

PRE-APPLICATION CONFERENCE

Date: 17 Oct 1994
Conference Attendance: Roger Martin Bob Johnson Tom Dixon
Proposal: Dave parking lot
Location: Rood Avenue between Second and Third Streets, Grand Junction, Colorado

Tax Parcel Number: 2945-143-14-017 AND 2945-143-14-021 (TWO PARCELS)

Review Fee: \$110

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

THE BANK OF GRAND JUNCTION

By: [Signature]
Signature(s) of Petitioner(s) Robert E. Johnson,
President

[Signature]
Signature(s) of Representative(s) Robert E. Johnson,
President

GENERAL PROJECT REPORT

DATE: OCTOBER 18, 1994
TO: CITY OF GRAND JUNCTION
FROM: THE BANK OF GRAND JUNCTION
RE: PAVING AND/OR RE-PAVING OF PARKING LOT

The Bank of Grand Junction requests the ability to pave and/or re-pave approximately 62-1/2 feet of an existing parking lot on Rood between Second and Third. We intend to use current ingress and egress. Since this parking lot is to be used strictly for bank employees, and a portion is currently paved, we request permission to finish the balance. The first row of parking already exists along the East border of this property, and the drainage will remain relatively unchanged from existing drainage. Currently, the property is mounded in the middle and water runs both North and South. Please expedite this process, if possible, as we would like to pave yet this year.

174 94

Original
Do NOT Remove
From Office

STAFF REVIEW

FILE: #174-94

DATE: November 7, 1994

STAFF: Tom Dixon

REQUEST: Pave a gravel parking lot for 22 auto parking spaces

LOCATION: South side of Rood Avenue between 2nd and 3rd Streets

APPLICANT: Robert E. Johnson (The Bank of Grand Junction)

EXISTING LAND USE: Parking

PROPOSED LAND USE: Parking

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Commercial

EAST: Business/Commercial

WEST: Business/Commercial

EXISTING ZONING: B-3

SURROUNDING ZONING: B-3

RELATIONSHIP TO COMPREHENSIVE PLAN:

No such plan exist for this area of the City.

STAFF ANALYSIS:

The existing parking lot serving employees of The Bank of Grand Junction is presently 99.5 feet wide with frontage along the south side of Rood Avenue and extends to a depth of 125 feet. This is mostly an unimproved surface parking lot except for the east 37.5 feet which is already asphalted. The bank is proposing to pave the remaining unimproved parking area which is 62 feet in width. The total area to be paved is approximately 7,750 square feet and would be required to meet the B-3 zone standards, as contained in the Zoning and Development (ZDC).

The B-3 zone requires a minimum of 75% of the required front yard setback to be landscaped or 75% of the first five feet along the street. Required landscaping may be allowed to be located in areas other than the setback so long as the total required square footage is provided and the intents of the ZDC are met. In addition, parking lots having

more than 15 but less than 50 spaces, at least five percent (5%) of the total area of the parking lot must be used for landscaping.

Based on these requirements, 232.5 square feet of the front five (5) feet of the site would need to be landscaped as well as 387.5 square feet (5% of 7,750) of the interior. Total landscaping would therefore be 620 square feet. The bank is proposing 600 square feet, all of which is to be located on the southeast corner of the site. A modified site plan is therefore needed which illustrates the satisfaction of the landscaping requirements.

Comments from the City Development Engineer have also been reviewed. Conditions 2 through 5 reflect those comments.

STAFF RECOMMENDATION:

Approval of the proposed paved parking lot, subject to the following conditions:

- 1) A modified landscaping plan which indicates 620 square feet of landscaped area including 75% of the northern 5 feet of the site shall be submitted as a final site plan. This plan shall contain landscaping types, sizes, and materials and shall include at least two (2) shade tree on the site.
- 2) A drainage fee of \$620.82 is required with this project and is payable prior to issuance of the planning clearance.
- 3) A curb along the along the west side of the parking lot (next to the Antique Furniture Store) shall be installed to channelize storm water runoff.
- 4) The concrete curb between Lots 12 and 13 indicated on the site plan shall be eliminated since it will prohibit Plaza Engineering from adequately utilizing their parking area.
- 5) The two proposed parking stalls on the south end of the parking lot do not meet minimum turning radii and should be eliminated.



The Bank of Grand Junction
326 Main Street
Grand Junction, CO 81501
Attn: Bob Johnson

Dear Mr. Johnson,

November 10, 1994

This letter is in regards to your parking lot plan, we initially had no problem with your proposal to put curbing down the property line, however after measuring and talking with a consultant we have realized that we would lose at least two parking spaces, (one being the covered one that we use in bad weather, for loading and unloading various originals for our customers.) We would prefer that you don't put a curb along the property line. If you still feel that you must curb the property line, could you please consider ending it at our covered parking openings so that we still could get our van under the covered space. This will also help keep our trash receptacle on our property without it being pushed over into your parking spaces.

We have had very few problems in our lot since we installed "Plaza parking only" signs. If you would consider leaving the curb off of the property line and placing signs we would be more than willing to sign the cross easement on our property so that we can share the common space. We would also help monitor parking violators for you if that is one of your concerns for the curbing. We are sorry for any inconvenience we may have caused you, but we would prefer to work with you on this matter, to make things better for both of us. Please see the attached diagram with our ideas. We have enjoyed our relationship with your bank and we will do anything we can to not cause any hard feelings.

Jim & Kara Cihlar

141 N. 3rd Street
Grand Junction, CO 81501
FAX (303)245-5176

(303)243-1725



618 Dike Road, P.O. Box 3609
Grand Junction, CO 81502
(303) 243-4900
FAX: (303) 243-5945

November 16, 1994

Mr. Bob Johnson
The Bank
2415 F Road
Mesa Mall
Grand Junction, CO 81505

Re: The Bank Parking Lot (3rd & Rood)

Dear Bob:

In response to concerns you have regarding the above-referenced project, I offer the following:

First, the planter area will be 620 square feet. Secondly, I believe we will have addressed the drainage question by constructing an asphalt berm to protect the adjoining property from the runoff generated from the surfacing of the lot.

Should you have any questions, please feel free to give me a call.

Sincerely,

UNITED COMPANIES OF MESA COUNTY, INC.

A handwritten signature in cursive script that reads "Robert M. Mather".

Robert M. Mather
Estimator

RHM:gb

10/105

ALLEY

Remove - Chinese Elm (mostly dead)

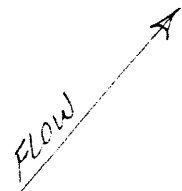
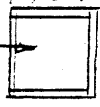
960 PROP Pkt

TREES

4" CLASS 6 191TON
2" 118P 96TON

9x9 PLANTER

EXCAVATE
BASE & PAVE



65

RAKE
IN ASPHALT
BULM

OVERLAY
SUNKEN
AREA

GRADE 10' DIET
BREAK 11' 4" 6"

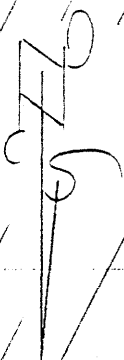
DIRT 10'
FIN. GRADE 11'

ASPHALT
NOW 11' 6"
FUTURE 11' 7"



Bumper Blocks (11)

65



1081

63 Original
Do NOT Remove
From Office

977

CONCRETE WALK

Existing asphalt

ROAD AVE

174 94

Original
Do NOT Remove
From Office
B74 94

JRD STREET

SIDEWALK

LOT 16

LOT 15

PLAZA
ENGINEERING
SUPPLY

LOT 14

LOT 13

LOT 12

LOT 11



19.0'

ALLEY

VACANT LOT

18.5'

12,000 SQ FT ASPHALT
600 SQ FT LANDSCAPE
31 PARKING STALLS

SIDEWALK

.8 .8 .8

9.0'

