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e _____ PDR-1995-067

Date _____ 8/2/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
x		Application form			
X		Receipts for fees paid for anything			
X	X	*Submittal checklist – Change of Use Review			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
X	X	*Mailing list to adjacent property owners			
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X		Legal description			
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		*Final reports for drainage and soils (geotechnical reports)			
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X	X	*Staff Reports – Board of Appeals			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	E-mail to Tom Dixon from Jody Kliska – 5/19/95	X	X	Letter to Kathy P. from Ron Gray – 12/1/95
X	X	Maintained foot candles at Grade – approved - 8/22/95	X	X	Site Plan & Landscape Plan – not stamped
X		Square tube post top light order information	X		Posting of Public Signs
X	X	Lighting Plan - approved	X		Letter to Planning Commission from Elaine Ingvertsen – 4/28/95
X		Landscape Plan-approved	X		Assessor's Map
X		Grading / Drainage Plan – not stamped	X	X	Ordinance No. 2050 - ***
X	X	Easement Description Map	X	X	Ordinance No. 1899 -***
X	X	Sewer Replacement Project Plans by City Public Works			
X		Assessor's map			
X		Grant of Easement - <i>NOT SIGNED</i>			
X		Warranty Deed – Robert Gibson, Alan Simpson, Billy Green			
		Deed of Trust -			
X		Letter from Katherine P. to Ron Bradley re: handicap accessibility – 12/14/95			
X	X	Letter to Kathy P. from Ron Halsey – Parking Lot -12/7/95			



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt 2203
 Date 4-3-95
 Rec'd By RSE
 File No. PDR-95-67

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	29,000 s.f. 0.7 acre	12 St. & Kennedy Ave.	Planned Business	Parking Lot
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input type="checkbox"/> PROPERTY OWNER Colorado International Education & Training Institute, Inc. Name P.O. Box 9087 1460 N. 12th Address Grand Junction, CO 81501 City/State/Zip 970-245-7102 Ron Bradley Business Phone No.	<input type="checkbox"/> DEVELOPER Colorado International Education & Training Institute, Inc. Name P.O. Box 9087 1460 N. 12th Address Grand Junction, CO 81501 City/State/Zip 970-245-7102 Ron Bradley Business Phone No.	<input type="checkbox"/> REPRESENTATIVE Ciavonne & Assoc. Inc. Name 844 Grand Ave. Address Grand Junction, CO 81501 City/State/Zip 970-241-0745 Ted Business Phone No. Ciavonne
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NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] Signature of Person Completing Application 4/26/95 Date

[Signature] Signature of Property Owner(s) - attach additional sheets if necessary 4/26/95 Date

GENERAL PROJECT REPORT

PARKING LOT, N.E. CORNER OF 12 th. & KENNEDY AVE.

PROPERTY DESCRIPTION

The project is located at northeast corner of the intersection of 12 th St. and Kennedy Ave. East of Campbell College Center on the Mesa State campus. The area in question is approximately ±29,000 S.F. (0.7 acres) and is currently used for parking 20-25 cars adjacent to an existing lot containing 20-25 cars as well. These two lots serve a U.S. Post Office, a small computer sales/service business, a training center for foreign exchange students, and a small office building. The project proposed develops a paved, lighted, landscaped parking lot with spaces for 65-70 cars.

PUBLIC BENEFIT

The greater public in general won't notice much difference but on a smaller level the adjacent business, services and Mesa State College will gain additional, convenient, efficient parking in a currently available but under used site.

PROJECT COMPLIANCE

Surrounding Land Use - This particular site has street frontage on the South and West sides, across 12th St. from Mesa State College. Several small businesses and a U.S. Post Office lie just to the north on the same block while the site borders residential dwellings to the East although the homes exist in the Planned Business Zone.

Site Access & Traffic Patterns - The parcel exists at the intersection of 12th. Street and Kennedy Ave. Access on to 12th. St. does not exist and is not being proposed in this plan. The proposed lot would take advantage of an existing parking aisle to the North allowing circulation through the site. The proposed entry ties into Kennedy Ave. approximately 200 feet to the East of 12th. St.

Availability of Utilities - The development lies within the boundaries of the Ute Water Conservancy District. Water needs for the site would be limited to the pressurized irrigation system required to sustain future trees and shrub beds. Adequate City storm sewer capacity would absorb surface run-off similar to the existing situation. One fire hydrant presently exists within the public right-of-way at the Southwest corner of the property. A water meter is located just East of the proposed entry on Kennedy Ave. Availability of electricity would also be required to operate a lighting system for the new parking lot.

Effects on Public Facilities - In general, the development of this site into a parking lot doesn't encroach upon existing roads, available fire or police protection. Surface drainage would increase due to the expanded pavement, however, City storm sewers adequately serve this location and the design of the development would conform to the existing direction of drainage.

The site is directly across 12th St. from Mesa State College.

Fire protection in this area is served by the Grand Junction Fire Protection District. Initial response to this site would be served from Station #1, located at Pitkin and 6th.

12th & Kennedy Parking

3/21/95

done

PDR-95-67

done

2945-123-15-014

Colo International Educ. & Training Inc.
c/o Mesa State College
P.O. Box 9087
Grand Junction, CO 81501

2945-123-15-021

Colo International Educ. & Training Inc.
c/o Mesa State College
P.O. Box 9087
Grand Junction, CO 81501

2945-123-15-003

Lewis M. Chere
1251 Elm Ave.
Grand Junction, CO 81501-7651

2945-123-15-004

Elaine J. Ingvertsen
1257 Elm Ave.
Grand Junction, CO 81501-7651

2945-123-15-009

Dennis D. Gingerich
1260 Kennedy Ave.
Grand Junction, CO 81501-7658

2945-123-15-013

Elm & 12th Street Partnership
2339 E Road
Grand Junction, CO 81503-1409

2945-123-15-020

Royce C. Gibson
3118 W. Kimberly Way
Phoenix, AZ 85027

2945-123-15-016

David A. Hansen
P.O. Box 127
Lukeville, AZ 85341-0127

2945-123-18-010

R. A. Schiesswohl
570 Hall Ave.
Grand Junction, CO 81501-2138

2945-123-18-015

Carl Strippel
518 Hill Ave.
Grand Junction, CO 81501-2622

2945-123-18-001

Kenneth A. & Patricia L. Wilson
1330 N. 12th St.
Grand Junction, CO 81501-7643

2945-123-18-016

Walter S. & Betty J. Roles
1260 Bunting Ave.
Grand Junction, CO 81501-7650

2945-123-18-004

Timothy N. Nelson
1231 Kennedy Ave.
Grand Junction, CO 81501-7657

2945-123-18-005

G. Albino Gonzoles
1235 Kennedy Ave.
Grand Junction, CO 81501-7657

2945-123-18-009

Ronald Neumann
P.O. Box 9002
Grand Junction, CO 81501-9000

2945-123-18-008

David Ward
P.O. Box 4183
Grand Junction, CO 81502-4183

2945-123-18-002

Chris L. & Julie A. Susemihl
2905 Kanal Ct.
Grand Junction, CO 81503-2446

2945-123-18-013

Great Homes Ltd.
3032 I-70 Business Loop
Grand Junction, CO 81504-5722

Jone

PDR-95-67

2945-123-18-012

James & Andrea Pendleton
c/o Intrust Mtg.
805 25 Road
Grand Junction, CO 81505

2945-123-18-007

Stephen B. Kessberger
825 27-1/4 Road
Grand Junction, CO 81506-1709

2945-123-18-006

Mary Frances McCandless
717 Centauri Drive
Grand Junction, CO 81506-1818

2945-123-18-014

Donald L. & Anna L. Plein
609 Viewpoint Drive
Grand Junction, CO 81506-8222

2945-123-18-003

Alfred J. & Laura Goffredi
2366 E. Piazza Place
Grand Junction, CO 81506-8442

2945-123-18-011

Golden Hill Land & Cattle LLC
P.O. Box 6252
Snowmass Village, CO 81615-6252

2945-123-13-002

Lucille E. Strnad
1215 Texas Ave.
Grand Junction, CO 81501-7637

2945-123-13-003

Hattie R., John J. & Byron L. Hakes, Jr.
1225 Texas Ave.
Grand Junction, CO 81501-7637

2945-123-13-004

Richard L & Linda P Berkey
1233 Texas Ave.
Grand Junction, CO 81501-7637

2945-123-13-005

Richard L & Linda P Berkey
1233 Texas Ave.
Grand Junction, CO 81501-7637

2945-123-13-006

Carolie E. Helmick
1241 Texas Ave.
Grand Junction, CO 81501-7637

2945-123-13-007

Cecil C. & Ida V. Hobbs
1267 Texas Ave.
Grand Junction, CO 81501-7367

2945-123-13-001

Robert L. & Jacqueline V. Johnson
1611 Crestview Dr.
Grand Junction, CO 81506-4012

2945-114-00-921

State of Colorado
Mesa College
Grand Junction, CO 81501

2945-114-00-929

Trustees of the State Colleges
c/o State Colleges Educ. Auth. Inc.
1580 Lincoln St., Suite 750
Denver, CO 80203-1509

2945-114-04-923

State of Colorado
Mesa College
Grand Junction, CO 81501

2945-114-04-928

State of Colorado
Mesa College
Grand Junction, CO 81501

2945-123-13-020

Bonds Company Inc.
1998 S. Broadway
Grand Junction, CO 81503-9593

PDR-95-67

2945-123-13-021

Bonds Company Inc.
1998 S. Broadway
Grand Junction, CO 81503-9593

2945-123-13-027

Stanley L, Bret Devin & Kia Beth
Seligman
3032 I-70 Business Loop
Grand Junction, CO 81504-5722

2945-123-13-952

Church of Jesus Christ Latter Day Saints
1502 N. 12th Street
Grand Junction, CO 81501-7646

2945-123-13-928

Church of Jesus Christ Latter Day Saints
50 E. North Temple
Salt Lake City, UT 84150-0002

REVIEW COMMENTS

Page 1 of 3

FILE #PD-95-67

TITLE HEADING: Planned Development - Paved
Parking Lot

LOCATION: NE corner of 12th & Kennedy

PETITIONER: Colorado International Education & Training - Ron Bradley

PETITIONER'S ADDRESS/TELEPHONE: 1460 N 12th Street
Grand Junction, CO 81501
970-245-7102

PETITIONER'S REPRESENTATIVE: Ted Ciavonne / Ciavonne & Associates

STAFF REPRESENTATIVE: Tom Dixon

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., APRIL 24, 1995.

MESA COUNTY BUILDING DEPT. 04/06/95
Bob Lee 244-1656

Building Permits are required for the irrigation connection to the domestic water system and the electrical systems to be installed.

CITY UTILITY ENGINEER 04/10/95
Bill Cheney 244-1590

Water: City water; not Ute water as indicated in the narrative.
Sewer: Show existing utilities in alley portion of parking lot.

Has right-of-way for alley been vacated and if so, is there an easement for utilities?
If easement exists, show on plan. If not, an utility easement will have to be created by the owner.

Verify condition of sewer line prior to constructing parking lot over sewer.

COMMUNITY DEVELOPMENT DEPT. 04/14/95
Tom Dixon 244-1439

See attached comments.

STAFF REVIEW (Preliminary comments)

FILE: #PDR-95-67

DATE: April 6, 1995

STAFF: Tom Dixon, AICP

REQUEST: 67-space paid parking lot in a Planned Business zone

LOCATION: Northeast corner of 12th Street and Kennedy Avenue

APPLICANT: Colorado International Education & Training Institute

EXISTING LAND USE: Partially developed with an existing asphalt parking lot

PROPOSED LAND USE: Commercial parking lot

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH:

EAST:

WEST: Educational

EXISTING ZONING: PB

SURROUNDING ZONING:

NORTH: PB

SOUTH: PB/RMF-64

EAST: PB

WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The 12th Street Corridor Guidelines apply to this site.

STAFF ANALYSIS: This site was reviewed and approved for a Planned Business zone as File #88-79, also known as College Square. At that time the northern portion of the site was developed with the proposed college oriented commercial and retail uses. The southwestern portion of the site was scheduled for a recreation use (batting cages) which was to replace a dilapidated 6-unit apartment building. The apartment building was consequently removed but the site was covered over as a temporary parking lot and the batting cages were never constructed. The temporary parking lot remained and has been used intermittently for rental parking spaces, mostly serving Mesa State College students.

The proposed commercial parking lot was never reviewed and approved as part of the original planned development. Since this constitutes a change in the approved plan, the

proposed modification must be reviewed and approved. It is anticipated that this parking lot will be operational by August, 1995.

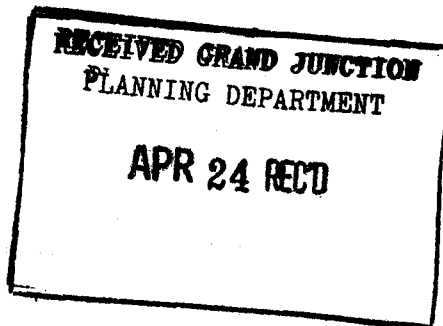
Issues or concerns with this proposal include:

- 1) Drainage must be approved by the Public Works Department. A drainage fee may be acceptable in lieu of providing on-site drainage facilities.
- 2) A lighting plan shall be submitted for review and approval prior to the issuance of a planning clearance.
- 3) The landscaping plan will be reviewed for compliance at the time of final comments.

ClAVONNE & ASSOCIATES, INC.

SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
303-241-0745 • FAX 241-0765 • 81501

April 21, 1995



Mr. Tom Dixon
Community Development Department
City of Grand Junction
250 North 5th St.
Grand Junction, CO. 81501

Dear Mr. Dixon,

The following is a response to the review Agency Comments concerning the Planned Development - Paved Parking Lot, NE corner of 12th and Kennedy, dated April 6, 1995, File #PDR -95-67.

Mesa County Building Dept.

1. It is understood that Building Permits are required for an irrigation connection to a domestic water system, and for electrical systems to be installed. As of this writing it is not know if this project will connect to an existing irrigation system, or require a new connection. Construction specifications should require licensed trades to secure the appropriate permits.

Grand Junction City Utility Engineer

1. We understand this site is served by City water.
2. The alley, prior to being vacated, would be north of this proposed parking lot. There is no known alley portion within the proposed parking lot in which to show existing utilities.
3. The right-of-way for an east-west alley was vacated as per Ordinance 1899, dated July 12, 1980, Book 1265, pg. 800 and Ordinance 2050, dated May 13, 1982, Book 1372, pg. 253. Furthermore, re-establishment of the vacated alley and/or utility easement will be in conflict with a building that now exists on the site.
4. We were not aware of any sewer mains under the proposed parking lot, however, a phone call to Greg Trainor on 4/21/95 resulted in the discovery that an active City sewer main exists in the vacated alley and utility easement noted above, underneath an existing building. If it would benefit the City, the owner of the property is willing to create a new utility easement south of the existing building and within the proposed parking lot.

Grand Junction Community Development Department

1. Discussions with Jody Kliska indicate that a drainage fee may be acceptable in lieu of providing on-site drainage facilities. This is preferred by the owner.
2. It is understood that an approved lighting plan is required prior to issuance of a planning clearance.
3. We look forward to a favorable review of the landscape plan.

Sincerely,

Ted Ciavonne
Ciavonne & Associates, Inc.



STAFF REVIEW (Preliminary comments)

FILE: #PDR-95-67

DATE: April 6, 1995

STAFF: Tom Dixon, AICP

REQUEST: 67-space paid parking lot in a Planned Business zone

LOCATION: Northeast corner of 12th Street and Kennedy Avenue

APPLICANT: Colorado International Education & Training Institute

EXISTING LAND USE: Partially developed with an existing asphalt parking lot

PROPOSED LAND USE: Commercial parking lot

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH:

EAST:

WEST: Educational

EXISTING ZONING: PB

SURROUNDING ZONING:

NORTH: PB

SOUTH: PB/RMF-64

EAST: PB

WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The 12th Street Corridor Guidelines apply to this site.

STAFF ANALYSIS: This site was reviewed and approved for a Planned Business zone as File #88-79, also known as College Square. At that time the northern portion of the site was developed with the proposed college oriented commercial and retail uses. The southwestern portion of the site was scheduled for a recreation use (batting cages) which was to replace a dilapidated 6-unit apartment building. The apartment building was consequently removed but the site was covered over as a temporary parking lot and the batting cages were never constructed. The temporary parking lot remained and has been used intermittently for rental parking spaces, mostly serving Mesa State College students.

The proposed commercial parking lot was never reviewed and approved as part of the original planned development. Since this constitutes a change in the approved plan, the

proposed modification must be reviewed and approved. It is anticipated that this parking lot will be operational by August, 1995.

Issues or concerns with this proposal include:

- 1) Drainage must be approved by the Public Works Department. A drainage fee may be acceptable in lieu of providing on-site drainage facilities.
- 2) A lighting plan shall be submitted for review and approval prior to the issuance of a planning clearance.
- 3) The landscaping plan will be reviewed for compliance at the time of final comments.

STAFF REVIEW (Final)

FILE: #PDR-95-67

DATE: April 25, 1995

STAFF: Tom Dixon, AICP

REQUEST: 67-space paid parking lot in a Planned Business zone

LOCATION: Northeast corner of 12th Street and Kennedy Avenue

APPLICANT: Colorado International Education & Training Institute

EXISTING LAND USE: Partially developed with an existing asphalt parking lot

PROPOSED LAND USE: Commercial parking lot

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Residential

EAST: Residential

WEST: Educational

EXISTING ZONING: PB

SURROUNDING ZONING:

NORTH: PB

SOUTH: PB/RMF-64

EAST: PB

WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The 12th Street Corridor Guidelines apply to this site. The guidelines recognize this portion of the 12th Street corridor as an area of transition for residential and business uses. The policy guidance is one of protecting existing neighborhoods while providing direction and focus for those areas in transition.

SITE DESCRIPTION AND HISTORY: This site is a flat area that has a mostly gravel surface except for an old, one-car garage near the center of the site. The eastern portion of the site has been overlaid with asphalt and presently serves as a parking area for the development to the north of this site.

In 1979, a proposal was reviewed and approved for a Planned Business zone as File #88-79, known as College Square. At that time the northern portion of the site was developed with the proposed college-oriented commercial and retail uses. The southwestern portion of

the site (the subject of this proposal) was scheduled for a recreation use (batting cages) which was to replace a dilapidated 6-unit apartment building. The apartment building was consequently removed but the site was covered over as a temporary parking lot and the batting cages were never constructed. The temporary parking lot remained and has been used intermittently (although not presently) for rental parking spaces, mostly serving Mesa State College students and other college-related users.

In addition to the development review, a street vacation was requested for an alley that was platted in mid-block and running parallel to Kennedy and Elm Avenues. The vacation of the portions of the alley was granted, without conditions, in two separate actions. These were recorded with Mesa County under Book 1265 Page 800 (see Exhibit A) and Book 1372 Page 253 (see Exhibit B). The only portion of the alley that remains is the eastern portion which intersects with 13th Street and serves two lots.

STAFF ANALYSIS: The proposed commercial parking lot was never reviewed and approved as part of the original planned development for College Square. Since this constitutes a change in the approved plan, the proposed modification must be reviewed and approved.

As proposed, a 67-space commercial parking lot would be developed on the site. The existing gravel parking area would be covered with asphalt, the garage would be removed, and a portion of the present parking lot would tie into the new parking area. Landscaping is proposed around the perimeter of the site and within the interior of the parking area per present code requirements. It is intended that this parking lot will be operational by August, 1995.

One potential restriction on this site is the location of an 8-inch sewer lateral in the vacated alley. No easement exists for this sewer line. Comments from the petitioner's representative indicate a willingness to provide a utility easement over the sewer.

Comment has been made by a neighbor regarding a deed restriction prohibiting vehicular traffic through the site between Elm and Kennedy Avenues. However, no evidence of this restriction has been presented to staff, traffic currently passes between Elm and Kennedy on the existing parking lots, and the City generally does not enforce deed restrictions. Therefore, staff can make no condition regarding this alleged restriction.

STAFF RECOMMENDATION: Approval of the proposed 67-space parking lot subject to the following conditions:

- 1) Drainage must be approved by the Public Works Department. A drainage fee may be acceptable in lieu of providing on-site drainage facilities.
- 2) A lighting plan shall be submitted for review and approval prior to the issuance of a planning clearance.

3) The submitted landscaping plan is approved at this time. If fewer than 67 spaces are actually provided at the time of planning clearance, then the landscape plan will be reconsidered.

4) A 20-foot wide utility easement shall be placed over the centerline of the existing 8-inch sewer line located in the vacated alley.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #PDR-67-95, I move that we approve the proposed 67-space parking lot in a PB zone subject to staff recommendation and conditions.

MAY 31 '95 12:11PM

N 89° 28' 25" E 25.05'

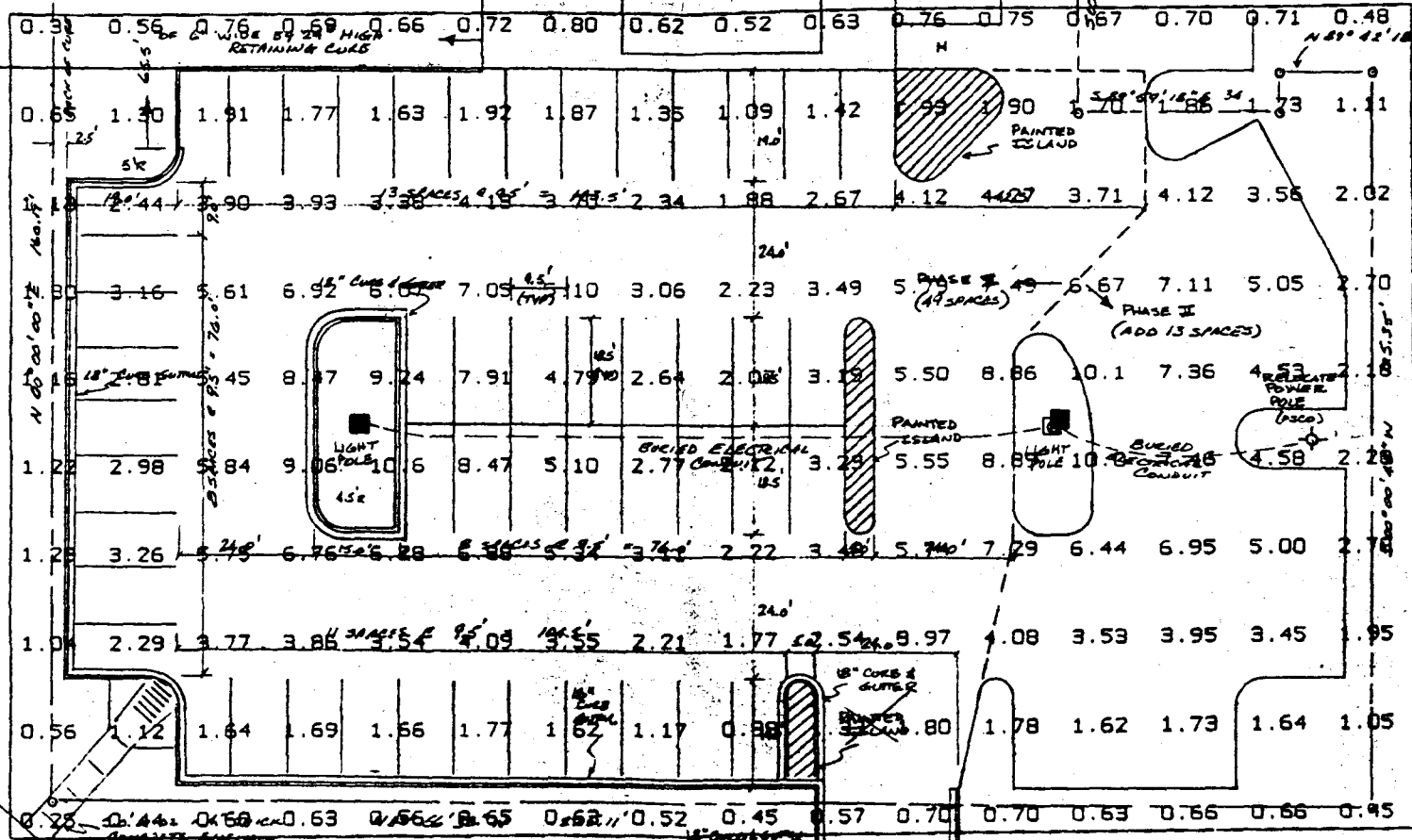
N 89° 28' 25" E 25.05'

P.2

N 89° 58' 25" E 32.22'

12th Street

LABEL	QTY	CATALOG # & WATTAGE	DESCRIPTION	H	LUMENS	LLF
QV	2	QVA499-M 1000MH	QUADRATE VERTICAL		10000	.75
	2	PS4S25STBZ	4' x 25' SQ. STEEL POLE			



MAINTAINED FOOTCANDLES SHOWN AT GRADE	PROJECT NAME: PARKING LOT
AVERAGE = 3.14 fc MAXIMUM = 10.6 fc	TITLE: C:\ACT\JOB\950330RB.AGI
	SCALE: 1" = 20 FEET

LABEL	QTY	CATALOG # & WATTAGE	DESCRIPTION	LUMENS	LLF
QV	2	QVA499-M 1000MH	QUADRATE VERTICAL	110000	.75
	2	PS4S25STBZ	4'- 25' SQ. STEEL POLE		

0.31	0.56	0.76	0.69	0.66	0.72	0.80	0.62	0.52	0.63	0.76	0.75	0.67	0.70	0.71	0.48
0.65	1.30	1.91	1.77	1.63	1.92	1.87	1.35	1.09	1.42	1.93	1.90	1.70	1.86	1.73	1.11
1.13	2.44	3.90	3.93	3.38	4.18	3.70	2.34	1.88	2.67	4.12	4.27	3.71	4.12	3.56	2.02
1.30	3.16	5.61	6.92	6.07	7.05	5.10	3.06	2.23	3.49	5.79	7.49	6.67	7.11	5.05	2.70
1.16	2.81	5.45	8.47	9.24	7.91	4.79	2.64	2.07	3.19	5.50	8.86	10.1	7.36	4.53	2.18
1.22	2.98	5.84	9.06	10.6	8.47	5.10	2.77	2.12	3.23	5.55	8.89	10.0	7.46	4.58	2.20
1.29	3.26	5.75	6.76	6.28	6.88	5.34	3.11	2.22	3.48	5.74	7.29	6.44	6.95	5.00	2.70
1.04	2.29	3.77	3.86	3.54	4.09	3.55	2.21	1.77	2.54	3.97	4.08	3.53	3.95	3.45	1.95
0.56	1.12	1.64	1.69	1.66	1.77	1.62	1.17	0.99	1.33	1.80	1.78	1.62	1.73	1.64	1.05
0.25	0.44	0.60	0.63	0.56	0.65	0.63	0.52	0.45	0.57	0.70	0.70	0.63	0.66	0.66	0.45

ACCEPTED *RP 8/22/95*
 ANY CHANGE OF BACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE CONTRACTOR'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

MAINTAINED FOOTCANDLES
 SHOWN AT GRADE

AVERAGE = 3.14 fc
 MAXIMUM = 10.6 fc
 MINIMUM = .25 fc
 AVG/MIN = 12.56
 MAX/MIN = 42.4

PROJECT NAME: PARKING LOT

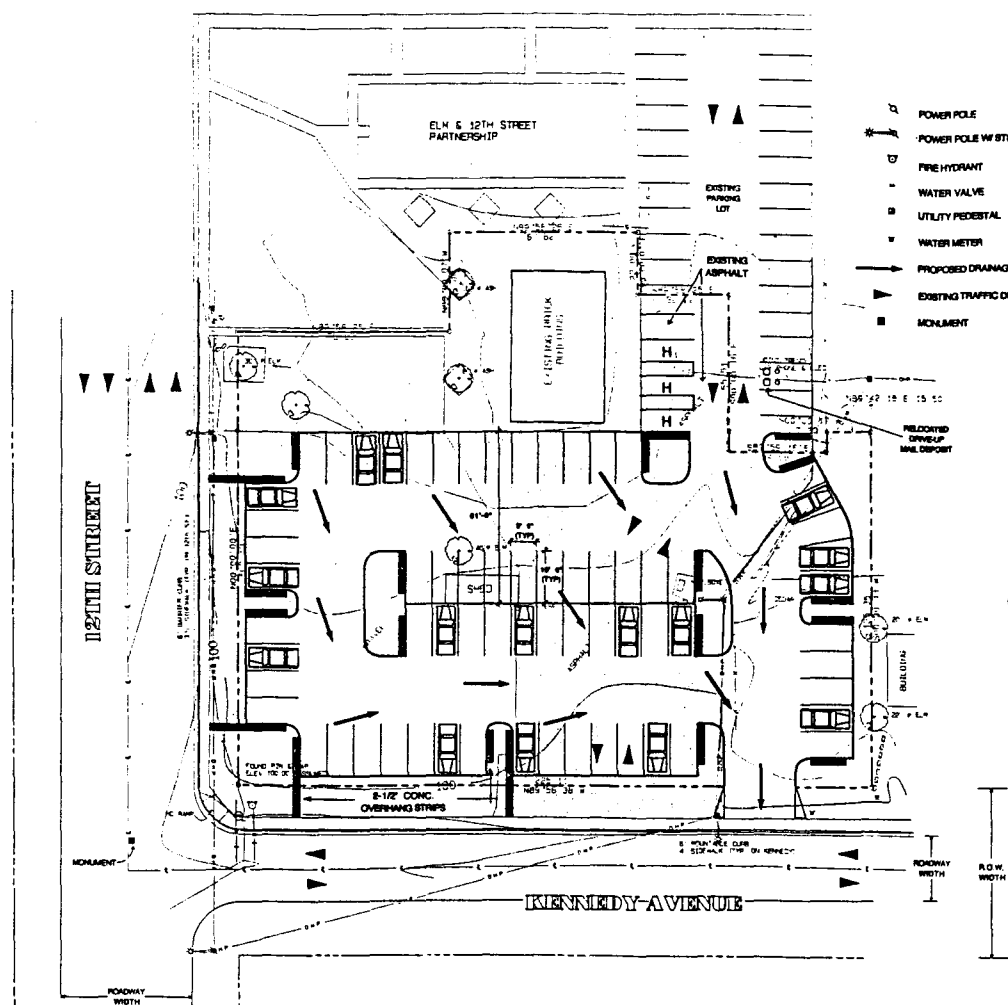
FILE: C:\AGI\JOBS\950530RB.AGI

SCALE: 1" = 20 FEET

DATE: 05-31-1995

ENGINEER:
 ROB M. RUETH

RUUD
LIGHTING
 800/236-7000



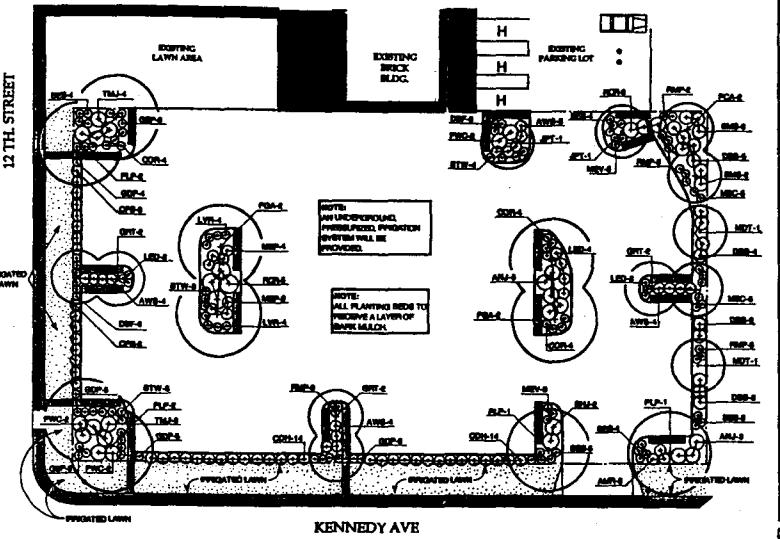
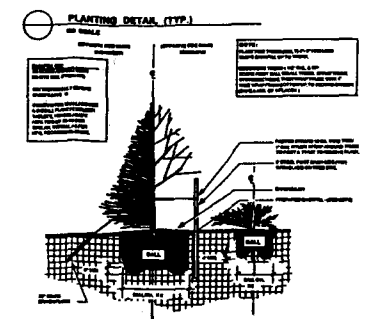
SITE PLAN

±29,000 S.F. (0.7 ACRES)

City Engineer _____ Date _____
 County Clerk _____ Date _____ Community Development _____ Date _____

PLANT LIST

PLANT	QUANTITY	REMARKS
1. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
2. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
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8. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
9. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
10. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
11. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
12. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
13. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
14. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
15. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
16. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
17. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
18. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
19. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
20. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
21. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
22. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
23. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
24. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
25. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
26. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
27. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
28. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
29. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
30. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
31. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
32. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
33. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
34. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
35. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
36. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
37. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
38. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
39. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
40. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
41. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
42. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
43. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
44. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
45. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
46. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
47. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
48. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
49. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"
50. 12" 10' 0" 10' 0" 10' 0"	1	12" 10' 0" 10' 0" 10' 0"



LANDSCAPE PLAN

12th & KENNEDY AVE.
 PARKING LOT

DRAWN: SDY
 CHECKED: _____
 JOB NO.: _____
 DATE: 5/28/82
 REVISIONS: _____

SHEET NO. _____

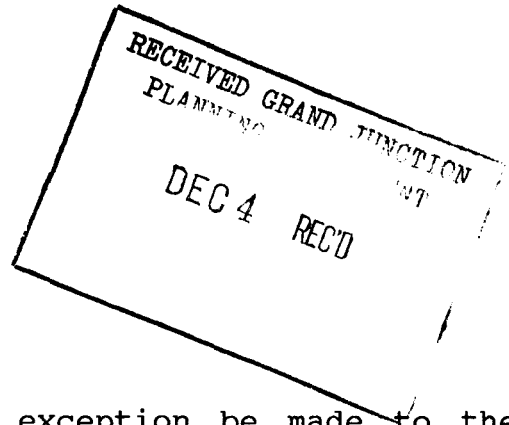
CIAVONNE & ASSOCIATES, INC.

SITE PLANNING & LANDSCAPE ARCHITECTURE
 844 GRAND AVE., #1
 GRAND JUNCTION, CO
 303-241-0748
 FAX 303-241-0748
 81501

December 1, 1995



Katherine M. Portner
Planning Supervisor
Grand Junction Community Development
250 North Fifth Street
Grand Junction, CO 81501



Re: File #PDR-95-67 Parking Lot

Dear Ms. Portner:

Mesa State College requests that an exception be made to the requirement for two handicap parking spaces in this lot. The college has a five year lease on this lot for the exclusive use by college students and employees. Handicapped students and employees are not likely to want to use this lot because it is some distance from any building or other college facility. Any one using this lot must cross 12th Street to use any college facility. The college has exceeded the ADA requirement on number of handicap spaces in the parking lots close to the buildings and facilities on the campus.

We feel that concentrating the handicapped parking in the lots near the facilities provides better service than putting the code requirement in each individual lot. If we went lot by lot instead of looking at the whole parking lot system we would have nearly half of our handicap parking located at the north end of campus, remote from all facilities except the fieldhouse.

Including this lot the college has a total of 1095 parking spaces, of these 38 spaces are designated for handicapped. The minimum code requirement is 21.

This parking lot is frequently 100% used and we feel that the two handicap spaces would be unused resulting in the waste of two spaces.

Sincerely,

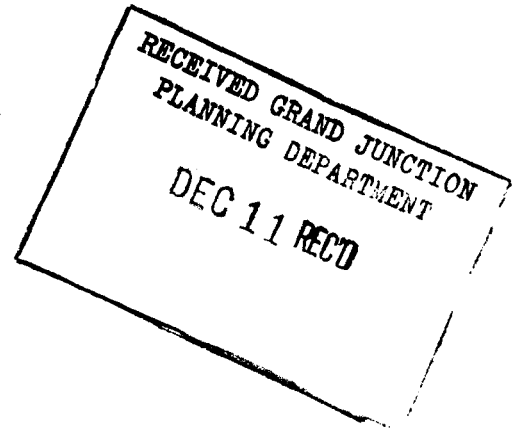
Ron Gray
Assistant Vice President

cc: Ron Bradley
Janeen Kammerer
Jim Derryberry
Ivy Williams, City Code Enforcement

**Resources, Education and Advocacy
for Disabled Individuals
743 Horizon Court, Suite #360
Grand Junction, Colorado 81506-8717
(970) 241-4511**

December 7, 1995

Grand Junction Community Development Department
Att: Kathy Portner
250 N. 5th Street
Grand Junction, Co. 81501-2668



re: 12th & Kennedy Ave. Parking Lot
PDR 95-67

Dear Kathy,

In response to your letter of December 6, 1995, I reviewed the site plan and observed the additional reserved parking spaces opened by Mesa State College. I concur with Mr. Gray that the spaces provided by the College are strategically located for their students. I further understand that the International School is not part of Mesa College.

The parking lot in question is privately owned and under a 5 year lease to Mesa State College. I believe the City of Grand Junction needs to insure strict adherence to ADA. However, during the life of the present lease, I believe that it is reasonable to not require the additional reserved parking spaces as long as Mesa State maintains this lease for student parking. However, the owner should be put on notice that once the lease expires and if not renewed by Mesa State College, he will have to add the required spaces immediately following the expiration of the lease.

In addition, any project by or for the needs of Mesa State College should demonstrate how parking fits within Mesa State's overall scheme of operation at Public Hearings, when required for the specific project.

Sincerely,

Ron Halsey, MA

file



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

December 14, 1995

Mr. Ron Bradley
Colorado International Education
& Training Institute, Inc.
P.O. Box 9087
Grand Junction, CO 81501

RE: File #PDR-95-67, Parking Lot

Dear Mr. Bradley:

At the request of Ron Gray, Assistant Vice President of Mesa State College, we have considered their request to acknowledge the provision of handicap accessible parking spaces on campus in lieu of providing those spaces in your lot on 12th and Kennedy, which is being leased by Mesa State. We agree that as long as Mesa State College is leasing the lot, handicap accessible spaces do not have to be provided. At the time the lot is no longer leased by the College, the required handicap accessible spaces must be added immediately.

Another condition of approval of the parking lot was that the owner dedicate a sewer easement south of the existing building to accommodate the relocation of the sewer line, currently located under the building, if it became necessary. I have included a "Grant of Easement" document for your review and signature. Please sign and return the original to our office for recording no later than January 15, 1996.

Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

xc: Ron Gray, Mesa State College