

Mesa County
Special Use Permit

PROJECT NARRATIVE

Mesa County has purchased the vacant lot at 537 Chipeta adjacent to the Gray Gourmet facility at 551 Chipeta. The new lot will be improved into a parking lot so that the Gray Gourmet Center has parking adjacent to the building.

The parking lot is to be improved in the Spring of 1988.

The parking lot will have a 6' high wood fence on the west property line to buffer the existing residence at 529 Chipeta. The trees along Chipeta will be left so impact to the neighbors will be a minimum. 5% of the open space will be planted with low shrubs. The parking lot will not change the volume of traffic to the Gray Gourmet.

36-87

CHIPETA AVENUE

RETAIN EXISTING TREES (TYP.)

RETAIN EXISTING LANDSCAPE & WALKS



529 CHIPETA
RMF-64

PARCEL #2945-142-32-006

6' HIGH WOOD FENCE & PARKING BUMPERS

REMOVE 20' OF EXISTING CURB FOR ENTRANCE TO PARKING LOT

51.25'

1'

MESA COUNTY PARKING LOT

MESA COUNTY NUTRITIONAL CENTER
GRAY GOURMET (PB)
551 CHIPETA

10 STALLS @ 9' EA.

DRAINAGE

4 PARALLEL SPACES

EXISTING DRIVEWAY

18.5'

24.75'

22' (TYP.)

9'

ASPHALT

EXISTING CURB

(TYP.) ISLAND WITH SHRUBS

PROPERTY LINE



ALLEY

536 OURAY AVENUE

EXISTING PARKING LOT

#36-87

