

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 compatible 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.

Original
Do NOT Remove
From Office

#27 88

Russel Schuckman
829 W. Main Street
Grand Junction Colo.
81505

2945-154-18-010

Donald L. Rodgers
833 W. Main Street
Grand Junction Colo.
81505

2945-154-18-015

Omar Ray Mercer
519 28 1/4 RD.
Grand Junction Colo.
81501

Gloria Gallegos
105 West Avenue
Grand Junction Colo.
81505

Roy G. Koch
109 West Avenue
Grand Junction Colo.
81505

Dorothy Goins
111 West Avenue
Grand Junction Colo.
81503

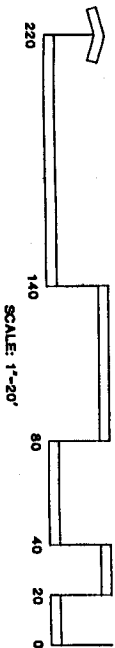
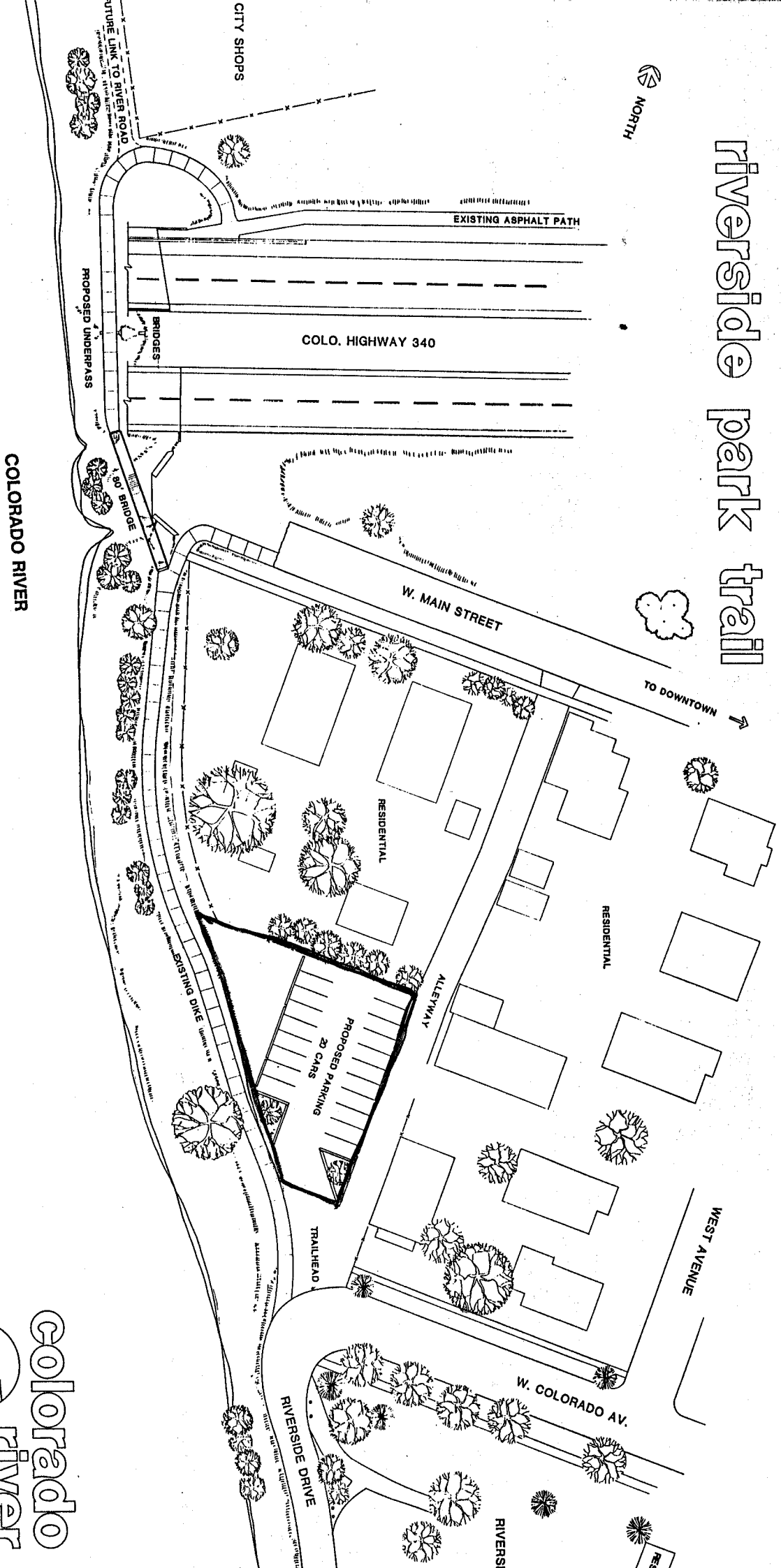
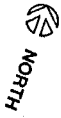
Pearl I. Harless
137 West Avenue
Grand Junction Colo.
81505

Benito R. Sawyer
735 West Main Street
Grand Junction Colo.
81505

Original
Do NOT Remove
From Office

#27 88

riverside park trail



colorado
river
trail

DRAWN BY M.E. SUTHERLAND

REVIEW SHEET SUMMARY

FILE NO. 27-88 TITLE HEADING Special Use Public Use Parking Lot DUE DATE 7/21/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Special Use Petitioner:
City Public Works Dept. Location: N of W. Colorado Ave. and Riverside Drive

PETITIONER ADDRESS 250 North 5th Street Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/14/88	Police Dept.	No problems noted.
7/11/88	Parks/Rec. Dept.	Looks okay.
7/21/88	Development Dept.	The proposed parking area should be a useful addition and improvement to the neighborhood. The lack of sufficient on-site parking for Riverside Park has occasionally created problems along the streets. Lighting for the parking lot should be provided through the City's street lighting program if funding is available. Location of the lighting should consider effects on neighboring residences. Asphalt paving should be considered as soon as possible if the lot proves to be heavily used.



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