



PARKING LOT  
ST. JOSEPH'S CATHOLIC CHURCH  
238 WHITE AVENUE  
GRAND JUNCTION, CO

St. Joseph's Catholic Church proposes to construct a new parking lot adjacent to the Catholic Outreach and near the church and Holy Family School.

The parking lot will be used for daily and weekend church services and daily parking by school faculty and staff. Additionally, the adjacent Catholic Outreach facility patrons can use the lot and alleviate the occasional congestion.

The new lot will be paved with asphalt and striped. Drainage will be handled by paying the city drainage fee. The berm will be irrigated from the adjacent Outreach facility and landscaped with trees, shrubbery and rock. The total parking capacity will be 48 cars. The aisle dimensions exceed city minimum parking lot minimum standards.

100 93

Original  
Do NOT Remove  
From Office

# REVIEW COMMENTS

Page 1 of

FILE #100-93

TITLE HEADING: Site Plan Review - St. Joseph's  
Church parking lot

LOCATION: 238 White Avenue

PETITIONER: St. Joseph's Church

PETITIONER'S ADDRESS/TELEPHONE: 230 North 3rd Street  
Grand Junction, CO 81501  
243-0902

PETITIONER'S REPRESENTATIVE: Alpine C.M. - Steve Colony

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

---

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/16/93**  
**244-1590**

---

1. Abandoned sewer services, if any, will need to be capped to prevent infiltration into the sewer system.
2. Water meters shall be removed by City personnel if any are left on the vacant lots.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**8/18/93**  
**244-1591**

---

1. Repair cracked and vertically disjointed sidewalk.
2. Remove and replace gutter as well at existing and proposed driveway.
3. Provide existing flowline grade shots on the gutter across the entire property on the grading plan. It looks like there may be some sag points.
4. The drainage fee in lieu of report, detention, and metering will be allowed as an option. The fee, based upon the historic condition of the house having been there is:

$$\begin{aligned}\text{Fee} &= 10,000 (C_d - C_b) A^{.7} \\ &= 10,000 (.95 - .38) .43^{.7} \\ &= \$3,157\end{aligned}$$

5. We recommend regrading the lot to drain out the driveways. As currently designed, a sidewalk drain trough to and through the face of curb is required.
6. Lighting?
7. Red-lined drawing is attached.

**CITY PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**8/18/93**  
**244-1542**

---

Street trees are possible - petitioner will need to turn in a request (244-1542). Calling now will most likely insure a spring of '94 planting.

100-93      SITE PLAN REVIEW / ST JOSEPH'S PARKING LOT      8/18/93  
                COMMUNITY DEVELOPMENT / KRISTEN ASHBECK      244-1437

1. A revocable permit (processed through the Community Development Department) is required for the landscaping in the public right-of-way of White Avenue. Earliest hearing date for City Council is September 1, 1993.
2. The total landscape requirement to be provided on site is 1,500 square feet. Some of this can be met by the landscaping provided in the public right-of-way of White Avenue however, there must be some provided within the parking area. Recommended locations are a north-south median with shade trees through the middle of the parking lot and a berm/planting in the northwest corner to provide some buffer to the residence across the alley.
3. The property owner is responsible for payment of an alley improvement fee of \$22.50 per linear foot (150') which totals \$3,375.

## STAFF REVIEW

---

FILE: 100-93

DATE: August 26, 1993

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Landscaping

LOCATION: 238 White Avenue

APPLICANT: St. Joseph's Catholic Church

---

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Parking Lot

SURROUNDING LAND USE:

NORTH: Commercial and Single Family Residential

SOUTH: Single Family Residential

EAST: Community Service - Catholic Outreach

WEST: Community Facility - Handy Chapel

---

**EXECUTIVE SUMMARY:** Resolution authorizing the issuance of a Revocable Permit to allow the installation of landscape improvements in the public right-of-way for White Avenue adjacent to the property at 238 White Avenue.

**STAFF ANALYSIS:** St. Joseph's Catholic Church is in the process of obtaining approval to construct a parking lot and related improvements at this location. A condition of this approval requires the petitioner to landscape the adjoining White Avenue right-of-way to provide a buffer to adjacent residential uses in the area and meet landscape requirements for the site. It is unlikely that this portion of the right-of-way will be needed for future roadway improvements.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

---

**STAFF RECOMMENDATION:** Review and adopt proposed resolution



**ALPINE C.M., INC.**

---

1111 S. 12TH ST.  
GRAND JUNCTION, CO  
81501  
303/245-2505

September 10, 1993

Ms. Kristen Ashbeck, Planner  
City of Grand Junction  
Community Development Department  
250 N. 5th Street  
Grand Junction, CO 81501

RE: St. Joseph's Catholic Church parking lot - 238 White Avenue

Dear Ms. Ashbeck,

We are writing this letter to outline the remainder of the Church's development schedule for the subject property in regard to the City's comments on the site plan review.

The dirt work and asphalt paving was completed in late August to meet a window of opportunity in the paving subcontractors schedule. Prior to laying the asphalt, we installed electrical service for lighting and a sleeve for an irrigation system to the northwest corner of the site. We also graded the parking lot to drain out the west driveway approach per comments made by G. Williams of the City Public Works Department. The parking lot striping has also been completed.

We have contracted with M.A. Concrete to remove the existing driveway approaches, disjointed sidewalk and curb and gutter as required and install two new concrete approaches and walks per the plan and City standards. We will also install a sleeve for an irrigation system below the concrete approaches. Work on the approaches should be complete by approximately September 20, 1993.

The concrete light pole bases will be poured by the end of September with the light poles being installed two weeks later.

We are contacting sprinkler subcontractors and will have a sprinkler system installed by approximately mid October. It may be too late this season to put in plantings after the sprinkler system is installed. If it is, landscape work will be done in April of 1994 when it is warm enough. We will also request street trees from the Parks Department.

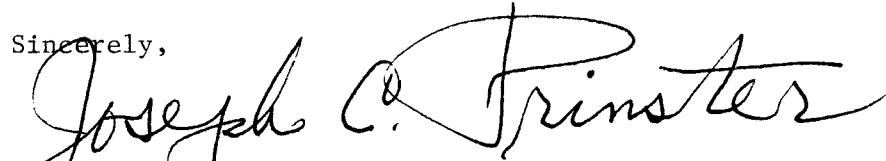
Attached is a receipt from The City of Grand Junction for \$3,157.00 to cover the cost of the drainage fee in lieu of providing site drainage retention.

Ms. Kristen Ashbeck, Planner  
September 10, 1993  
Page 2

The Church would be glad to see the alley upgraded with concrete paving in an alley improvement district and would be happy to pay their share when the work is done. But since the alley improvement is an owner initiated item and is not generated by the City, the Church feels it is inappropriate to have to prepay the improvement fee. Additionally, the alley improvements could not be put on the City schedule until at least the summer 1995. The Church would sign a power of attorney for the Alley Improvement District if that is acceptable.

If you have any questions about our development schedule, please feel free to contact our construction manager, Alpine C.M., Inc. at 245-2505 and talk with Steve Colony.

Sincerely,

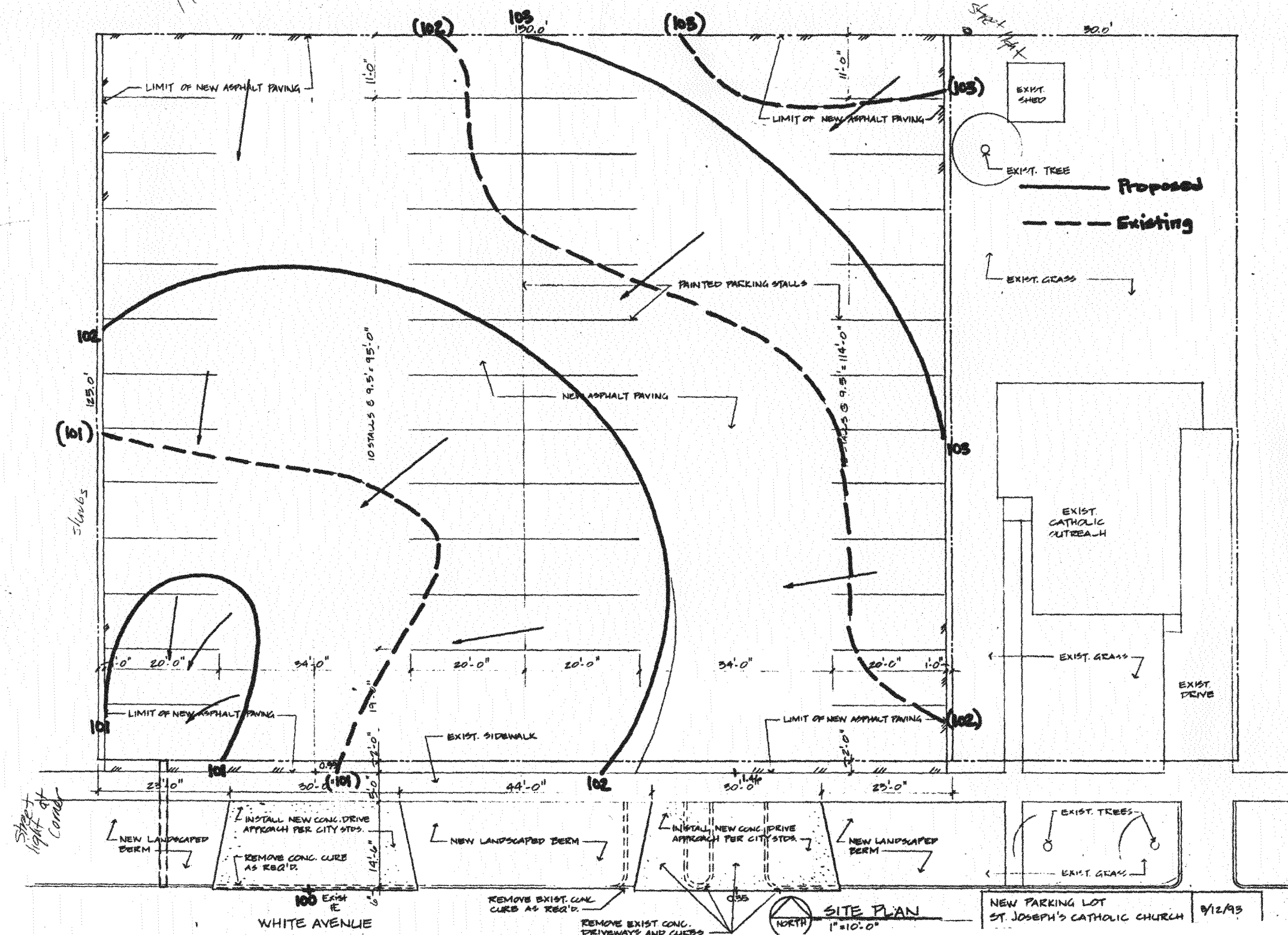
A handwritten signature in cursive script that reads "Joseph C. Prinster". The signature is written in black ink and is positioned above the typed name and title.

Joseph C. Prinster  
Construction Representative  
St. Joseph's Catholic Church

cc: file



1 lot of



DIO 666

Street light at corner

WHITE AVENUE

NEW PARKING LOT ST. JOSEPH'S CATHOLIC CHURCH 9/12/93