## **Table of Contents**

File\_1988-0027

SUPProject Name: Colorado Ave/Riverside Dr-UP - Public Parking

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	С	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	'n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n.	e	guide for the contents of each file.
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
		full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	Table of Contents
X		Review Sheet Summary
X.		Application form
X	-†	Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		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		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
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
<u></u>		*City Council staff report and exhibits
	L	*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Action Sheet
. X	X	Review Sheet Summary
X	<u> </u>	Review Sheets
X	V	Development Application – 6/28/88  Map of Riverside Park Trail with outline of parking lot
X		Notice of Special Use Application – 7/27/88
	X	
_		approval – 8/1/88
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Project Narrative

The proposal is for the application of a Special Use Permit for the construction of a 20 unit Public Parking Lot, located in a Public Zone.

The proposed parking lot is to be constructed on a vacant lot, (acquired by the City of Grand Junction for flood control in 1985), located east of the Colorado River and north of the intersection of West Colorado Avenue and Riverside Drive.

The development of the parking lot is to begin with the completion of the Riverside Trail Section, of the Colorado River Trail System.

Phasing of the parking lot is to consist of the installation of a dust free gravel surface, with the perimeter of the lot lined with heavy wood timbers and triangular planters constructed at the entrance, with the landscaping conforming to the Grand Junction Zoning and Development Code. Finally, the parking space sizes will conform to the Grand Junction Zoning and Development Code.

The proposed parking lot is located adjacent to two residences, with an alleyway between the proposed lot and one of the residences to the east. This is compatable with neighborhood needs and should be a major improvement over the existing dirt lot. The primary purpose of the parking lot is to provide for trailhead parking for the Colorado River Trail. The parking lot will also provide overflow parking from Riverside Park, relieving onstreet parking along Colorado Avenue.

Maintenance for the parking lot and parking surface will be provided in conjunction with other riverfront projects.

Russel Schuckman 829 W. Main Street Grand Junction Colo.

81505

7945-154-18 -010

Donald L. Rodgers 833 W. Main Street Grand Junction Colo.

2945-154-18-015

Omar Ray Mercer 519 28 1/4 RD.

Grand Junction Colo. 81501

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Gloria Gallegos 105 West Avenue Grand Junction Colo.

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Roy G. Koch 109 West Avenue Grand Junction Colo.

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Dorthy Goins 111 West Avenue Grand Junction Colo.

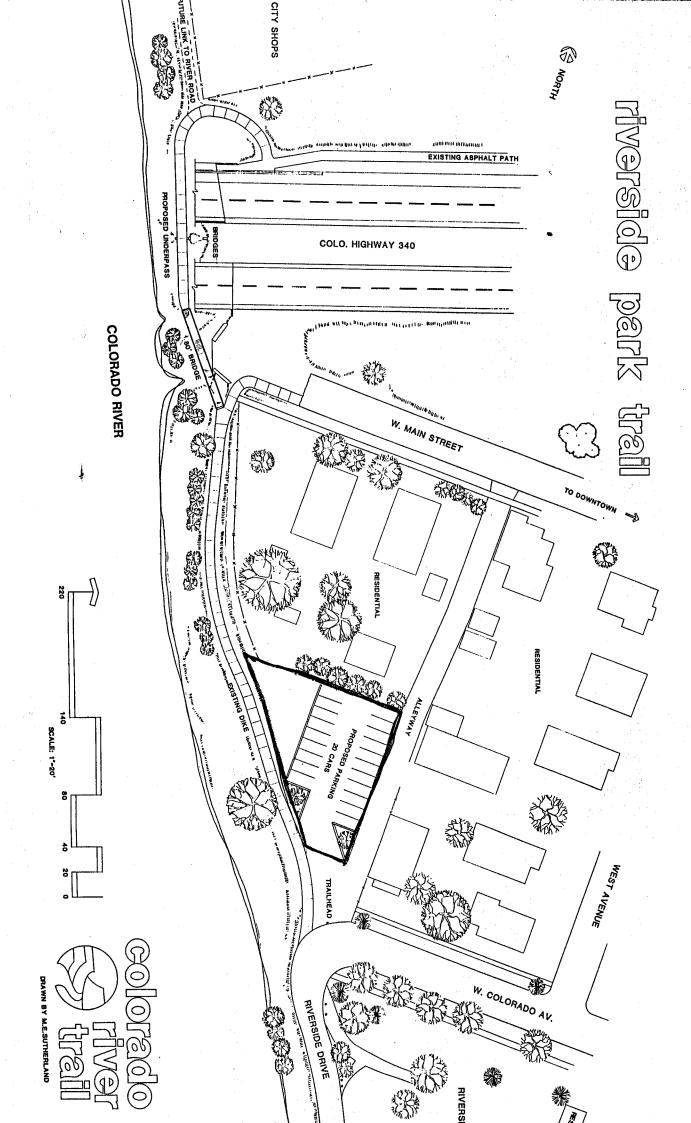
81503

Pearl I. Harless 137 West Avenue Grand Junction Colo.

81505

Benito R. Sawyer 735 West Main Street Grand Junction Colo.

81505



## REVIEW SHEET SUMMARY

FILE NO. 27-88 TITL	Special Use E HEADING <u>Public Use Parking Lot</u>	DUE DATE 7/21/88										
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Special Use Petitioner:												
City Public Works Dept.	Location: N of W. Colorado Ave.a	and Riverside Drive										
PETITIONER ADDRESS 250	North 5th Street Grand Junction, Co	) 81501										
ENGINEER n/a												
DATE REC. AGENCY	COMMENTS											
NOTE: WRITTEN RESPON	NSE BY THE PETITIONER TO THE R 48 HOURS PRIOR TO THE FIRST SC	EVIEW COMMENTS IS REQUIRED HEDULED PUBLIC HEARING.										
7/14/88 Police Dept.	No problems noted.											
7/11/88 Parks/Rec. D	ept. Looks okay.											
7/21/88 Development	improvement to the neighbor on-site parking for Riversic problems along the streets. should be provided through gram if funding is available should consider effects on	nould be a useful addition and mood. The lack of sufficient de Park has occasionally created Lighting for the parking lot the City's street lighting proce. Location of the lighting neighboring residences. Asphalt as soon as possible if the lot										

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Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501–2668 (303) 244–1430

August 1, 1988

Mr. Tim Woodmansee City Public Works Department 250 North 5th Street Grand Junction, CO 81501

Re: Special Use permit - parking lot near Riverside Park

Dear Tim:

Following receipt of the agency review comments, there doesn't appear to be any adverse responses to the proposed Special Use Permit to allow parking on this parcel of City property.

Neighboring property owners were notified of the proposal and the only comment our office received was that a street light should be installed to aid in nighttime security for this neighborhood. I've discussed this request with Don Newton and there should be no problem having at least one light installed.

This letter shall serve as official notification of approval for the Special Use Permit on parcel #2945-154-18-945. Thank you for your cooperation.

Sincerely,

Michael E. Sutherland City Development Planner

xc: file #27-88