



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: White Avenue

Project Name: Parking Lot

ITEMS		DISTRIBUTION																TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service		<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> City Police Dept.	
<input checked="" type="checkbox"/> Application Fee	VII-1	1																						
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																						
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																						
<input checked="" type="checkbox"/> 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1			1																	
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1			1	1																		
<input type="checkbox"/> Deeds	VII-1	1		1			1																	
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1																	
<input type="checkbox"/> Avigation Easement	VII-1	1		1			1																	
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1																	
<input type="checkbox"/> Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
<input type="checkbox"/> CDOT Access Permit	VII-3	1	1																					
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1	1																					
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Elevation Drawing	IX-13	1	1																					
<input checked="" type="checkbox"/> Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Grading and Drainage Plan	IX-16	1	2										1											
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1							
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1							
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2										1											
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																					
<input type="checkbox"/> Detail Sheet	IX-12	1	2																					
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1																				
<input type="checkbox"/> Geotechnical Report	X-8	1	1						1															
<input type="checkbox"/> Final Drainage Report	X-5.6	1	2										1											
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2										1						1					
<input type="checkbox"/> Phase I and II Environmental Report	X-10.11	1	1																					
<input type="checkbox"/> Traffic Impact Study	X-15	1	2																1					

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 10/7/94

Conference Attendance: C Roberts, M. Drollinger

Proposal: Parking Lot

Location: White Ave.

Tax Parcel Number: 2945-143-05-931

Review Fee: \$100 + \$15 acre -> \$115

(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? No

Parks and Open Space fees required? No

Estimated Amount: \_\_\_\_\_

Recording fees required? No

Estimated Amount: \_\_\_\_\_

Half street improvement fees required? As per Engineer

Estimated Amount: \_\_\_\_\_

Revocable Permit required? -

State Highway Access Permit required? -

Applicable Plans, Policies and Guidelines Devel. Code

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

Screening/Buffering

Land Use Compatibility

Drainage

Landscaping

Traffic Generation

Floodplain/Wetlands Mitigation

Availability of Utilities

Geologic Hazards/Soils

Other \_\_\_\_\_

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.

X \_\_\_\_\_  
Signature(s) of Petitioner(s)

X \_\_\_\_\_  
Signature(s) of Representative(s)

# White Avenue Parking Lot Submittal

## Project Narrative

### PROPERTY LOCATION

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The parcel is located immediately north of the Mesa County facilities building, just west of the intersection of White Ave. and 6 th. St. This lot lies in the northeast quarter of the southwest quarter of Section 14, Township 1 South, Range 1 West, of the Ute Principle Meridian.

### EXISTING SITUATION

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The existing situation is a somewhat informal, unrestricted parking lot with a gravel surface and a steel framed shop building in the northwest corner.

### THE PROPOSED DEVELOPMENT

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The proposed development, upon removal of the shop building, is to create a 16 car parking lot consisting of 11 angled spaces and 5 parallel spaces. Approximatly 320 s.f. of shrub bed and paved with asphalt.

### PUBLIC BENEFIT

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This project is proposed to create convenient parking that meets the most recent City zoning and development codes.

### THE IMPACTS

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**Surrounding Land Use** - Surrounding land uses include First Methodist Church, several law offices, and the County Court House. The impact would be limited to providing a delineated, signed parking lot.

# REVIEW COMMENTS

Page 1 of 2

FILE #195-94

TITLE HEADING: Special Use Permit - White Avenue  
Parking Development

LOCATION: White Avenue & 6th Street

PETITIONER: Mesa County Property Management Dept.

PETITIONER'S ADDRESS/TELEPHONE: ATTN: Mike Serra  
P.O. Box 20,000-5024  
Grand Junction, CO 81502  
245-7910

PETITIONER'S REPRESENTATIVE: Ciavonne & Associates, Inc.

STAFF REPRESENTATIVE: Michael Drollinger

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED. NO APPROVALS WILL BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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CITY UTILITY ENGINEER  
**Bill Cheney**

**11/9/94**  
**244-1590**

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Sewer service to existing metal building shall be plugged or capped once building is removed to prevent in filtration of ground water into sewer system.

CITY DEVELOPMENT ENGINEER  
**Jody Kliska**

**11/15/94**  
**244-1591**

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1. Permit from City Engineering is required for the new curb cut.
2. Drainage Fee = \$505.03.
3. TCP not required - approximately same number of vehicles to be using.
4. Signs and pavement markings shall be provided and identified on Layout Plan to show a one-way circulation to the North; sign detail shall be provided.
5. City standards require 60 degree parking stalls to be 21 feet long as measured in Figure F5-5-1K.

COMMUNITY DEVELOPMENT DEPARTMENT  
**Michael Drollinger**

**11/22/94**  
**244-1439**

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1. Site on PZ (Public Zone) Zone, Special Use permit required, additional fee of \$155 is due.
2. No frontage landscaping requirement.
3. Parking lot landscaping requirement met - approximately 300 s.f. required, more than 300 s.f. provided.

4. Petitioner should consider combining parking with lot to west.
5. Open space fees are required, appraisal must be submitted and open space fees paid prior to issuance of a Planning Clearance.

REVISED DRAINAGE FEE 1-23-95 *file*

TOTAL : 6188.7 SF = .14 ACRES

$$C_n = \left[ (1238.7 + 1275)(.95) + (3075)(.75) + (600)(.35) \right] / 6188.7$$

$$C_n = .79$$

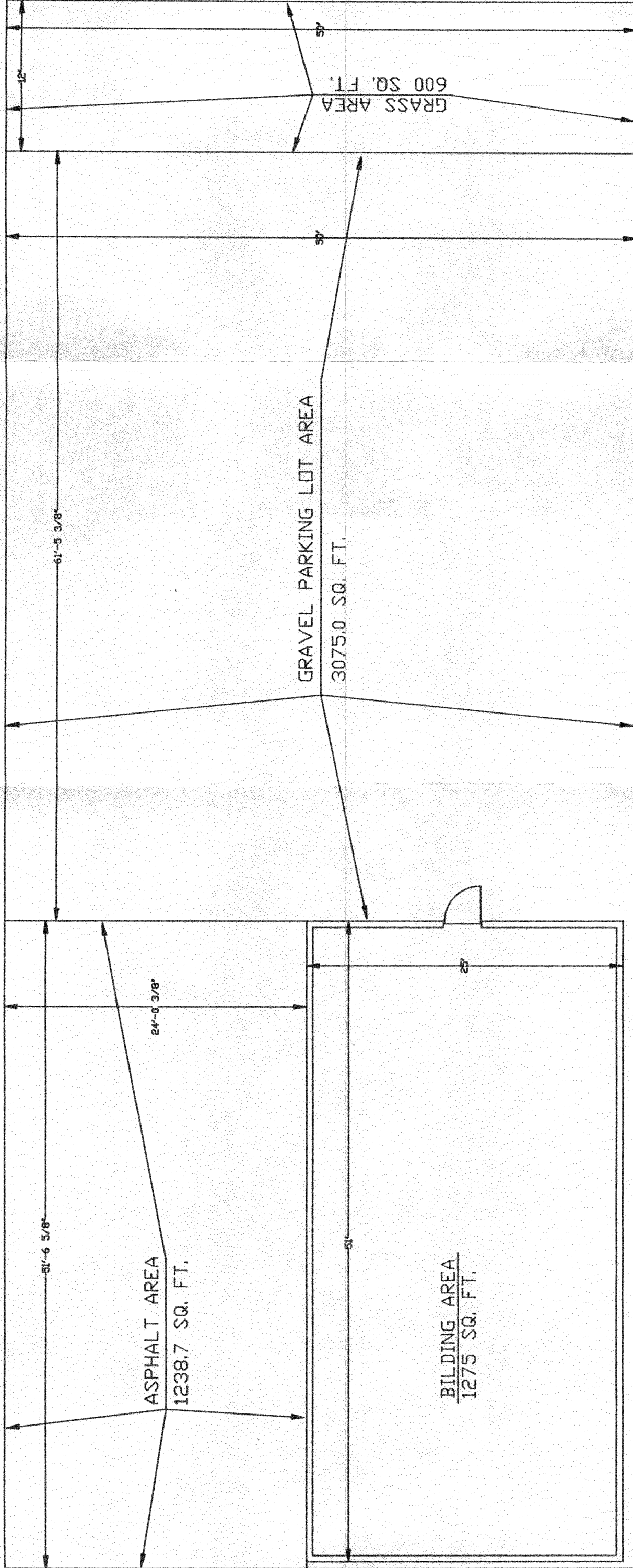
$$C_d = \left[ (5588.7)(.95) + (600)(.35) \right] / 6188.7$$

$$C_d = .89$$

$$\text{DRAINAGE FEE} = 10,000 (.89 - .79) .14^{.7}$$

$$= \$252.52$$

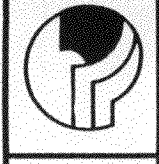




DRAWN	JIM B&F	DATE	1/23/95
REVISED		DATE	
DESIGN		DATE	
CHECKED		DATE	
APPROVED		DATE	

SCALE	
PLAN	HORIZ. 1/8" = 1'
PROFILE	HORIZ. _____
	VERT. _____

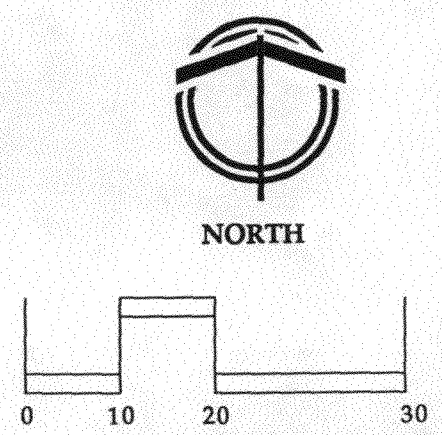
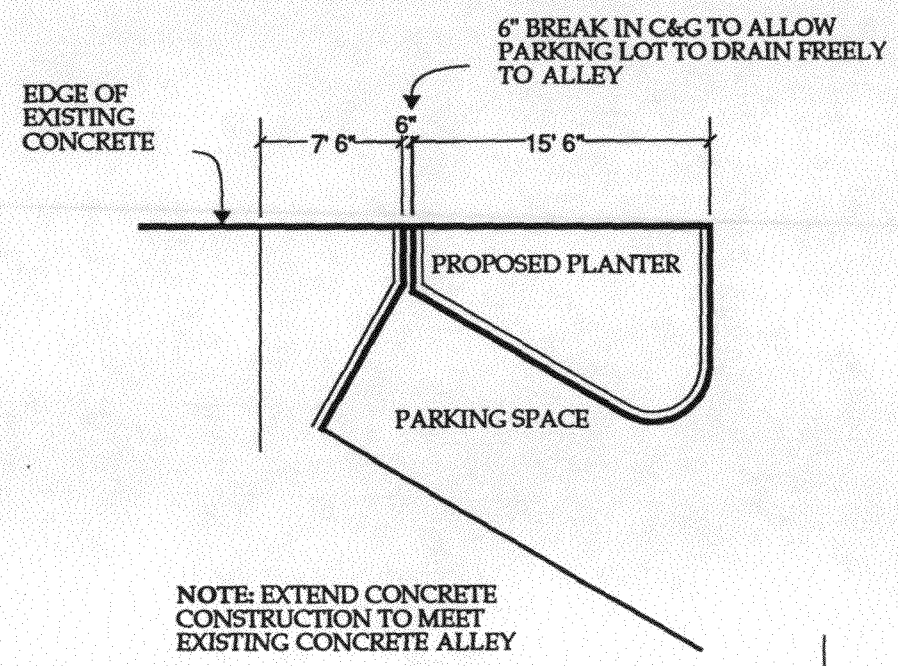
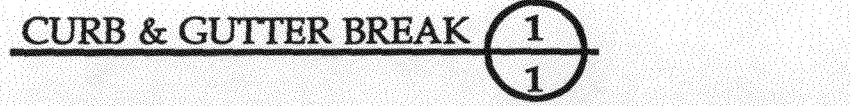
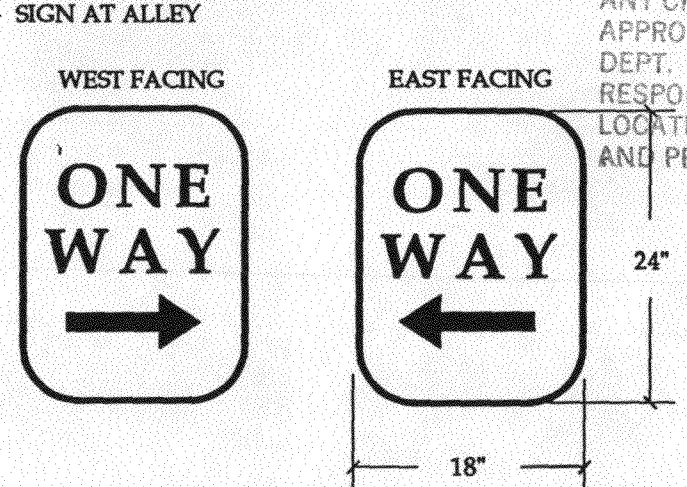
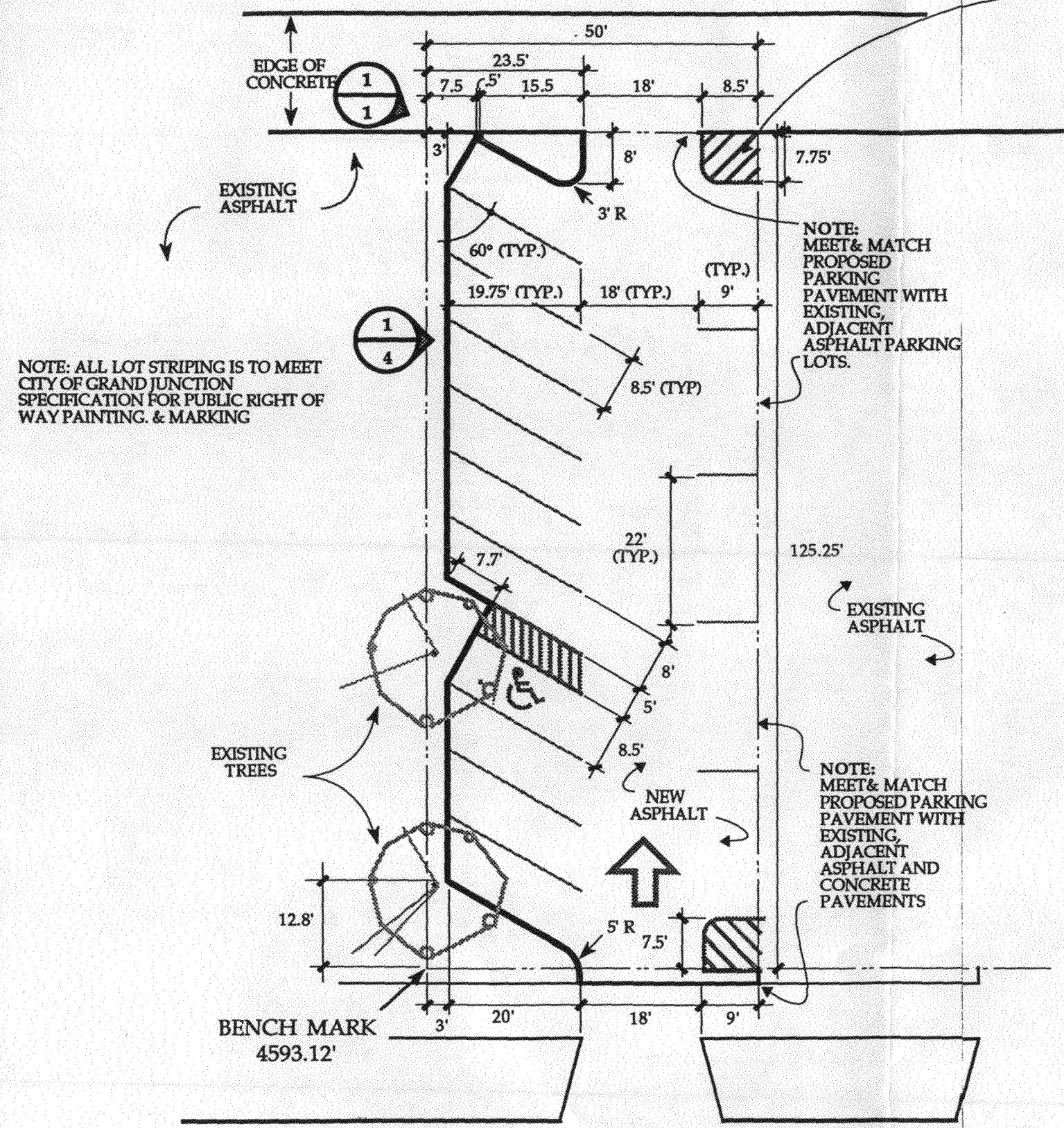
**MESA COUNTY DEPT. OF SUPPORT SERVICES**  
**DIVISION OF FACILITIES MANAGEMENT**



**536 WHITE**  
**PARKING LOT**




ACCEPTED: *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

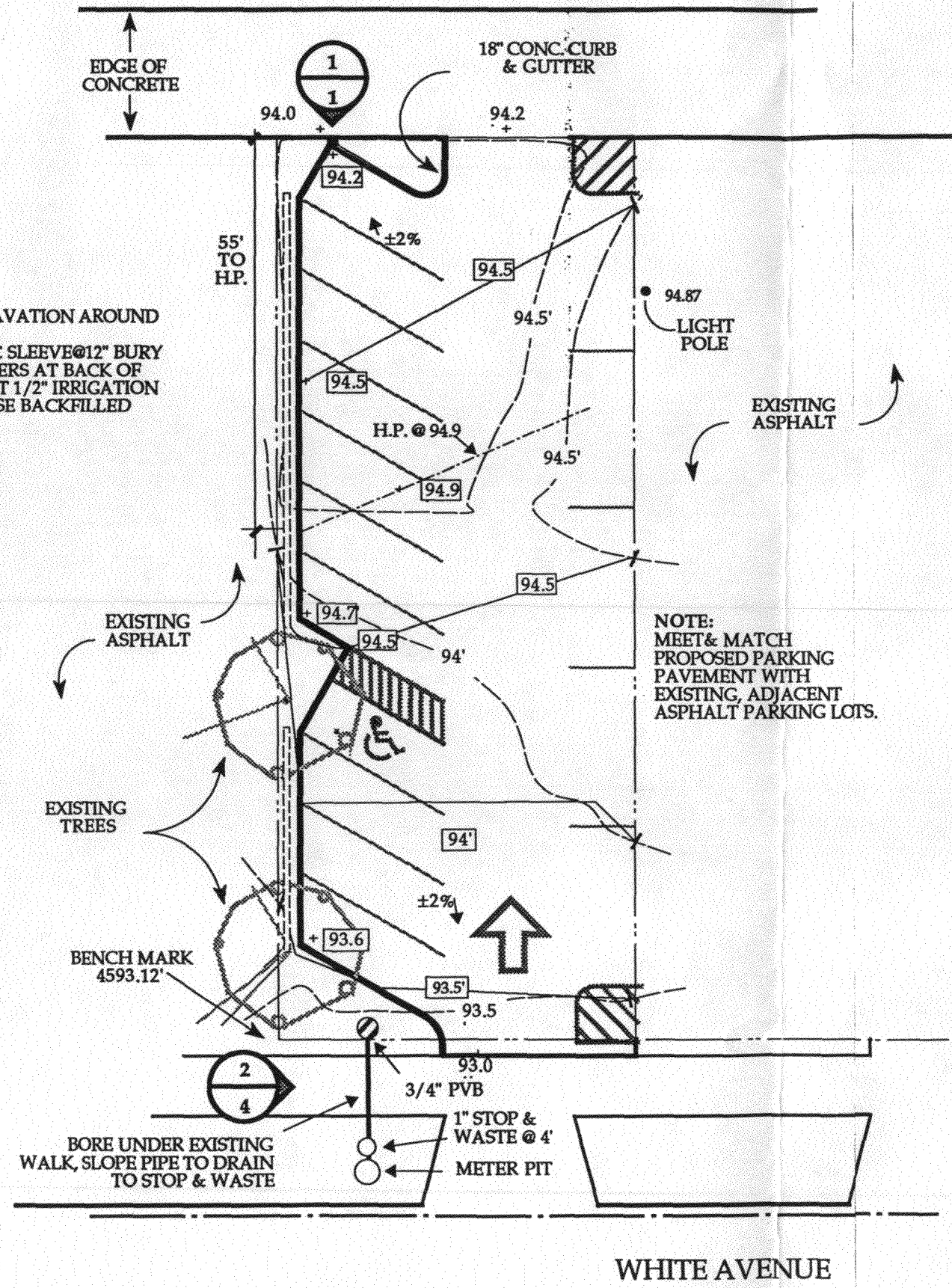


WHITE AVENUE  
 PARKING DEVELOPMENT

**ClAVONNE & ASSOCIATES, INC.**  
 LANDSCAPE & PLANNING ARCHITECTS  
 844 GRAND AVENUE  
 GRAND JUNCTION, CO.  
 (303) 241-0745

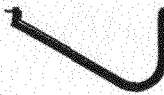
ACCEPTED   
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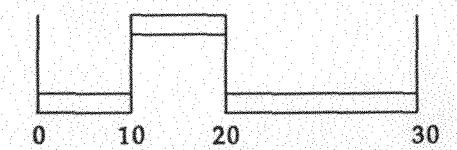
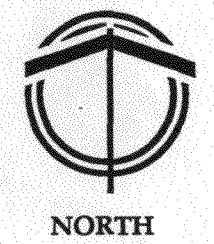
NOTES:  
 1. MINIMIZE EXCAVATION AROUND BASE OF TREES.  
 2. INSTALL 1" PVC SLEEVE @ 12" BURY BETWEEN PLANTERS AT BACK OF CURB TO PROTECT 1/2" IRRIGATION LINE IN ROADBASE BACKFILLED AREAS.



NOTE:  
 MEET & MATCH PROPOSED PARKING PAVEMENT WITH EXISTING, ADJACENT ASPHALT PARKING LOTS.

**LEGEND:**

- + 94.7 EXISTING SPOT ELEVATION
- + 94.7 PROPOSED SPOT ELEVATION
- - - 94. - - - EXISTING CONTOUR
- - - 94.7 - - - PROPOSED CONTOUR
-  PROPOSED 18" CURB & GUTTER

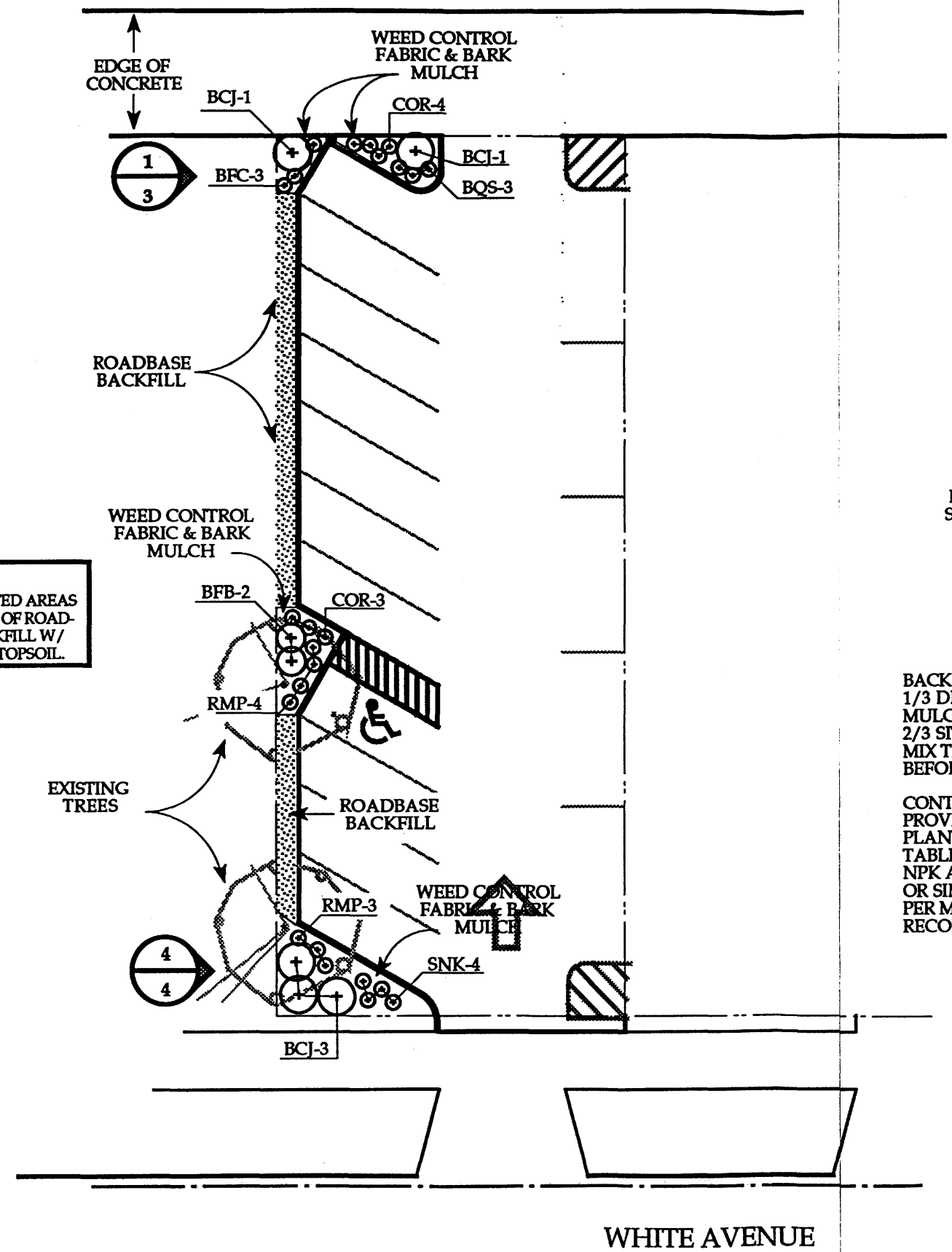


**WHITE AVENUE  
 PARKING DEVELOPMENT**

GRADING & IRRIGATION PLAN SHEET 2 OF 4

**ClAVONNE &  
 ASSOCIATES, INC.**  
 LANDSCAPE &  
 PLANNING ARCHITECTS  
 844 GRAND AVENUE  
 GRAND JUNCTION, CO.  
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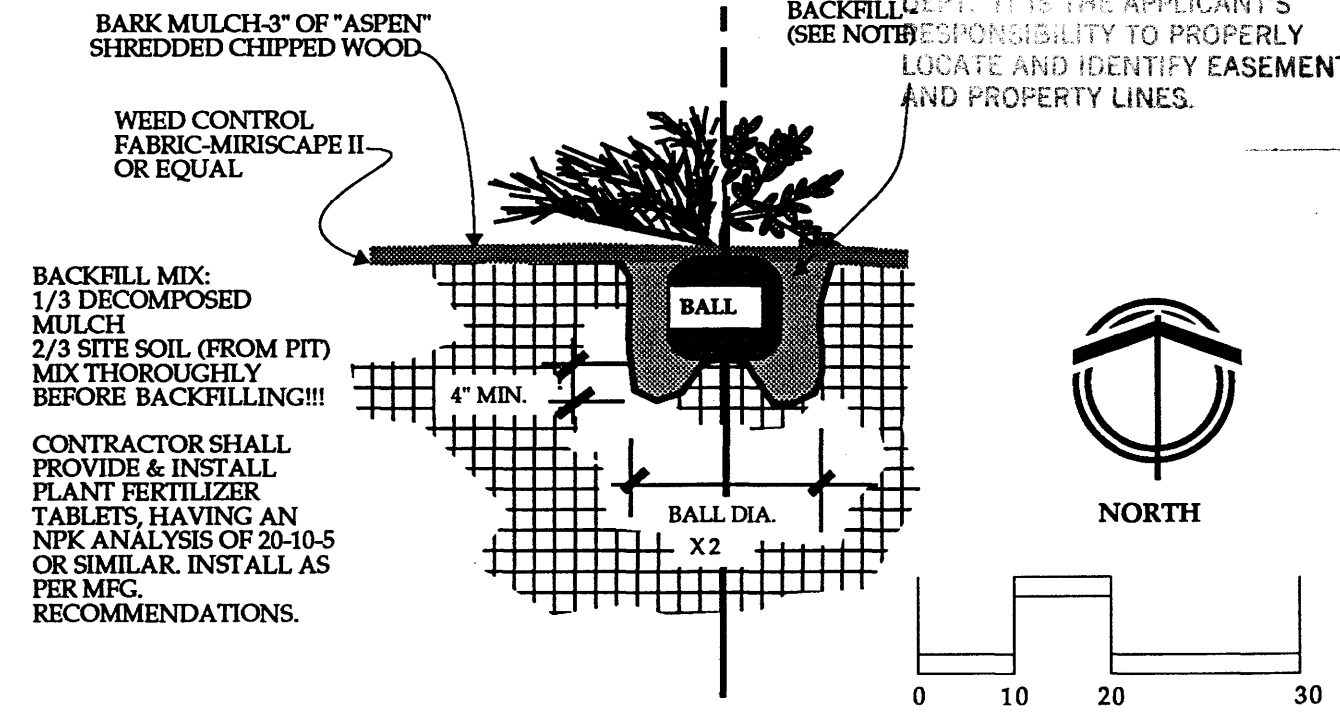


**NOTE:**  
ALL PLANTED AREAS  
TO BE FREE OF ROAD-  
BASE BACKFILL W/  
SPECIFIED TOPSOIL.

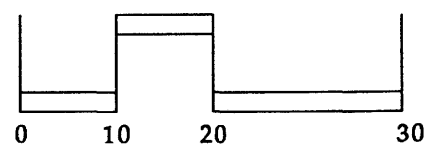
**PLANT LIST**

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>Deciduous Shrubs</b>				
3	BFB	Butterfly Bush	Buddleia davidii	5 gal
4	SNK	Snakeweed	Gutierrezia sarothrae	1 gal
<b>Evergreen Shrubs</b>				
3	BCJ	Blue Chip Juniper	Juniperus horizontalis "Blue Chip"	5 gal
<b>Perennials/Groundcovers</b>				
3	BFC	Blue Fescue	Festuca ovina "glauca"	2-1/2" pot
3	BQS	Blue Queen Salvia	Salvia superba "Compacta"	1 gal
7	COR	Coreopsis	Coreopsis grandiflora 'Sunray'	1 gal
7	RMP	Rocky Mountain	Penstemon strictus	1 gal

**1 PLANTING DETAIL**  
**3 NO SCALE**



ACCEPTED  
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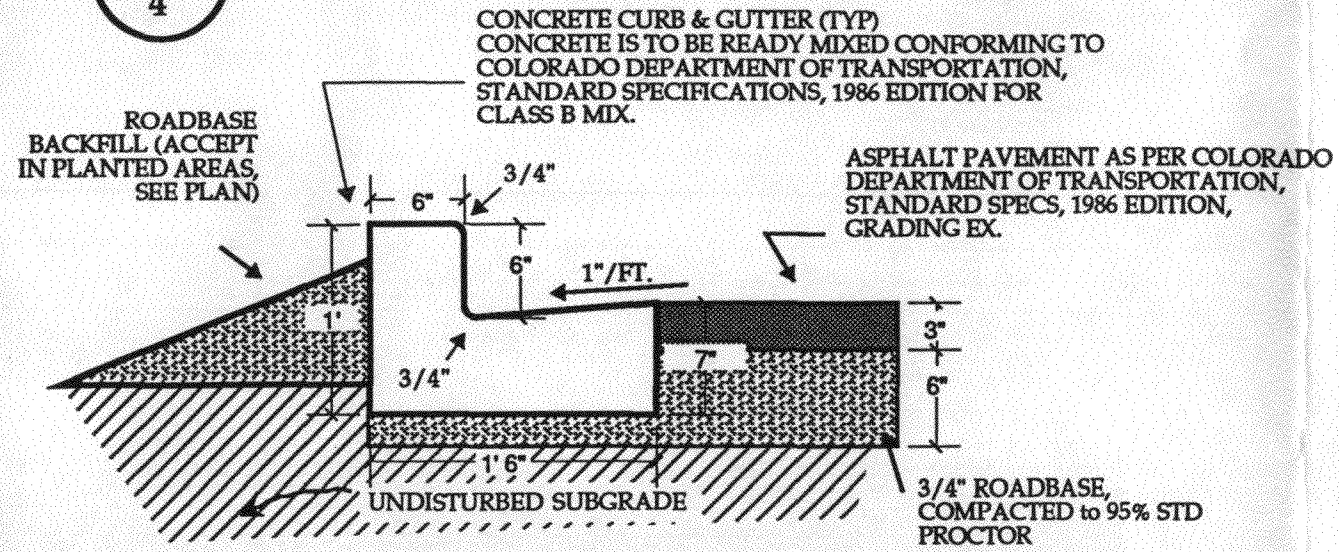


**WHITE AVENUE  
PARKING DEVELOPMENT**

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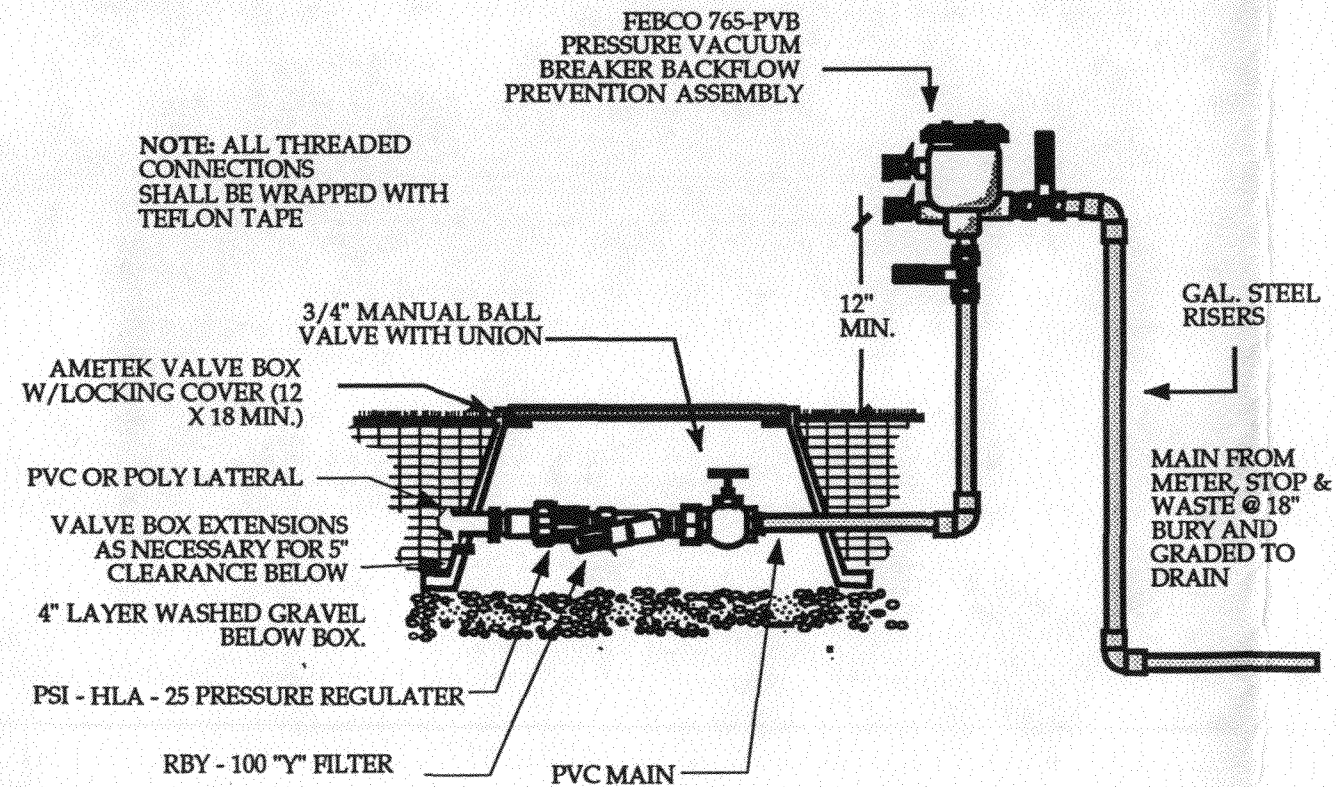
1  
4

**CONCRETE CURB & GUTTER**



2  
4

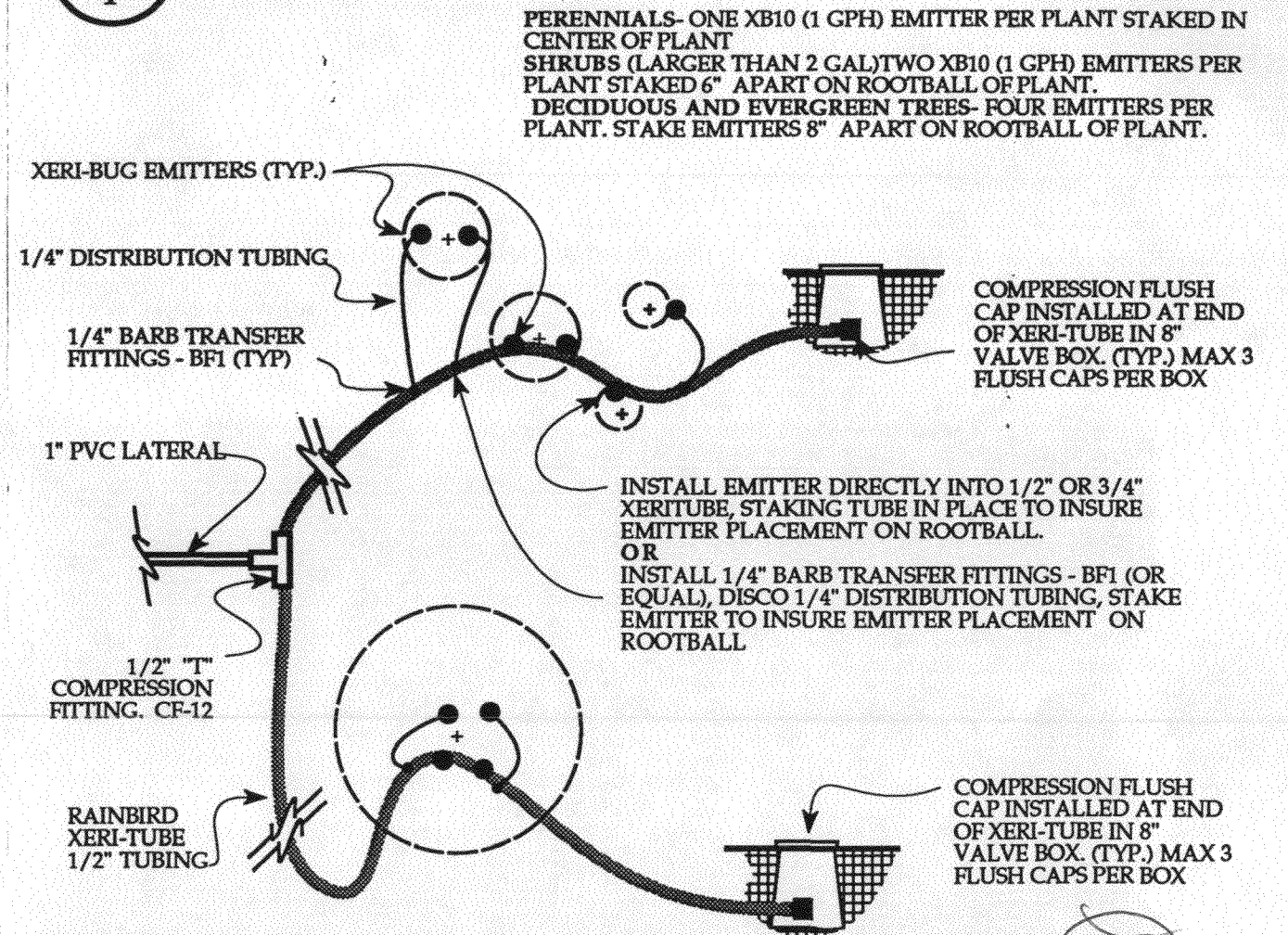
**IRRIGATION BACKFLOW AND CONTROL VALVE**



3  
4

**RAINBIRD XERIGATION LAYOUT (TYPICAL)**

NOT TO SCALE



ACCEPTED *MTD*  
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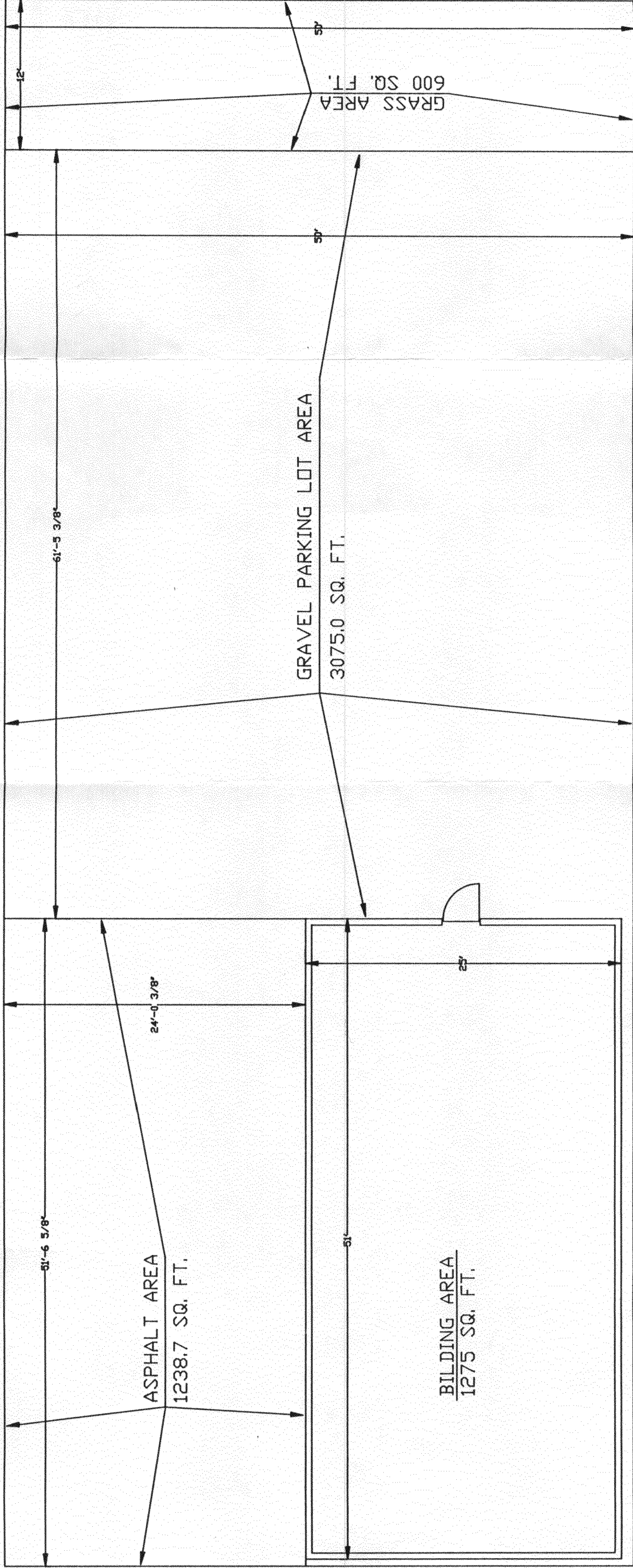
WHITE AVENUE  
PARKING DEVELOPMENT

DETAILS SHEET 4 OF 4

**ClAVONNE & ASSOCIATES, INC.**

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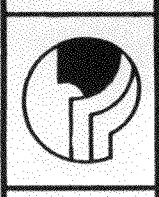




DRAWN	JIM B&E	DATE	1/23/98
REVISED		DATE	
DESIGN		DATE	
CHECKED		DATE	
APPROVED		DATE	

SCALE	PLAN	PROFILE
	HORIZ. 1/8"=1'	HORIZ. _____
		VERT. _____

**MESA COUNTY DEPT. OF SUPPORT SERVICES**  
**DIVISION OF FACILITIES MANAGEMENT**



**536 WHITE**  
**PARKING LOT**