



GENERAL PROJECT REPORT

Red Crawford's, Inc.

1351 Colorado Avenue

A. PROJECT DESCRIPTION

1. Project is located at 1351 Colorado Avenue, Block N, Lots 13 & 14 of Keith's Addition.
2. Acreage involved in project is 2 lots 125' x 25' totalling 6250 sq. ft.
3. Proposed use of the lots will be to turn it into a fenced parking lot.

B. PUBLIC BENEFIT

1. Site is to be used as a fenced parking lot for our existing business vehicles and for employee parking. This will alleviate customer parking congestion in our present parking lot.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1. Site is presently zoned 1B (light business). Area to be used as a fenced parking lot for our business vehicles and employee parking. No rezoning is necessary.
2. Land use in the surrounding area is residential on the west side of the property and heavy commercial on the east side of the property and across the alley.
3. Access to the site is by the alley. The traffic pattern would be light--only employee arrival and departure from work and removal of business vehicles for business activities.
4. Utilities are available but none will be required. A fire hydrant is located of the northeast corner of the intersection of 14th Street and Colorado Avenue.
5. There will be no special or unusual demands on utilities.
6. There will be no impact on public facilities.
7. Soil is dirt covered with road base and rock.
8. There will be no impact of project on site geology and geological hazards.
9. Hours of operation will be 24 hours a day.
10. There will be no signage.

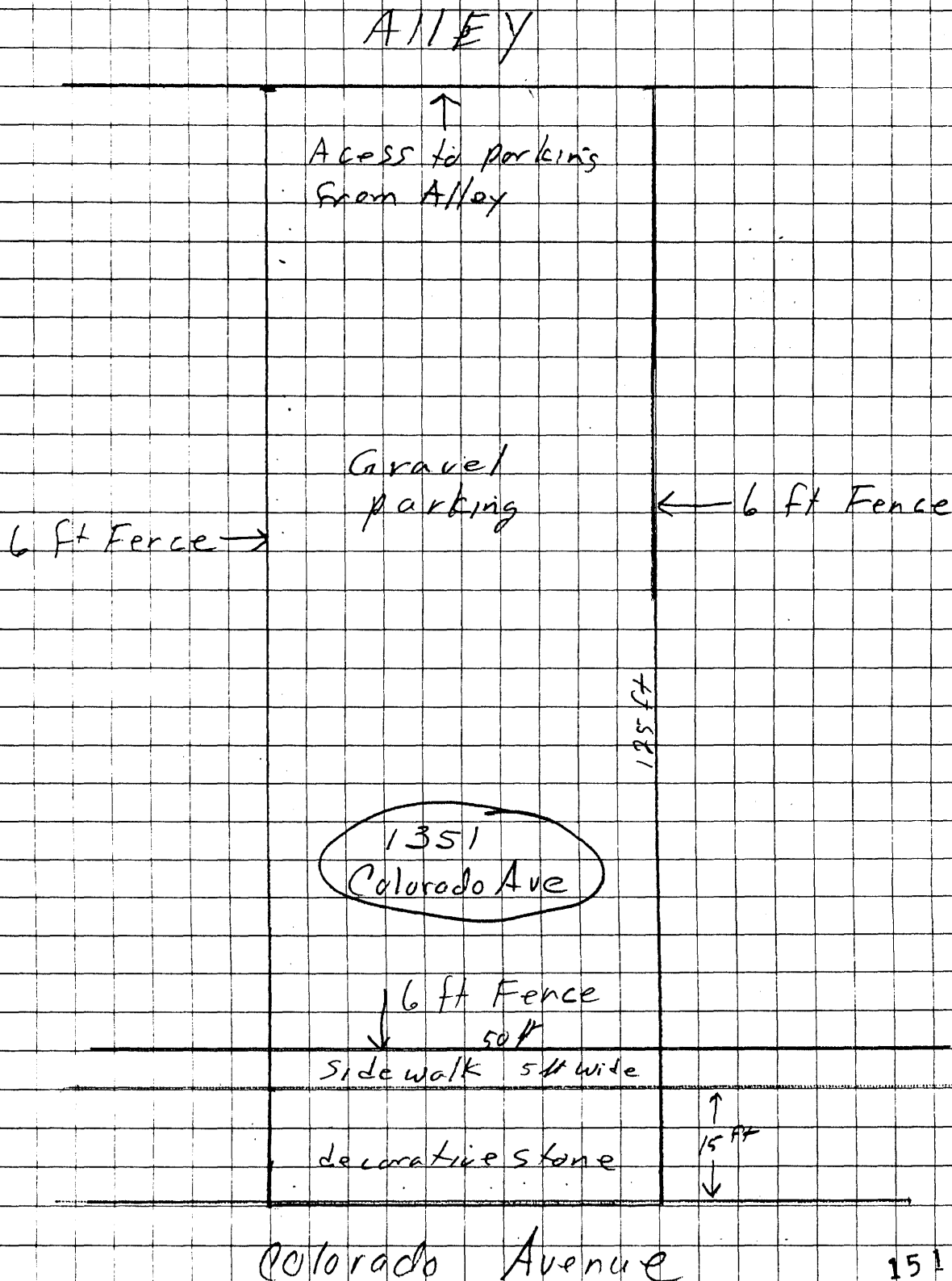
D. DEVELOPMENT SCHEDULE AND PHASING.

1. Development will begin as soon as approval is given.

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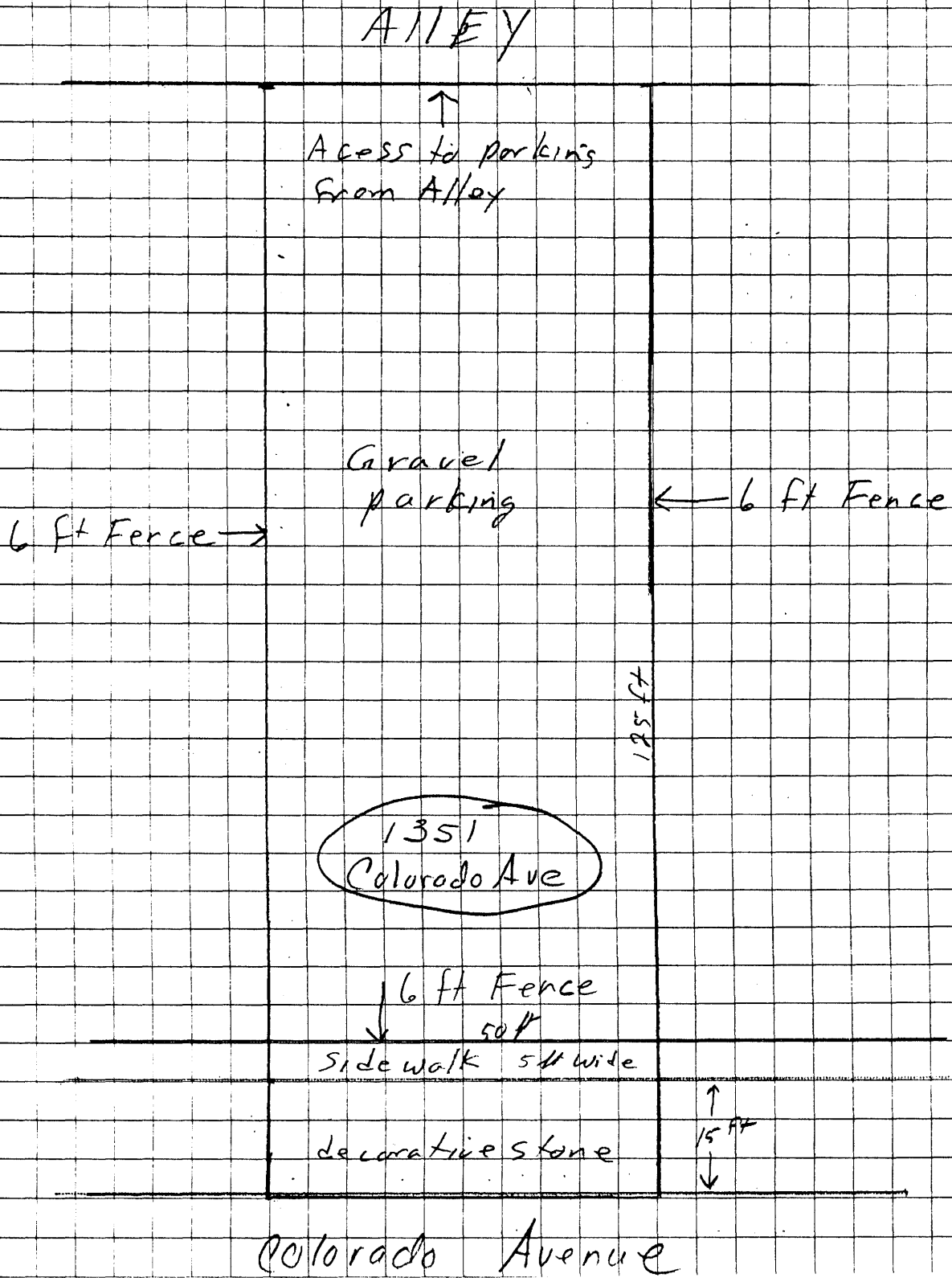
15.1 94

LANDSCAPE PLAN  
RED CRAWFORD'S, INC.  
PROPOSED PROJECT DESIGN



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LANDSCAPE PLAN  
RED CRAWFORD'S, INC.  
PROPOSED PROJECT DESIGN



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# REVIEW COMMENTS

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FILE #151-94

TITLE HEADING: Site Plan Review - Fenced  
Parking Lot

LOCATION: 1351 Colorado Avenue

PETITIONER: Red Crawford's Inc.

PETITIONER'S ADDRESS/TELEPHONE: 241 S 14th Street  
Grand Junction, CO 81501  
245-2766

PETITIONER'S REPRESENTATIVE: Jon R. Hiebert

STAFF REPRESENTATIVE: Michael Drollinger

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**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.**

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CITY ATTORNEY  
Dan Wilson

9/8/94  
244-1501

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No comment.

CITY DEVELOPMENT ENGINEER  
Jody Kliska

9/9/94  
244-1591

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1. No increase in traffic - no TCP required.
2. If gravel lot, then no increase in drainage - no drainage fee required.
3. Fence may not cause a sight distance problem in the alley. If it does, it may have to be lowered or shortened.
4. Alley Power of Attorney is required.

CITY POLICE DEPARTMENT  
Dave Stassen

9/9/94  
244-3587

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This proposal presents no concern for the Police Department.

GRAND JUNCTION FIRE DEPARTMENT  
Hank Masterson

9/12/94  
244-1414

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The Fire Department has no requirements.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**9/21/94**  
**244-1439**

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See attached comments with attachments.

151-94

SITE PLAN REVIEW - PARKING LOT

1351 Colorado Avenue

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. As per Section 5-1-4A of the Code, the applicant shall insure that the parking lot surface be dust-free and maintained in good condition free of weeds, dust, trash and debris.
2. Section 4-2-14D of the Code requires that a minimum of 75% of the required front yard setback shall be landscaped. In the case where the required setback is less than five feet (as in this case), the petitioner is required to landscape 75% of the first five feet along the street (however, all required landscaping may not be located in the public ROW). The petitioner must submit a revised landscape plan to provide landscaping as required by Code (landscaping standards are attached). Staff recommends that petitioner consult with a landscape contractor, nursery and/or a landscape architect to assist in the preparation of the landscape plan, which must meet submittal standards (as attached).
3. City Code (Section 5-4-15D) requires that an underground, pressurized irrigation system be provided for all landscaped areas. According to City records, a water tap is available on-site to irrigate the landscaping.
4. The petitioner shall provide a description of the type of fence screening proposed. Section 5-5-1G requires that screening be provided along each side of a parking lot which abuts a residential zone or use.
5. A Power of Attorney (POA) for alley improvement is attached for completion and signature by the petitioner.

ATTACHMENTS: Landscaping code and Landscape Plan submittal standards

CITY OF GRAND JUNCTION  
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS Red Crawford, Inc.

ADDRESS OF PROPERTY 1351 Colorado Avenue

TAX PARCEL # 2945-133-18-007

LEGAL DESCRIPTION OF PROPERTY: \*

DESCRIPTION OF ALLEY:

BE IT KNOWN THAT:

I, (WE), \_\_\_\_\_ as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 1994 dollars is \$22.50. The actual cost which I will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I, (WE) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires \_\_\_\_\_.

Notary Public

\* If the legal description is lengthy, attach as Exhibit "POA"