility easements are being dedicated, remove utility easement dedication statement.

NOTE: Since lot 1 will be replatted to accommodate the Hacienda Multi-Family complex, the only easements needed for this lot are those required to serve lot 2 and adjacent lots to lot 1.

SITE PLAN:

1. West driveway must be spaced further from driveway on adjacent parcel; since the narrowness of the lot prohibits this, a shared driveway entrance is required between these two properties. (General Guideline #6, Patterson Road Corridor Guidelines)
2. Parking ratio is based on one space per 300 square feet of **gross floor area**, plus one space for each office-owned/leased vehicle (for non Medical/Dental offices); plus one space per each **200 gross square feet sales area (for General Retail Sales)**. Change your land use summary accordingly and show required parking. Your land use summary doesn't match what's graphically shown on site plan. (i.e. site plan shows 3000 gross square feet of office, summary show 3384 net square feet.) Please correct. If you have any questions please call me at 244-1447.
3. Place a note on the site plan that states that the permitted uses within the complex include those uses which are allowed in the B-1, B-2 & B-3 zones in the Grand Junction Zoning and Development Code.
4. Show and note the size (height, width) of monument style sign to be placed along Patterson Road.
5. A detailed landscape plan will be required as indicated on the submittal checklist, to show how the site conforms with landscaping of parking lots in excess of 50 spaces (Section 5-5-1F.2a-i); revisions include, but are not limited to, the following:

- a. a landscape barrier to shield the parking lot from the street not to exceed 3.5' at maturity but at least 2.5' at the time of planting shall be placed along, but not in the right-of-way. (The height of the landscape barrier can be achieved either with plantings and/or berming)
- b. minimum 5' landscaped perimeter strip required along north, east and west boundary; at least 40% of this area shall contain shrubs
- c. an additional 11 trees (1 tree per 40 linear feet) are required in the perimeter strip, to screen parking from adjacent uses
- d. additional landscaping needed to satisfy required interior landscaping requirement (11 more trees)
- e. a lighting plan per Section 5-5-1F.2i will be required to assure that the wall mounted lighting is acceptable
- f. Austrian Pine must be at least 6' in height when planted

ZONE CHANGE:

No Comments

CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

- 1. The drainage report is good.
- 2. The proposed driveways do ^{not} meet city standards. A copy of the standard is attached. Options are as follows: 1) one driveway will be allowed on the eastern side of the parcel. 2) The western driveway may be a shared driveway with Bishops Furniture. A common access agreement will be required and sufficient stacking distance on site must be provided for safe and efficient movements.
- 3. There are no specific uses defined with the proposed Planned Business zone. This can have an effect on the traffic generation. The traffic projected in the narrative indicates a traffic study may be required; however, depending on the type of retail or office use, there may be either an increase or a reduction in the traffic generation.

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

Well thought out, very thorough site plan. No objections or concerns.

CITY FIRE DEPARTMENT

8/14/96

Hank Masterson

244-1414

- 1. Fire Department access to the proposed building is acceptable.
- 2. The proposed on-site fire hydrant is not required. Instead, locate a new hydrant along Patterson and just east of the east entrance to the site.

MESA COUNTY BUILDING DEPARTMENT

8/5/96

Bob Lee

244-1656

No comments.

GRAND VALLEY IRRIGATION

8/6/96

Phil Bertrand

242-2762

Need to understand site drainage.

GRAND JUNCTION DRAINAGE DISTRICT

8/5/96

John Ballagh

242-4343

1. The site is wholly within the Drainage District. Surface waters flow into the Independent Ranchmans Ditch - Horizon Drive Channel, not a Grand Junction Drainage District facility. Response might best come from the Grand Valley Irrigation Company.
2. The on-site drainage facilities are to be privately owned and maintained - re: drainage report and plat and dedication.

UTE WATER

8/13/96

John Ballagh

242-7491

1. A 12" x 8" wet tap is needed for this project at the developers expense. Contact with Ute Water is needed to discuss water metering and the proposed 8" fire line.
2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Construction plans required 48 hours before development begins.
4. Policies and fees in effect at the time of application will apply.

U S WEST

8/12/96

Max Ward

244-4721

For timely telephone service, as soon as you have a plat and power drawing for your development, please....

MAIL COPY TO:

U S West Communications

ATTN: Max Ward

P.O. Box 2688

Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent

City Attorney

Public Service Company

TCI Cablevision

Clifton L. Mays
PO Box 4150, Grand Junction, CO 81502 (970) 243-5669

August 22, 1996

Bill Nebeker
City of Grand Junction
Community Development Dept.
250 North Fifth Street
Grand Junction, CO 81501

RE: CLM Minor Subdivision, File No. RZF-96-176

Dear Mr. Nebeker:

The following is provided in response to Review Comments received by my office on August 20, 1996:

The City Utility Engineer, Mesa County Building Department, Ute Water, and US West comments are informational in nature and do not require a specific response.

COMMUNITY DEVELOPMENT DEPARTMENT - A single existing 30 foot wide drainage and utility easement is now shown on the final plat adjacent to the easterly property line. No other easements are necessary.

1. The Site Plan has been modified to show an enlargement of the existing driveway which provides access to the west side of the property.
2. The Site Plan has been modified to correctly show the gross floor area on the Land Use Summary Chart. The gross floor area of the building requires 62 spaces, 59 spaces are provided. It is our understanding that some uses which will be within the building have parking requirements based on the square footage of the sales area, particularly those uses which fall within the low volume retail sales classification. If the building area exclusive of rest rooms and mechanical rooms is used the 59 spaces exceed the minimum requirement.
3. A note has been added to the Site Plan below the Land Use Summary stating, "uses allowed within the complex is limited to those within the B-1, B-2, and B-3 zones per the City Code.
4. The location of a 10' by 20' monument type sign has been added to the Site Plan.
5. The following revisions have been made to the landscaping:
 - a) Since the landscaped area between the parking areas and Patterson Road also

serve as part of the storm water management for the project and consist of shallow depression for storm water detention it is not feasible to provide the required 3.5 feet barrier. Therefore, the plan has been modified to include the construction of a 30 inch high solid wood fence adjacent to the east parking area. The west parking area is located more than 34 feet from the travel way on Patterson Road and is adjacent to a landscaped area which contains an Austrian Pine tree. This should provide an adequate buffer between the parking area and Patterson Road.

b) Due to the narrow nature of the site a 5 foot landscaped strip can not be provided along the north, east and west boundary of the site. However, the Site Plan has been modified to increase the width to 3.5 feet. It should be pointed out that there is additional area between our property and the existing parking lot on the west. Preliminary Development Plans for the property north of our site depict the construction of a screen wall on the property line. We will construct a 6 foot high solid wood fence along the east property line. 11 upright Junipers have been added to the landscaped strip.

c) An additional 11 shade trees have been added to the landscaping plan in the perimeter landscaping strip.

d) Providing 11 additional shade trees in the interior of the parking area would result in an approximate 20 percent reduction in the building area. This is not acceptable to us. We would like to appeal this requirement before the Planning Commission and the City Council.

e) Specifications for the lighting fixtures use on the sides of the building is attached.

f) The Landscape Legend has been changed to indicate a minimum height of 6 feet for the Austrian Pine Tree.

CITY DEVELOPMENT ENGINEER - The western driveway will be modified to be shared with Bishops Furniture. An access agreement for the shared driveway will be provided to the department prior to consideration by the Planning Commission. All driveways will be constructed in accordance with City Standard specification.

Specific use which will occur within the building can not be provided at this time. In addition to the planned office use, the retail uses will be low volume due to the size of the building.

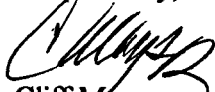
CITY FIRE DEPARTMENT - The location of the new fire hydrant has been revised as requested and is now shown east of the east driveway.

GRAND VALLEY IRRIGATION - A meet with the Project Engineer and the irrigation company will be held prior to the Planning Commission hearing to discuss how site drainage is to be handled.

GRAND JUNCTION DRAINAGE DISTRICT - All of the on-site drainage facilities will be privately owned and maintained.

We hope that our response is satisfactory to you. However, if you require any additional information do not hesitate to contact our office.

Respectfully,



Cliff Mays

xc: Dan Roberts

PERIMAPAK™

- DURABLE CONSTRUCTION
- 250-400 WATT WALL LIGHTER
- FOR 15-25 FT. MOUNTING HEIGHTS

The Perimapak Series is a heavy duty wall lighter for 15-25 foot mounting heights. Its aesthetic design makes this luminaire ideal for perimeter lighting around parking garages, industrial plants, tunnels, or any area requiring a high performance, decorative luminaire.

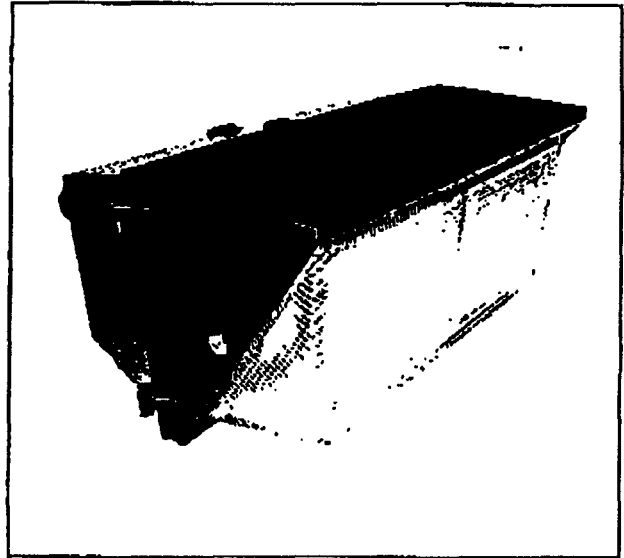
HOUSING — Rugged, die cast aluminum with bronze finish. Door frame assembly is hinged and retained to housing with two captive stainless steel screws. This design allows easy accessibility for relamping or servicing of luminaire. May be surface conduit mounted using any of three convenient 1/2" hubs (top and sides) or mounted directly over standard 4" outlet box.

REFRACTOR — Heavy duty, prismatic heat and impact resistant borosilicate glass designed for wide spread distribution.

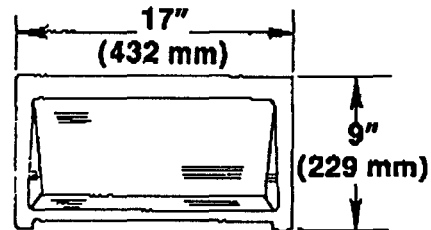
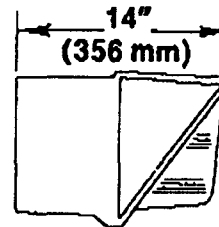
REFLECTOR — One piece stippled reflector is designed to work in conjunction with refractor to provide good luminaire efficiency.

BALLAST — Class "H" insulated, -40°F starting (-20°F MH) high power factor, 60Hz. Isolated ballast chamber provides cooler operation and full ballast life.

ADDITIONAL FEATURES — U.L. 1572 listed, suitable for wet locations. Quick and easy to install. Porcelain mogul base socket. Accessories include field installable wireguard, polycarbonate shield and photocontrol.



DIMENSIONS

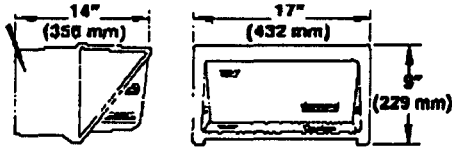


Project	
Type	Catalog Number
Remarks	



HUBBELL LIGHTING PHOTOMETRIC REPORT

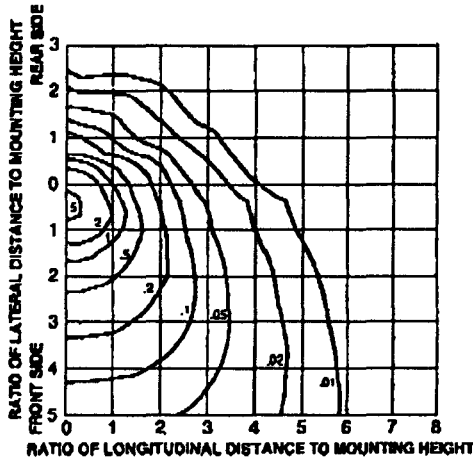
PRP-250H-XXX



TEST NO.: HP-03550
 SOURCE: METAL HALIDE
 LAMP: M250 BU-HOR
 WATTS: 250

L.C.L: 5'
 LUMENS: 19,500
 EFFICIENCY: 56.4%
 APPROVED: RCA

ISOFOOT-CANDLE DIAGRAM
 VALUES BASED ON 20 FOOT MOUNTING HEIGHT

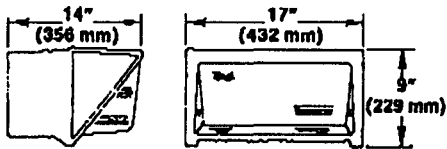


MOUNTING HEIGHT	CORRECT. FACTOR
15	1.78
18	1.23
20	1.00
22	.83
24	.69
26	.59
28	.51
30	.44

LIGHT FLUX VALUES		
	LUMENS	PERCENT OF LAMP
DOWNWARD FRONT SIDE	7395	37.9
UPWARD FRONT SIDE	2241	11.5
DOWNWARD REAR SIDE	1281	6.6
UPWARD REAR SIDE	79	.4
TOTAL	10996	56.4

HUBBELL LIGHTING PHOTOMETRIC REPORT

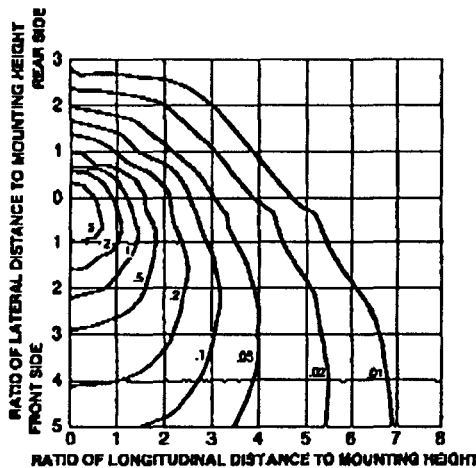
PRP-400H-XXX



TEST NO.: HP-03548
 SOURCE: METAL HALIDE
 LAMP: MVR-400-U
 WATTS: 400

L.C.L: 5.75'
 LUMENS: 32,000
 EFFICIENCY: 57.6%
 APPROVED: RCA

ISOFOOT-CANDLE DIAGRAM
 VALUES BASED ON 20 FOOT MOUNTING HEIGHT



MOUNTING HEIGHT	CORRECT. FACTOR
15	1.78
18	1.23
20	1.00
22	.83
24	.69
26	.59
28	.51
30	.44

LIGHT FLUX VALUES		
	LUMENS	PERCENT OF LAMP
DOWNWARD FRONT SIDE	11980	37.4
UPWARD FRONT SIDE	4005	12.5
DOWNWARD REAR SIDE	2332	7.3
UPWARD REAR SIDE	129	.4
TOTAL	18,446	57.6



TESTED TO CURRENT IES AND NEMA STANDARDS UNDER STABILIZED LABORATORY CONDITIONS. VARIOUS OPERATING FACTORS CAN CAUSE DIFFERENCES BETWEEN LAB DATA AND ACTUAL FIELD MEASUREMENTS.

Hubbell/Lighting Division, 2000 Electric Way, Christiansburg, Virginia 24073, (703) 382-6111 • Fax: (703) 382-1526 • Telex: 23-7407719
 Hubbell Canada, Inc., 1920 Clements Road, Pickering, Ontario L1W3V6, (416) 839-1138 • Fax: (416) 427-2562 • Telex: 08-981288
 Harvey Hubbell, Ltd., Ronald Close, Woburn Rd. Ind. Estate, Kempston, Bedford, England MK42-7SH • Tel (44 234) 855444 • Telex: 826065

Ordering Information

Catalog Number	Voltage	Lamp Type	Voltage*	Weight	
				Lbs.	Kgs.
PRP-250S-118	250	HPS	QUAD-TAP**	36	16.2
PRP-400S-118	400	HPS	QUAD-TAP	40	18.0
PRP-250H-118	250	MH**	QUAD-TAP	34	15.3
PRP-400H-118	400	MH**	QUAD-TAP	37	16.7

* Quad-Tap — 120, 208, 240, 277 volt ballast. 347 volt available - consult factory.

** Mercury vapor lamps may be used in metal halide ballasted luminaires.

Accessories

For field installation on the Perimapak series. Must be ordered separately

Catalog Number	Description	Weight	
		Lbs.	Kgs.
PRP-WG	Wire Guard††	.75	.3
PRP-PS	Polycarbonate Shield ††	1.00	.4
PTA-8	Photocontrol 120-277 Volt	.25	.1

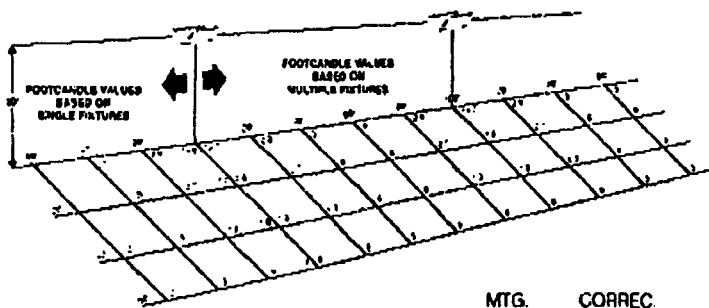
†† For independent use only.

FOOTCANDLE ARRAY DIAGRAM

400 Watt high pressure sodium

Footcandle array based on:

- 20 foot mounting height
- 5 to 1 spacing to mounting height ratio
- 3 mounting heights in front of luminaire



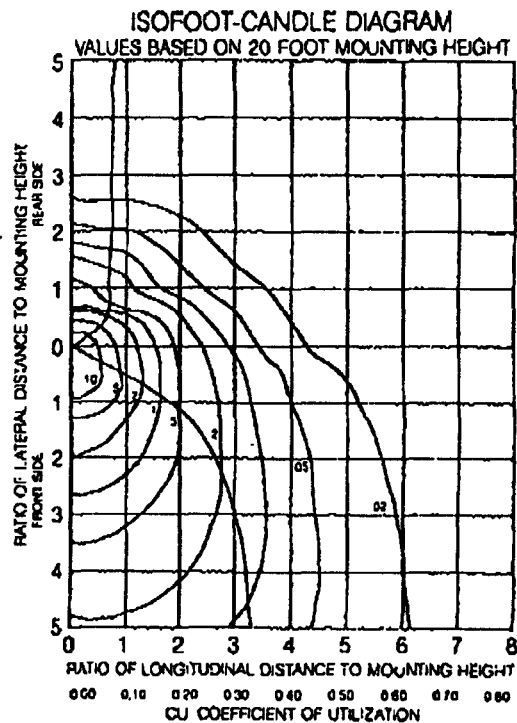
MTG. HGT	CORREC. FACTOR
15	1.78
16	1.58
17	1.38
18	1.23
19	1.11
20	1.00
21	0.91
22	0.83
23	0.76
24	0.69
25	0.64

- Not to scale.
All values are initial footcandle values.
Data calculated from test no. HP-03522.
To determine footcandle values for 250 watt HPS, multiply by .55.

PHOTOMETRICS

PRP-400S-118

HLD TEST NO. HP-03522



Hubbell/ Lighting Division, 2000 Electric Way, Christiansburg, Virginia 24073, (703) 382-6111 • Fax: (703) 382-1526 • Telex: 23-7407719
Hubbell Canada, Inc., 1920 Clements Road, Pickering, Ontario L1W3V6, (416) 839-1138 • Fax: (416) 427-2562 • Telex: 06-981288
Harvey Hubbell, Ltd., Ronald Close, Woburn Rd. Ind. Estate, Kempston, Bedford, England MK42-7SH • Tel (44 234) 855444 • Telex: 826065

December 1991

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Printed in U.S.A.

RESOLUTION No. MCM 94-147,
 PLANNING DIVISION No. C94-94
 APPROVAL OF AN OFFICIAL DEVELOPMENT PLAN/PRELIMINARY/FINAL PLAN
 BISHOP'S FURNITURE GALLERY

WHEREAS, Jim & Norri Bishop sought approval of an Official Development Plan/Preliminary/Final Plan in order to operate a furniture store on a parcel zoned Planned Business for the following described land situated in the County of Mesa, State of Colorado, to wit:

(See attached)

WHEREAS, a hearing before the Board of County Commissioners was held 16 August, 1994.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA FINDS AS FOLLOWS:

That the hearing before the Board was held after proper notice.

That the staff recommendation was contained in a staff review dated 19 July, 1994.

That the Mesa County Planning Commission made a recommendation at a public hearing held 28 July, 1994.

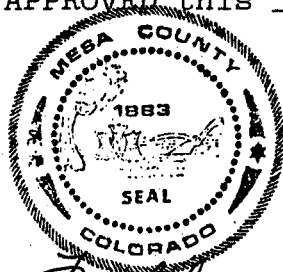
That the application is in accordance with relevant Mesa County Land Use Policies and the health, safety and welfare of the residents of Mesa County.

That the application met with Section 5.1 (Mesa County Planned Unit Development Resolution) of the Mesa County Land Development Code.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN THE COUNTY OF MESA, STATE OF COLORADO, that: the Bishop's Furniture Gallery Official Development Plan/Preliminary/Final Plan is approved subject to the following conditions:

1. Establish the following setbacks:
 - a. Front yard or right-of-way setback - 40' from center line.
 - b. Side yard setback - 0'.
 - c. Rear yard setback - 20'
2. In addition to lawn and shrubs, trees are required in the front of the store.
3. An additional landscaped island is required in the parking lot.
4. Provide an ingress/egress easement along the eastern property line in order to allow a shared driveway.
5. A revised drainage report is necessary.
6. Submit information regarding irrigation.
7. Provide a guarantee for landscaping.
8. The final plan must be recorded within one year of the date of the BOCC resolution.

APPROVED this 23rd day of August 1994.



John Crouch
 John Crouch, Chairman
 Board of County Commissioners

ATTEST:

Monika Todd
 Monika Todd
 Mesa County Clerk
 by *Jean Hawk*, Deputy

Legal Description

BOOK 2094 PAGE 965

Type the Legal Description(s) below, using additional sheets as necessary. Please type the legal description single spaced with one (1) inch margins on each side.

FOR CURRENT PLANNING AND DEVELOPMENT USE ONLY:

LEGAL DESCRIPTION CHECKED AGAINST DEED _____ OK _____ RETURNED FOR CORRECTION.

Recorded at _____ o'clock _____ M., _____
Reception No. _____

Recorder

Recorder's Stamp

REEG & COMPANY, A LIMITED PARTNERSHIP, AND

THE LIEFFERS FAMILY TRUST DATED OCTOBER 13, 1989

BOOK 2068 PAGE 4

BY WILLIAM C. LIEFFERS, TRUSTEE
whose address is

County of

and State of

ONE HUNDRED NINETY THOUSAND AND 00/100*****
for the consideration of

Dollars,

1680540 04:25 PM 05/02
MONIKA TODD CLK® MESA COUNTY
DOC # 19

in hand paid, hereby sell(s) and convey(s) to

JAMES LEE BISHOP

NORRICE ANN BISHOP AND JOAN V. KUXHAUSEN

, whose address is

1004 QUAY AVENUE
GRAND JUNCTION, CO 81501,
COLORADO

County of

MESA

and State of

in the

County of MESA

and State of Colorado, to-wit:

, *in joint tenancy*, the following real property situate

The SW 1/4 of the SW 1/4 of the SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the West 417.5 feet thereof, AND EXCEPT that portion conveyed to the City of Grand Junction as described in instrument recorded June 27, 1988 in Book 1699 at Page 266. Mesa County, Colorado.



August 29, 1996

Dan Roberts
PO Box 4150
Grand Junction, CO 81502

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

Dear Dan:

In accordance with Section 6-8-3 of the Grand Junction Zoning and Development Code, the CLM Minor Subdivision, zone change and site plan review (city file #RZF-96-176) has been pulled from the September 3, 1996 Planning Commission hearing. The reason for this withdrawal is numerous unresolved site design issues. Zone changes for Planned Developments cannot be granted without an approved site plan. Some of the unresolved issues are as follows:

1. Required parking stated on site plan does not match number of parking spaces provided.
2. Parking requirement is based upon specific uses of the property. Section 7-2-3B requires that, "each Planned Development application shall provide a list of specific uses requested." No specific uses were provided.
3. The city's TEDS Manual requires a 40 foot stacking distance. Only 25 feet is provided.
4. This parcel is too narrow for two driveways. (Two curb cuts are present at the site because it currently consists of two separate parcels. After replatting the 165 foot wide single parcel does not justify two driveway entrances.)
4. A detailed landscape plan meeting code requirements was not provided.
5. An acceptable lighting plan was not submitted.

I've tentatively set a meeting with yourself, Mark Relph, Public Works Manager, Jody Kliska, City Development Engineer, and myself for Wednesday, September 4, 1996 at 10:30 a.m. to discuss these requirements in detail. I'll call to confirm this meeting with you on Friday August 30th. Four sets of revised plans would then have to be resubmitted to our office by September 17, 1996 to be scheduled for the October Planning Commission hearing. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

Clifton L. Mays, Sr.

PO Box 4150 Grand Junction, CO 81502 (970) 243-5669

September 17, 1996

Mr. William H. Nebeker
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: CLM Minor Subdivision, File No. RZF-96-176


Dear Mr. Nebeker:

We are submitting herewith our modified Final Site plan for the above referenced file. The modifications are a result of our meeting with you and other City officials, September 4, 1996. We trust the changes are sufficient to move the project forward.

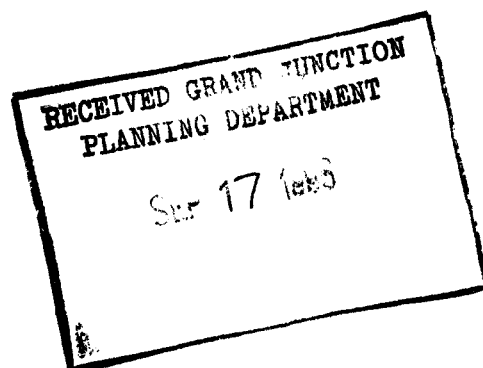
We wish to limit the uses of the building to general retail, professional offices and service business - personal inside, **limited to barber/beauty shop(s) and pharmacies.** We did not find anything under the limited descriptions available in the Use/Zone Matrix for general retail that we wish to exclude, but we are willing to consider excluding anything in this category you would consider an onerous use for the site. Please advise if such is the case.

If you have questions, please call. We are anxious to move this project forward.

Respectfully,


Daniel M. Roberts, for
Clifton L. Mays, Sr.

DMR/r



Clifton L. Mays, Sr.

PO Box 4150 Grand Junction, CO 81502 (970) 243-5669

September 17, 1996

Mr. William H. Nebeker
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: CLM Minor Subdivision, File No. RZF-96-176


Dear Mr. Nebeker:

We are submitting herewith our modified Final Site plan for the above referenced file. The modifications are a result of our meeting with you and other City officials, September 4, 1996. We trust the changes are sufficient to move the project forward.

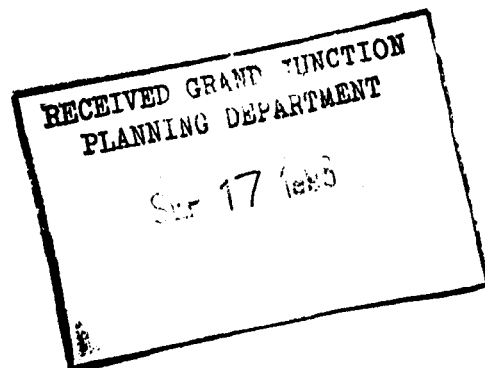
OK - We wish to limit the uses of the building to ^{OK} general retail ^{EXCLUDING MEDICAL & DENTAL} professional offices and service business personal inside, limited to barber/beauty shop(s) and pharmacies. We did not find anything under the limited descriptions available in the Use/Zone Matrix for general retail that we wish to exclude, but we are willing to consider excluding anything in this category you would consider an onerous use for the site. Please advise if such is the case.

If you have questions, please call. We are anxious to move this project forward.

Respectfully,


Daniel M. Roberts, for
Clifton L. Mays, Sr.

DMR/r



ORACLE - EXCLUDING MEDICAL & DENTAL

Clifton L. Mays, Sr.

PO Box 4150 Grand Junction, CO 81502 (970) 243-5669

September 20, 1996

Mr. William H. Nebeker
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

RE: CLM Minor Subdivision, File No. RZF-96-176

Dear Mr. Nebeker:

We are submitting herewith our modified Final Site plan for the above referenced file showing the parking changes, some changes to landscaping and redesign of the handicap parking spaces. We have tried to follow your suggestions as a result of our meeting, September 18, 1996.

I do not believe we have the handicap spaces drawn exactly per specification, but the spaces should be in conformance with the footage requirements and should only require redesignating the stripping to conform with City spec.

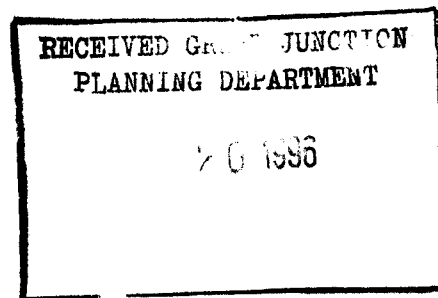
Please advise if you have questions.

Respectfully,



Daniel M. Roberts, for
Clifton L. Mays, Sr.

DMR/r



STAFF REVIEW - PLANNING COMMISSION REPORT - OCTOBER 1, 1996 HEARING

FILE: RZF-96-176
DATE: September 25, 1996
STAFF: Bill Nebeker
REQUEST: CLM Minor Subdivision, Rezone from PR to PB, & Final Plan
LOCATION: 2464 Patterson Road; Tax Parcel #2945-044-00-061.
APPLICANT: Clifton L. Mays

EXECUTIVE SUMMARY: The applicant proposes to create a two lot commercial and residential subdivision, rezone a portion of the Planned Residential site to Planned Business and develop a 12,244 square foot retail and office building. Parking, landscaping and access to Patterson Road addresses the Patterson Road corridor guidelines. The site has been redesigned with a one-way traffic circulation pattern around the building and a shared, expanded driveway with Bishop's Furniture Gallery, directly to the west. Staff recommends approval with conditions.

EXISTING LAND USE: vacant

PROPOSED LAND USE: commercial (retail & office)

SURROUNDING LAND USE:

NORTH: vacant (proposed multi-family - Hacienda)

SOUTH: vacant

EAST: single family residential

WEST: commercial (Bishop's Furniture)

EXISTING ZONING: PR & PB

SURROUNDING ZONING:

NORTH: PR 17

SOUTH: C-2

EAST: PB

WEST: PB

RELATIONSHIP TO COMPREHENSIVE PLAN: The Planning Commission adopted Growth Plan recommends that the south portion of this site (commercial office building; lot 2) develop as Commercial and the north portion (lot 1) as Residential High Density with 12+ units per acre.

STAFF ANALYSIS: The applicant proposes to subdivide and reconfigure two parcels totaling approximately 21 acres into two parcels of 20 and 1 acres. Lot 1, located to the north is planned to

be further subdivided in the future as part of the 20 acre Hacienda multi-family development. Lot 2 which fronts Patterson, will be combined with a existing lot already zoned Planned Business (PB), and used for a commercial retail and office building. A portion of this lot will be rezoned from PR 17 to PB.

Subdivision: Presently lot 1 which fronts F 1/4 Road and 24 1/2 Road , also extends to Patterson Road over a flagpole 165 feet wide, narrowing to 65 feet. The owner of lot 1 proposes to sell off the south 278 feet of this lot, with frontage on Patterson. The Hacienda multi-family development is proposed on lot 1, which will be further subdivided before development. Easements for lot 1 will be determined at that time. Lot 2 will combine the existing 14,350 square foot parcel (zoned PB) with the remainder of the larger parcel (zoned PR-17), be rezoned to PB and developed with a commercial office and retail building.

Rezone: A zone change from PR-17 to PB over a 31,486 square foot parcel is necessary to accommodate the commercial building. Planned Business is an appropriate and preferred zone adjacent to Patterson Road. Through the PB zone the applicant has greater flexibility in designing the site, while staff has greater control over uses, signage and lot layout. PB is more complementary to other planned business, commercial and industrial uses on the north side of Patterson between 24 1/2 Road and 25 1/2 Road.

Staff finds that the proposed rezone meets the criteria established in Section 4-4-4 of the Grand Junction Zoning and Development Code as noted below:

- A. **Was the existing zone an error at the time of adoption?** No. The zoning matched the configuration of a parcel with frontage on other streets that is appropriately zoned for high density multi--family uses.
- B. **Has there been a change in character in the area due to the installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** With the subdivision of this parcel from the parcel to the north, multi-family is no longer appropriate on a lot this size.
- C. **Is there an area of community need for the proposed rezone?** The project is a response to an anticipated market demand for the proposed commercial uses.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** Heavy landscaping and a solid wood fence will screen this use from an adjacent single family home to the east on a lot zoned PB. Future redevelopment of this home site to a commercial use is likely. The use is compatible with other surrounding uses.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?** The proposal redevelops a vacant lot that formerly was used for residential use. Benefits derived by the community include increase in the property tax base, landscaping of a vacant lot and development that complements the commercial nature of Patterson Road.

- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** Yes. The zoning is in conformance with the Growth Plan Map, which shows this area developing as commercial. The site design is in conformance with Patterson Road corridor guidelines.
- G. **Area adequate public facilities available to serve development for the type and scope suggested by the proposed zone?** Yes. Utilities are available in Patterson Road to serve this development.

Site Plan: A 12,244 square foot commercial building is proposed with 6000 square feet of professional office space and the remainder for general retail and/or personal service businesses such as a barber shop or pharmacy. Parking is based on general office rather than medical or dental offices so these uses will be prohibited from the site. Fifty one parking spaces are required and provided.

The site was deemed too small to have two driveway entrances, so the applicant chose a one-way traffic circulation pattern that reduces turning conflicts on Patterson Road. An "in only" driveway entrance is proposed on the east side of the parcel, a one way driveway around the building, then exiting on an expanded, shared driveway with Bishop's Furniture to the west. An ingress/egress easement must be dedicated on the plat and obtained from Bishop's for the common driveway. Maneuvering of fire and other large vehicles around the northwest and northeast corners of the building will require that the building be moved 6 feet closer to Patterson Road. A 29 foot setback will still be maintained to Patterson Road.

A revised grading and drainage plan will be required to reflect the new site design. The pine tree adjacent to the berm near the west driveway shall be replaced with a deciduous tree to provide a better line-of-sight for vehicles exiting onto Patterson Road. The van accessible parking space in the northwest corner of the site shall be redesigned for the aisle to be on the north side, to avoid conflicts with adjacent parked cars.

STAFF RECOMMENDATION: Approval with the following conditions:

Subdivision:

1. Provide an ingress/egress easement over the portion of the west driveway to be shared with Bishop's Furniture.

Site Plan:

1. An ingress/egress easement must be obtained for the remainder of the shared driveway with Bishop's Furniture.
2. Revise the site plan to show that the building has been moved 6 feet towards Patterson Road to provide an adequate turning radius at the northeast and northwest corners of the building.
3. Revise parking to show aisle for van accessible space on the north side of the space.
4. Submit a revised grading and drainage plan for review and approval that reflects the revised site plan.
5. Replace the Austrian pine located near the berm by the west driveway with a deciduous tree.
6. Note on the landscape plan that the pines will be at least 6' in height at the time of planting.

NOTE: The site excludes medical and dental offices.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-194 I move that we:

1. Forward a recommendation of approval to the City Council for the rezone of this parcel from PR to PB
2. Approve the CLM Minor Subdivision and Final Plan for CLM Retail/Office Center based upon staff's recommendation.

STAFF REVIEW - CITY COUNCIL - OCTOBER 16, 1996 HEARING

FILE: RZF-96-176
DATE: October 10, 1996
STAFF: Bill Nebeker
REQUEST: Rezone from PR-17 to PB
LOCATION: 2464 Patterson Road; Tax Parcel #2945-044-00-061
APPLICANT: Clifton L. Mays

EXECUTIVE SUMMARY: The applicant requests to rezone a portion of proposed lot 2, CLM Minor Subdivision from Planned Residential not to exceed 17 units per acre to Planned Business (PB). A portion of the site is already zoned PB. A 12,244 square foot commercial building for retail and office is proposed. The Planning Commission has previously approved the site plan and subdivision for the site. The rezone is in conformance with the Growth Plan. Staff recommends approval.

EXISTING LAND USE: vacant

PROPOSED LAND USE: commercial (retail & office)

SURROUNDING LAND USE:

NORTH: vacant (proposed multi-family - Hacienda)

SOUTH: vacant

EAST: single family residential

WEST: commercial (Bishop's Furniture)

EXISTING ZONING: PR & PB

SURROUNDING ZONING:

NORTH: PR 17

SOUTH: C-2

EAST: PB

WEST: PB

RELATIONSHIP TO COMPREHENSIVE PLAN: The Growth Plan recommends that this site develop as Commercial. This proposal is in conformance with the plan.

STAFF ANALYSIS: The applicant proposes to construct a 12,244 square foot building for retail and office uses on Patterson Road, directly east of Bishop's Furniture Gallery. A portion of the lot is zoned PR-17 and must be rezoned to Planned Business to accommodate the commercial building. Planned Business is an appropriate and preferred zone adjacent to Patterson Road.

Through the PB zone the applicant has greater flexibility in designing the site, while staff has greater control over uses, signage and lot layout. PB is more complementary to other planned business, commercial and industrial uses on the north side of Patterson between 24 1/2 Road and 25 1/2 Road.

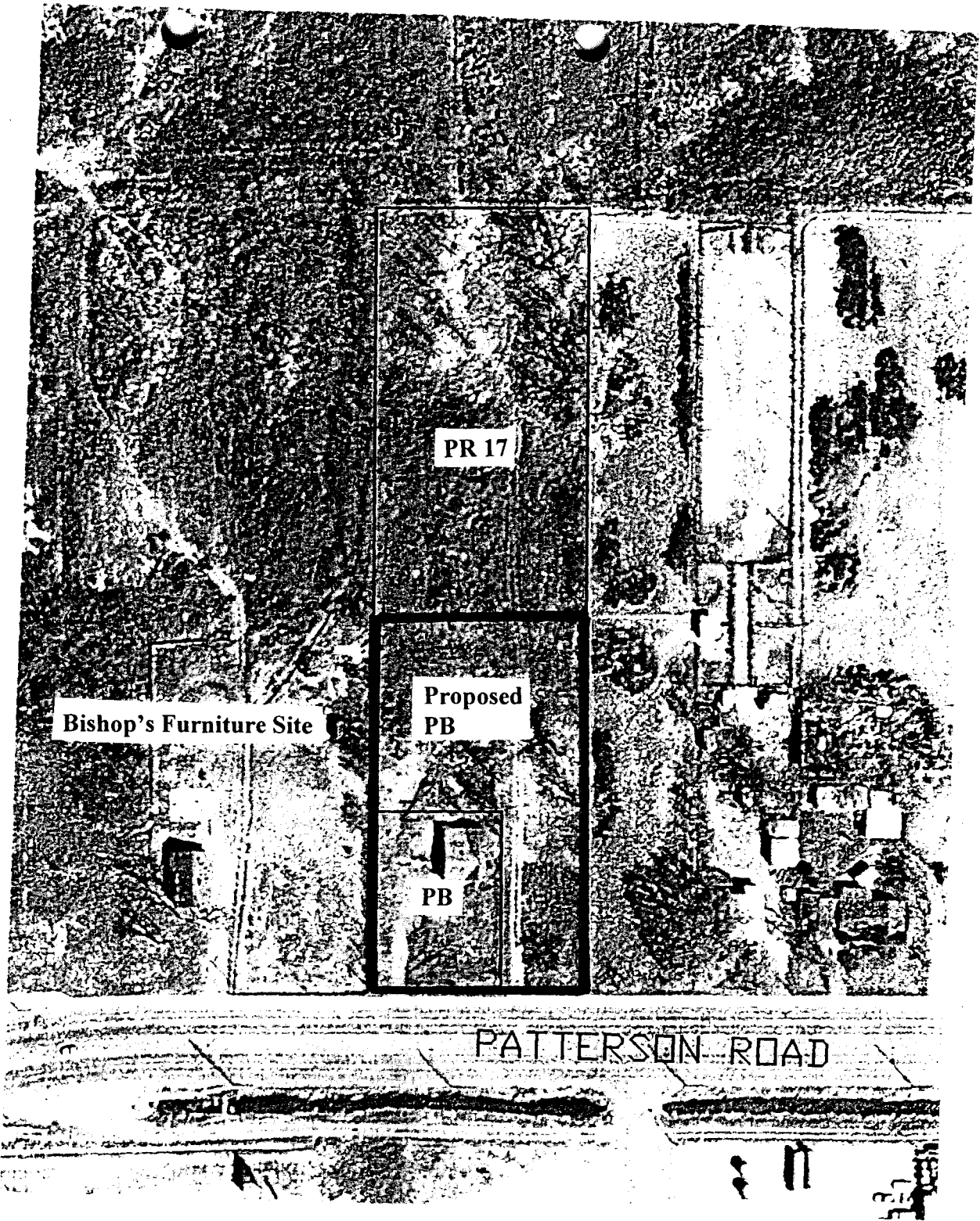
The Planning Commission found that the proposed rezone meets the criteria established in Section 4-4-4 of the Grand Junction Zoning and Development Code as noted below:

- A. **Was the existing zone an error at the time of adoption?** No. The zoning matched the configuration of a parcel with frontage on other streets that is appropriately zoned for high density multi--family uses.
- B. **Has there been a change in character in the area due to the installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** With the subdivision of this parcel from the parcel to the north, multi-family is no longer appropriate on a lot this size.
- C. **Is there an area of community need for the proposed rezone?** The project is a response to an anticipated market demand for the proposed commercial uses.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** Heavy landscaping and a solid wood fence will screen this use from an adjacent single family home to the east on a lot zoned PB. Future redevelopment of this home site to a commercial use is likely. The use is compatible with other surrounding uses.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?** The proposal redevelops a vacant lot that formerly was used for residential use. Benefits derived by the community include increase in the property tax base, landscaping of a vacant lot and development that complements the commercial nature of Patterson Road.
- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** Yes. The zoning is in conformance with the Growth Plan Map, which shows this area developing as commercial. The site design is in conformance with Patterson Road corridor guidelines.
- G. **Area adequate public facilities available to serve development for the type and scope suggested by the proposed zone?** Yes. Utilities are available in Patterson Road to serve this development.

The Planning Commission previously heard and approved a site plan and minor subdivision for the site. The applicant will comply with several conditions attached to the site plan to assure that the site has safe access to Patterson Road, adequate maneuvering and parking and is aesthetically pleasing.

PLANNING COMMISSION RECOMMENDATION: Approval with no conditions.

STAFF'S RECOMMENDATION: Approval per Planning Commission's recommendation.



RZF-96-176
CLM Minor Subdivision, Retail & Office Center

PDR 96-245
RZF-96-176

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

CLM MINOR SUBDIVISION

Situated in the SE 1/4 of Section 4,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 6 day of March, 1997.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks
James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County
Date: _____
Plat Book: 15 Page: 271
Drawer: DDIS
g:\special\platcert.doc



4/11/97

2399 River Road
P.O. Box 4150
Grand Junction, Colorado 81502
(970) 243-5669 • Fax (970) 245-2661

Bill Nebeker
City of Grand Junction
Community Planning Dept.
250 N. 5th St.
Grand Junction, CO 81501

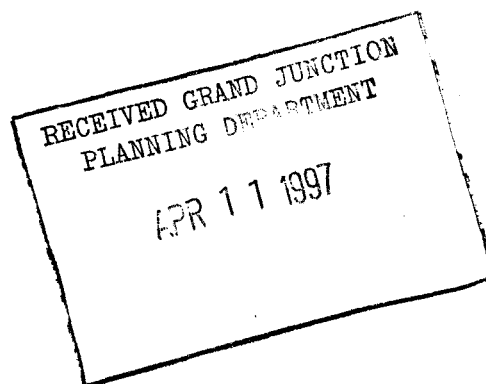
Re: RZF-96-176

We are submitting for, your approval, the site plan and landscape plan for CLM
Retail/Office Center.

Thank You,

A handwritten signature in black ink, appearing to read "Patterson Cake", is written over the typed name.

Patterson Cake



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



April 28, 1997

Daniel M. Roberts
Mays Concrete
PO Box 4150
Grand Junction, CO 81502

RE: Office/Retail Building at 2464 Patterson Road (RZF-96-176)
Mays Concrete Yard Expansion ((PDR-96-245)

Dear Dan:

In accordance with Section 5-4-1H of the Grand Junction Zoning and Development Code a Transportation Capacity Payment (TCP) of \$5980.40 is required before a planning clearance for your office/retail building at 2464 Patterson Road can be approved. See attached Public Information Series for more information on the purpose of the TCP. This amount is based on a payment of \$700 per 1000 gross square footage for retail use ($7.308 \times \$700 = 5115.60$) and \$400 per 1000 square footage for office use ($2.162 \times \$400 = \864.80).

The requirement for the TCP should have been relayed to you by the City Development Engineer at the time that the City initially reviewed your application. I apologize that this information was not forwarded to you until now.

In reference to your concrete yard along the riverfront trail, as a follow-up to our on site meeting on April 25, 1997 with Shawn Cooper, you agreed to the following. A 6' high chain link fence will be constructed within 3'-6' of the existing historic fence. The actual distance will be determined by leaving as much existing vegetation as possible between the two fences. At least 20 native species such as Russian olive trees will be planted between the new fence and this section of the river trail to maintain a 6' high year-round screen. A drip irrigation system shall be installed to water existing and new vegetation. No screening will be required for the chain link fence as it makes the 90° turn and proceeds due north to the end of the existing wire fence. However, the City reserves the right to require slats in this fence after its construction if it is determined that this portion of the storage yard needs additional screening. The landscape and site plan shall be revised to show these changes.

Please contact me immediately if you are not in agreement with the above stated conditions. If you have any questions please call me at 24-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Shawn Cooper

**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

)	PLANNING COMMISSION
FOR)	DECISION
)	
Clifton L. Mays, Sr.)	FPP-96-176
PO Box 4150)	
Grand Junction, CO 81502)	

An application by Clifton L. Mays, Sr., requesting a final subdivision plat and plan for a 12,244 square foot retail and office building in a PB zone, located at 2464 Patterson Road (proposed lot 2, CLM Minor Subdivision), was considered by the Planning Commission of the City of Grand Junction on October 1, 1996.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the final plat and plan with the following conditions:

Subdivision:

1. Provide an ingress/egress easement over the portion of the west driveway to be shared with Bishop's Furniture.


Site Plan:

1. An ingress/egress easement must be obtained for the remainder of the shared driveway with Bishop's Furniture.
2. Revise the site plan to show that the building has been moved 6 feet towards Patterson Road to provide an adequate turning radius at the northeast and northwest corners of the building.
3. Revise parking to show aisle for van accessible space on the north side of the space.
4. Submit a revised grading and drainage plan for review and approval that reflects the revised site plan.
5. Note on the landscape plan that the pines will be at least 6' in height at the time of planting.
6. Allowable uses on site are general retail, professional offices excluding medical and dental offices, barber/beauty shop(s), and pharmacies.
7. No more than 3/4's of the building may be used for general retail or service businesses.

8. A maximum 10' high by 15' wide monument type sign may be allowed along Patterson Road between the easternmost driveway and the east property line. Signage on the building must comply with current code. The site plan shall be revised to eliminate one of the proposed Austrian Pines located in this landscape area. The Austrian Pine on the southwest corner of the site shall also be removed.

NOTE: Construction of the site may not commence until after City Council adoption of the PB zoning.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.



Bill Nebeker
Senior Planner

c: Jim Bishop

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

A parcel of land being a part of the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner Southwest Quarter Southeast Quarter (SW1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the West 1/4 corner of said section 4 bears S 89°59'13" W, a distance of 1319.99 feet for a basis of bearings, with all bearings contained herein relative thereto; thence S 00°11'37" W a distance of 26.00 feet to a point on the South right of way of F1/4 Road, and the POINT OF BEGINNING: thence S 00°11'37" W, a distance of 632.79 feet; thence S 89°59'36" W, a distance of 494.90 feet; thence S 00°11'08" W, a distance of 612.24 feet; thence S 90°00'00" W, a distance of 164.94 feet; thence N 00°10'58" E, a distance of 612.22 feet; thence S 89°59'36" W, a distance of 629.87 feet; thence N 00°10'19" E, a distance of 632.64 feet; thence: N 89°59'13" E, a distance of 629.99 feet; thence N 89°59'13" E, a distance of 659.99 feet to the POINT OF BEGINNING. Containing 21.448 acres as described.

LEGAL FOR ORDINANCE

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the SE corner of the SE1/4 of Section 4 from which the SW corner of the SE1/4 bears South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 2638.98 feet with all bearings contained herein relative thereto; thence along the South line of the SE1/4 South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 1814.29 feet to the SE corner of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of said Section 4; thence along the East line of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 North 00 degrees 11 minutes 08 seconds East (N 00°11'08" E), a distance of 46.50 feet to a point on the North right of way of Patterson Road, and the POINT OF BEGINNING; thence continuing along said East line North 00 degrees 11 minutes 08 seconds East (N 00°11'08" E), a distance of 278.00 feet; thence South 90 degrees 00 minutes 00 seconds West (S 90°00'00" W), a distance of 164.95 feet to the West line of the W1/2 W1/2 SE1/4 SW1/4 SE 1/4; thence along the West line of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 South 00 degrees 10 minutes 58 seconds West (S 00°10'58" W), a distance of 134.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 100.00 feet; thence South 00 degrees 10 minutes 58 seconds West (S 00°10'58" W), a distance of 143.50 feet to the North right of way of Patterson Road; thence along said right of way North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 64.94 feet to the POINT OF BEGINNING.

Subject to a Utility and Drainage Easement lying across the East 30.00 feet of the above described property.

Containing 0.723 acres as described.

Prepared by: Jeffrey C. Fletcher, PLS
Professional Surveying Services
259 Grand Ave.
Grand Junction, CO 81501
1-970-241-3841
3/25/96
96023L3.lwp

CITY OF GRAND JUNCTION

Ordinance No. 2955

REZONING PROPERTY TO BE KNOWN AS
 LOT 2, CLM MINOR SUBDIVISION, LOCATED ON THE
 NORTH SIDE OF PATTERSON ROAD, EAST OF 24 1/2 ROAD
 FROM PR-17 TO PB

Recitals.

A rezone from PR-17 to PB (Planned Business) has been requested for a 0.73 acre parcel located at 2464 Patterson Road. The parcel and an adjacent parcel already zoned PB will be subdivided into Lot 2, CLM Minor Subdivision. A plan for a commercial retail and office building (Community Development File #RZF-96-176) was previously approved by the Planning Commission, pending adoption of this ordinance. The rezone is in conformance with the adopted Growth Plan which shows this corridor developing with commercial uses. The Planned Business zone is preferable over other commercial or business zones for this area.

At their October 1, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
 GRAND JUNCTION, COLORADO:

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from PR-17 to PB with allowable uses on the site being general retail, professional offices excluding medical and dental offices, barber/beauty shops and pharmacies:

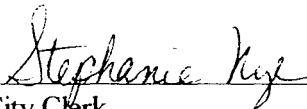
A parcel of land situated in the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4 of Sec 4, T.1S, R.1W, Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at the SE corner of the SE1/4 of Sec 4 from which the SW corner of the SE1/4 bears S 90°00'00" W, a distance of 2638.98' with all bearings contained herein relative thereto; thence along the South line of the SE1/4 S 90°00'00" W a distance of 1814.29' to the SE corner of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of said Sec 4; thence along the East line of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 N 00°11'08"E, a distance of 46.50 feet to a point on the North right of way of Patterson Road, and the POINT OF BEGINNING; thence continuing along said East line N 00°11'08"E, a distance of 278.00 feet; thence S90°00'00"W, a distance of 164.95' to the West line of the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4; thence along the West line of the W1/2 W1/2 SE1/4 SW 1/4 SE 1/4 S00°10'58"W, a distance of 134.50 feet;

thence N90°00'00"E, a distance of 100.00'; thence S00°10'58"W, a distance of 143.50 feet to the North right of way of Patterson Road; thence along said right of way N90°00'00"E, a distance of 64.94 feet to the POINT OF BEGINNING.

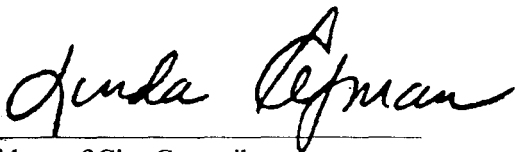
INTRODUCED for FIRST READING and PUBLICATION this 16th day of October, 1996.

PASSED on SECOND READING this 6th day of November, 1996.

ATTEST:



City Clerk



President of City Council

File Close-out Summary

File #: RZF-96-176

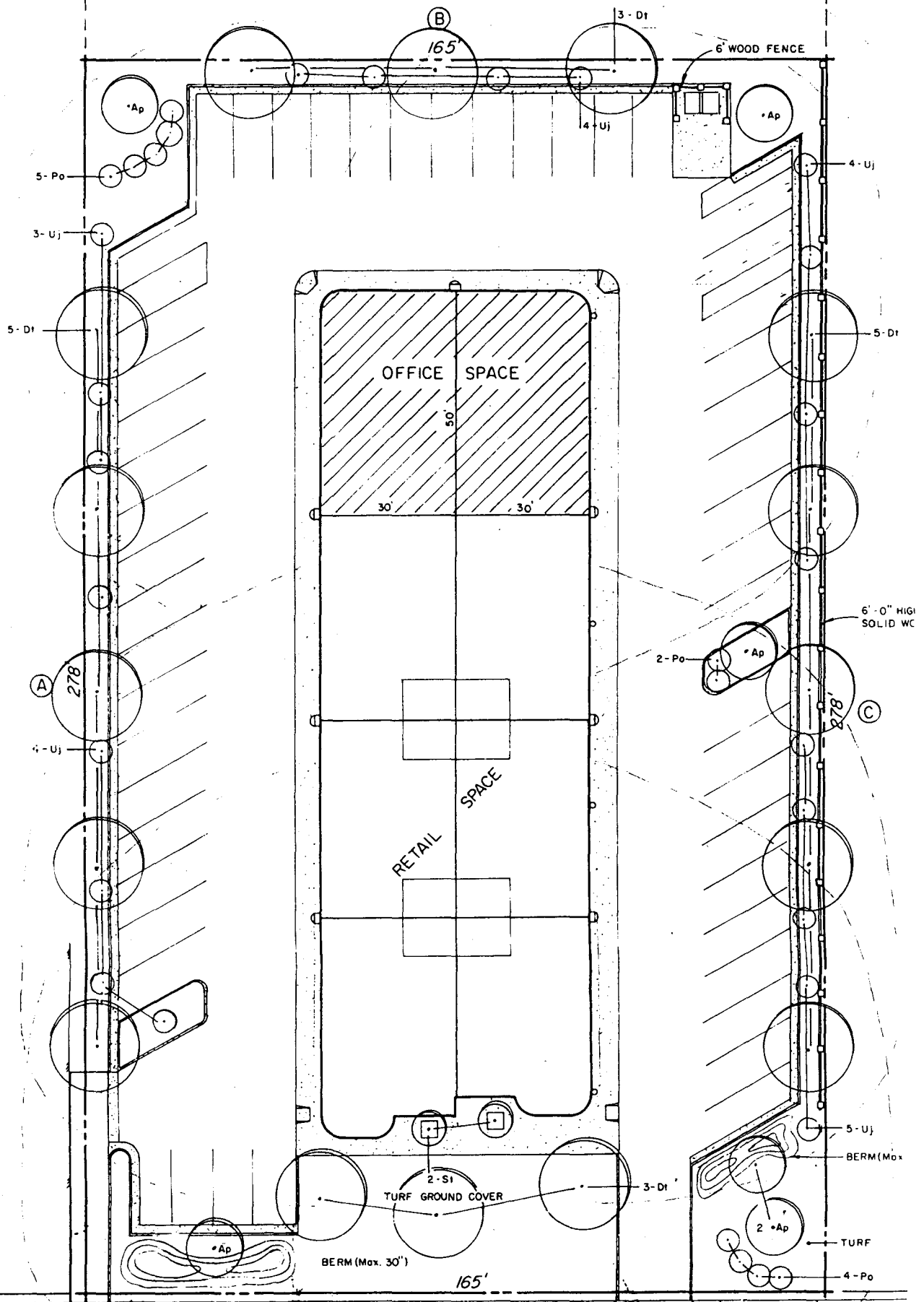
Name: CLM Minor Subdivision & Retail/Office Complex

Staff: Bill Nebeker

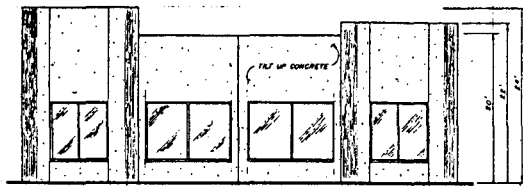
Action: Planning Clearance issued 5-6-97

Comments: fire hydrant required prior to C of O, in addition to on-site improvements

File Turned In: 5-28-97



Proposed CLM Commercial Office & Retail Center
2464 Patterson Road * File #RZF-96-176



FRONT BUILDING ELEVATION

UTILITY DIRECTORY

City of Grand Junction, Department of Public Works
250 North 5th Street, 81501 Phone 244-1554

BANITARY SEWER Use Water Conservancy District
500 28 Road, 81505 Phone 242-7481

DOMESTIC WATER Grand Valley Primitives Co.
680 28 Road, Grand Junction, CO 81502 242-2782

IRRIGATION Public Service Co. of Colo.
2538 Blakeman Ave. 81505 Phone 244-2781

NATURAL GAS Public Service Co. of Colo.
2538 Blakeman Ave. 81505 Phone 244-2781

ELECTRIC SERVICE Public Service Co. of Colo.
2538 Blakeman Ave. 81505 Phone 244-2781

COMMUNICATION US West Communication
2538 Blakeman Ave. 81505 Phone 800-878-3357

TCI Cablevision of Western Colo.
2802 Fawcett Cir. 81505 Phone 241-8750

SEWERAGE Grand Junction Drainage Dist.
722 23 Ave. 81506 242-4343

City of Grand Junction, Department of Public Works
250 North 5th Street, 81501 Phone 244-1554

SOLID WASTE City of Grand Junction, Department of Public Works
250 North 5th Street, 81501 Phone 244-1554

EMERGENCY SERVICES Grand Junction Fire Department
230 South 6th, 81501 Phone 244-1400

Grand Junction Police Dept.
623 1st Ave. 81501 Phone 244-244-3555

STREET MAINTENANCE City of Grand Junction, Department of Public Works
250 North 5th Street, 81501 Phone 244-1554

LANDSCAPING

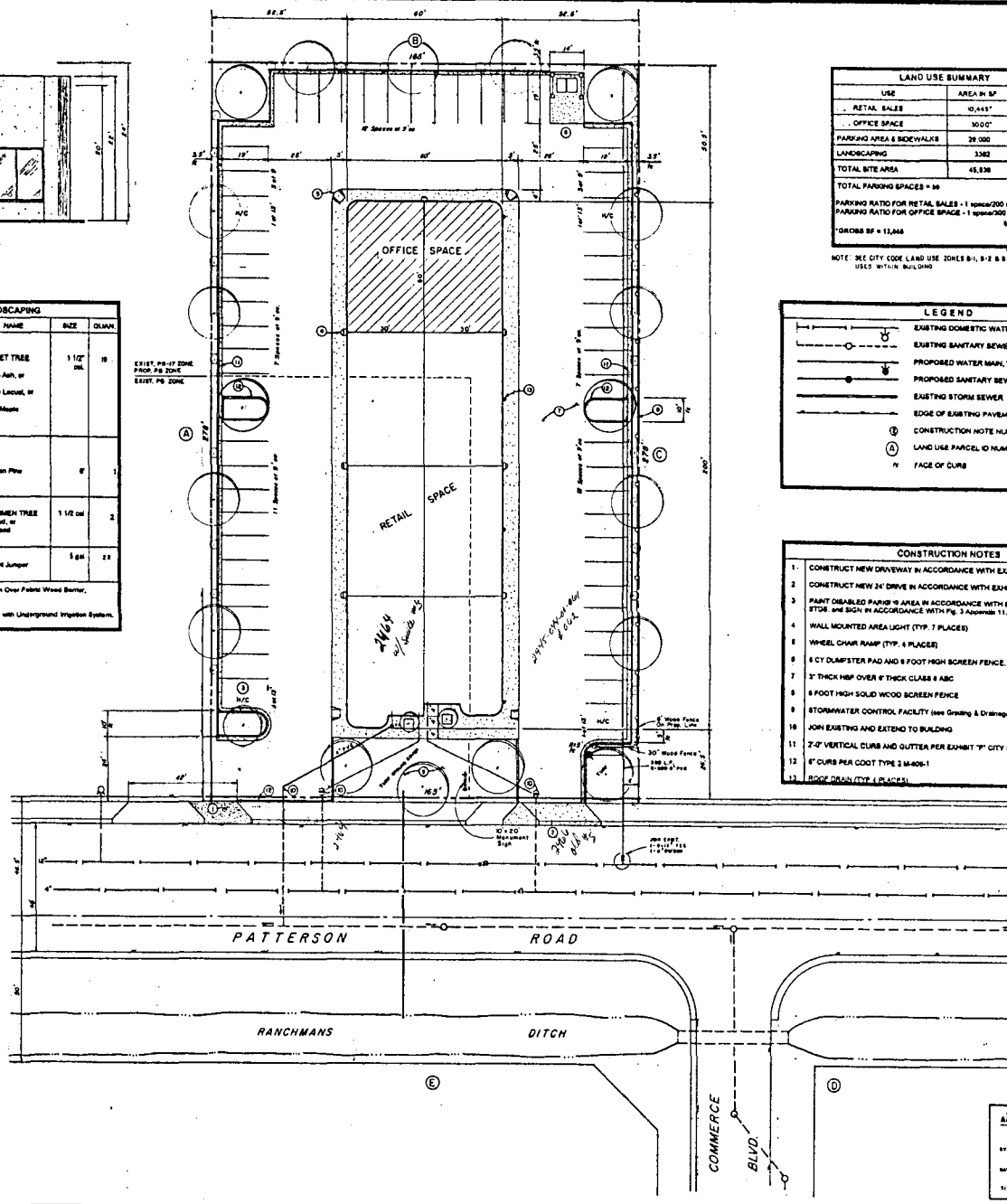
SYMBOL	NAME	SIZE	QUAN.
(Circle with dot)	STREET TREE	1 1/2" dia.	8
(Circle with dot)	Green Ash, or Honey Locust, or Silver Maple		
(Circle with dot)	Autumn Plant		1
(Circle with dot)	SPECIMEN TREE	1 1/2" dia.	2
(Circle with dot)	Redbud, or Dogwood		
(Circle with dot)	Upright Juniper	8 dia.	2

Ground Cover to be Bark Mulch Over Fabric Wood Barrier, EXCEPT, As Noted.

All Landscaping to be Watered with Underground Irrigation System.

SURROUNDING LAND USE MATRIX

12. NO.	AREA IN AC.	LAND USE	COMMENTS
A	1.50	PE	Sehag's Furniture Store
B	17.00	PE	Hicklands Center
C	2.50	C-2	Outdoor Storage
D	1.70	C-2	Outdoor Storage
E	1.50	C-2	Outdoor Storage



LAND USE SUMMARY

USE	AREA IN SF	% OF TOTAL
RETAIL SALES	10,443	20.8
OFFICE SPACE	30,000	7.4
PARKING AREA & SIDEWALKS	29,000	63.3
LANDSCAPING	3,562	7.4
TOTAL SITE AREA	45,530	

TOTAL PARKING SPACES = 88

PARKING RATIO FOR RETAIL SALES - 1 space/200 SF = 62 spaces

PARKING RATIO FOR OFFICE SPACE - 1 space/300 SF = 100 spaces

TOTAL SPACES = 162

OVERSHP = 11,446

NOTE: SEE CITY CODE LAND USE ZONES B-1, B-2 & B-3 FOR ALLOWED USES WITHIN BUILDING

LEGEND

- (Symbol) EXISTING DOMESTIC WATER MAIN AND FIRE HYDRANT
- (Symbol) EXISTING SANITARY SEWER MAIN
- (Symbol) PROPOSED WATER MAIN, VALVE AND FIRE HYDRANT
- (Symbol) PROPOSED SANITARY SEWER MAIN
- (Symbol) EXISTING STORM SEWER
- (Symbol) EDGE OF EXISTING PAVEMENT
- (Symbol) CONSTRUCTION NOTE NUMBER
- (Symbol) LAND USE PARCEL ID NUMBER
- (Symbol) FACE OF CURB

- CONSTRUCTION NOTES**
- CONSTRUCT NEW DRIVEWAY IN ACCORDANCE WITH EXHIBIT "C" CITY STREET STD.
 - CONSTRUCT NEW 24" DRIVE IN ACCORDANCE WITH EXHIBIT "C" CITY STREET STD.
 - PAINT DISABLED PARKING AREA IN ACCORDANCE WITH EXHIBIT "C" CITY STREET STD. AND SIGN IN ACCORDANCE WITH FIG. 3 Appendix 11.11 of the TCD'S MANUAL
 - WALL MOUNTED AREA LIGHT (TYP. 7 PLACES)
 - WHEEL CHAIR RAMP (TYP. 4 PLACES)
 - 2 CY DUMPSTER PAD AND 8 FOOT HIGH SCREEN FENCE. NO GATE
 - 3" THICK HRP OVER 8" THICK CLASS 4 ABC
 - 8 FOOT HIGH SOLID WOOD SCREEN FENCE
 - STORMWATER CONTROL FACILITY (see Grading & Drainage Plan)
 - JOIN EXISTING AND EXTEND TO BUILDING
 - 2'-0" VERTICAL CURB AND GUTTER PER EXHIBIT "C" CITY STREET STD.
 - 8" CURB PER CODD TYPE 2 M-408-1
 - ROOF DRAIN (TYP. 1 PLACES)

APPROVED FOR CONSTRUCTION

BY: _____

DATE: _____

TITLE: _____

REVISIONS

NO.	DATE	BY
1	1-11-14	MD

Clifton L. Mays
P.O. BOX 4150
GRAND JUNCTION CO 81502
970-243-5669

FINAL SITE PLAN FOR:
CLM RETAIL/OFFICE CENTER
2464 PATTERSON ROAD GRAND JUNCTION, COLORADO

DRAWN
Michael A. Davis
CHECKED

DATE
JUNE, 1998

SCALE
1" = 10'

JOB NO.

SHEET
ONE

OF ONE SHEETS

Handwritten notes:
2464 Patterson Road
4 062 Building Address
REF. PG-176