



DEVELOPMENT APPLICATION

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

Receipt _____
 Date _____
 Rec'd By _____
 File No. VR-95-108

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 type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input checked="" type="checkbox"/> Special Use		103 ac.	24 & G Roads	RSF-2	Park
<input checked="" type="checkbox"/> Vacation			24 & G Roads	RSF-2	<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
City of Grand Junction	City of Grand Junction Parks & Recreation	Winston Associates/ Western Engineers, Inc.
Name 250 N. 5th Street	Name Mr. Joe Stevens 1340 Gunnison	Name Gayle Lyman 2150 HWY 6 & 50
Address Grand Junction, CO 81501	Address Grand Junction, CO 81501	Address Grand Junction, CO 81505
City/State/Zip 244-1509	City/State/Zip 244-1542	City/State/Zip 242-5202
Business Phone No.	Business Phone No.	Business Phone No.

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.

Gayle Lyman
 Signature of Person Completing Application Date 6-8-95

Joe Stevens
 Signature of Property Owner(s) - attach additional sheets if necessary Date 6/8/95

**GENERAL PROJECT REPORT
SPECIAL USE PERMIT AND VACATION APPLICATION
24 AND G ROADS PARK
City of Grand Junction
Parks and Recreation Department**

UR-95-108

June 8, 1995

A. PROJECT DESCRIPTION

The subject property will be developed as a public park with an emphasis on competitive sports facilities. The proposed master plan for the park includes facilities for competitive sports such as softball, soccer, tennis, volleyball, etc. The park will also offer group picnic facilities and an amphitheater. All of the necessary infrastructure such as roads, parking and required utilities will be constructed with the proposed improvements.

1. Location

The subject property is situated on the northeast corner of the intersection of 24 and G Roads (see Location Map). The property is generally bounded by I-70 on the north side, 24 Road on the west side, 24½ Road on the east side, and G Road on the south side. Four parcels totaling 40 acres, which are not owned by the City, occupy the southeast quadrant of the area defined by the roads. There are two other small out-parcels along 24 Road. The City has a "Life Estate" on the property at the intersection of 24 and G Roads and a first-right-of-refusal on the parcel just north of the Corcoran Wash.

2. Acreage

The total acreage of the property is 103 acres.

3. Proposed Use

Public Park.

B. PUBLIC BENEFIT

Because the property is being developed as a public park, its benefit to the community is obvious. An additional benefit will be the reduced pressure on the City's existing parks, especially those parks now used for competitive softball and soccer.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1. Adopted Plans

There are no existing adopted plans and/or policies for this area.

2. Surrounding Land Use

The 24 and G Roads Park site is surrounded by compatible uses. I-70 will buffer uses north of the highway from the proposed park. The property to the west is currently zoned PRVR and the remaining adjacent properties (including north of I-70) are zoned RSFR. All of the adjacent properties are agricultural at this time. Adequate landscape screens will be provided between the park and the 40 acre property southeast of the site.

UR-95-108

3. Site Access and Traffic Patterns

The site is easily accessed via the existing road network in the vicinity of the park. 24 Road, which borders the west side of the park, is one of three interchanges on I-70 in Grand Junction. 24 Road/I-70 will provide excellent access to the primary lodging district along Horizon Drive (3½ miles east) and the developed areas of the City and County, east of Horizon Drive. Residents living north of I-70 will use either 24 Road or take I-70 to 24 Road to reach the park site. 24 Road also provides excellent access to the site for those residents living in the Redlands and Orchard Mesa (via Business Loop 70 or Redlands Parkway). Residents living or working in central Grand Junction will reach the site either by G Road or 24 Road.

All of the roads accessing the site (except for Interstate 70) are paved two lane roads in good condition. It should be noted that, beginning in 1999, 24 Road is scheduled to be widened to include a center turn lane and bike lanes in addition to the two existing travel lanes. Design and construction will take from two to three years.

The City of Grand Junction Traffic Engineering Department is in the process of completing a traffic study for the proposed use and will make recommendations for road improvements based on projected levels of use. The final roadway designs for the park will incorporate improvements recommended by the traffic study. Adequate parking will be provided for all of the proposed uses based on the City of Grand Junction's parking requirements. Parking standards established by other communities for similarly sized and programmed parks may also be incorporated to determine parking requirements.

4. Availability of Utilities

With the exception of water, which will be extended to the site, the park is well served by existing utilities.

Water (Ute Water Conservancy District): Although water service is available to the property, the existing line size is inadequate to supply required flows for the proposed facilities and fire protection. Therefore, extension of water service to the site must be performed along with the site development. Ongoing meetings are being held with Ute and the City to determine the most feasible route to deliver water to the site. Preliminary discussions indicate the water line will access the property from 24½ Road.

Sanitary Sewer (City of Grand Junction): There is a 10" sanitary sewer line in G Road which has adequate capacity to serve the site. Because G Road is at a lower elevation than the park site, a gravity system appears to be feasible.

Gas and Electric (Public Service Company): While the site is split between Public Service and Grand Valley Power's service areas, PSCo and Grand Valley have agreed that PSCo will provide service to the entire site. PSCo has stated that adequate service is or will be available to the property. Gas lines exist in the road rights-of-way adjacent to the property.

Irrigation Water (Grand Valley Irrigation Company): The City has sufficient water rights, some of which were purchased with the property and others which can be transferred to the property. The

existing delivery system will be adequate to meet the park's needs. An automated irrigation system (using ditch irrigation water) with sufficient on-site storage capacity will be an integral part of the park's development.

Telephone (U. S. West Communications Company): U. S. West will provide phone service for the park. Basic telephone service for maintenance operations and public telephones are all that will be required to serve the site. Although we have not yet been in contact with U.S. West to confirm availability of service, it is assumed to be available due to the existing development in the area.

Drainage (Grand Junction Drainage District): All drainage improvements and retention/detention required for the site will comply with the City of Grand Junction's "Stormwater Management Manual".

UK-95-108

5. Special or Unusual Demands on Utilities

Once again, because of the relatively low intensity of the proposed development, no special or unusual demands are anticipated on the City's utility infrastructure. The greatest impact on utilities will be on the sanitary sewer system at peak use times (e.g. a softball or soccer tournament). However, the water system for the site will be designed to provide adequate flow for peak use and the existing sanitary sewer service to the site is more than adequate to meet projected demands.

6. Effects on Public Facilities

As a public entity, the proposed park will have only a positive impact on schools and other parks. The site will use irrigation water rights associated with the property or already owned by the City. Because of the small number and types of structures, there should be little or no impact on fire services. Access for Police surveillance of the facility will be required; it will be designed to facilitate police access to the park's major facilities. Sanitation services will not be adversely impacted by the proposed use. And finally, roads in the vicinity will receive the necessary improvements to accommodate the demand projected by the proposed use. In addition, funding to widen 24 Road from I-70 to Patterson has been committed by the Federal government, Mesa County and the City. The funding for the 24 Road improvements will be available in 1999 and will take two to three years to design and construct.

7. Site Soils and Geology

Soil testing and geotechnical soil borings have not yet been completed, but are scheduled for the next phase of the design process. It is anticipated that, from a structural design standpoint, the soils will be typical of those found throughout the Grand Junction area. All improvements for the site will be designed to meet or exceed the recommendations of the soils report.

According to the Soil Conservation Service, four different soil types are found on the property. Brief summaries of the SCS descriptions for the site soils are found below:

- a. **Billings silty clay loam, 0 to 2 percent slopes (Bc).** This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are found north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the

streams that have formed the coalescing alluvial fans or have been dropped by the broad washed that have no drainage channel.

- b. **Ravola clay loam, 0 to 2 percent slopes (Ra).** This soil, the second most extensive in the area, has developed in material that consists largely of reworked Mancos shale but includes an appreciable amount of sandy alluvium from the higher Mesaverde formation. The surface of these deposits is relatively level, but the depth of the deposits ranges from 5 to 30 feet. The soil is associated with the Billings silty clay loams and the Ravola fine sandy loams.
- c. **Ravola very fine sandy loam, 0 to 2 percent slopes (Rf).** This extensive and important soil occurs either along washes or arroyos extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep.
- d. **Ravola loam, 0 to 2 percent slopes (Re).** This soil is not extensive, but it is important agriculturally. It occupies relatively broad alluvial fans and flood plain along streams. It is at a slightly higher elevation than the bordering areas of Billings silty clay loam soils. It has developed in an alluvial deposit derived largely from Mancos shale and to lesser extent from the fine-grained sandstone of the Mesaverde formation. The soil is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes, but it contains less very fine sand and a definitely larger amount of silt. In a number of small areas the texture approaches, or may be, a silt loam.

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8. Impact of Project on Site Geology and Geological Hazards

Because development will be limited to open space, roads, parking and small buildings on a very flat site, only minor impacts on site geology or geological hazards are anticipated. The confluence of two major drainages, Leach Creek to the west and Corcoran Wash which bisects the property, occurs at the western edge of the property. Preliminary investigations indicate a 100 year flood is likely to cause overbank flow. Some project features may encroach in the flood plain such as built-up portions of playing fields and structures. These features will be designed such that impact on encroachments will be negligible. The ground water in this area is expected to be high and soils are expected to be soft with low bearing capacity. Structures will be designed accordingly. A change in irrigation practices may have an impact on the ground water levels in the immediate area, but is not expected to have a serious impact on adjoining property or site development.

9. Hours of Operation

The park will be open from 5:00AM to Midnight seven days per week (normal operational hours for City of Grand Junction parks). The highest levels of use will occur during the spring, summer and fall months when organized competitive sports teams use the site. Heaviest use will occur from 4:00 PM to 10:30/11:00PM on weekdays and from 9:00 AM to 10:30/11:00PM on Saturdays, again for competitive sports usage. Park usage should be limited on Sundays to general park use, unless a tournament(s) for softball, soccer, etc. is held, in which case the use level will be similar to that of a Saturday.

10. Signage Plans

Detailed signage plans have not yet been developed for the park. Project identification signs will be approximately located as illustrated on the attached Site Plan at each of the three major entries. All park signage will conform to the City's signage guidelines.

D. DEVELOPMENT SCHEDULE AND PHASING

The 24 and G Roads Park site will be developed in phases. At this time, only the first phase of development has been defined. Other portions of the park will be developed as funding is made available by City Council. The first phase of development will encompass approximately 65 acres of the 103 acre site. Included in this first phase will be:

- ▶ Extension of off-site utilities to the property. This will generally consist of extending water service to the site and connecting the sanitary sewer to the line in G Road.
- ▶ Wetland permitting as require by the Corps of Engineers. *UR-95-108*
- ▶ All required improvements to 24 and G Roads (except the widening of 24 Road slated for 1999).
- ▶ Overlot grading for the portion of the site west of the Corcoran Wash and the south quadrant of the property.
- ▶ Relocation of a portion of the Corcoran Wash to accommodate the proposed sports fields and to create a more natural alignment for the ditch. Wherever possible, the banks of the wash will be cut back to eliminate the existing steep side banks.
- ▶ Construction of the 2.5 acre irrigation water storage pond.
- ▶ Drainage improvements and detention ponds required for the first phase of development.
- ▶ Internal roads and required emergency access facilities.
- ▶ Parking facilities: 200 cars for the softball complex and picnic facility, 40 cars for the multi-purpose field facility.

The park facility improvements scheduled for Phase I include:

- ▶ A lighted softball complex (four fields in a "pin wheel" configuration) with concession stand and restrooms, permanent amphitheater style seating, all necessary sidewalks and landscaping and other miscellaneous amenities (e.g. site furnishings, scoreboards, signage, etc.).
- ▶ A group picnic facility with a large picnic shelter, play structure and sand volleyball court.
- ▶ A multi-purpose turf area (for soccer, football, etc.) large enough for five full size soccer fields, which will include a restroom, picnic facilities and a play structure.
- ▶ Basketball and in-line skating facilities.
- ▶ Trails and sidewalks connecting each facility.
- ▶ A maintenance building and storage yard.

The final list of facilities to be constructed in Phase I will be confirmed as the construction budget is refined. City Council has established level of funding for the first phase of development of approximately \$5.5 million. The park will be designed to stay within that target figure.

Phase I is scheduled to begin construction in late fall of 1995.

E. RIGHT-OF-WAY VACATION

There is an existing dedicated road right-of-way (ROW) within the proposed park property. A north-south ROW for 24 $\frac{1}{4}$ Road exists between G Road and I-70 and an east-west ROW exists for G $\frac{1}{4}$ Road between 24 Road and the 24 $\frac{1}{4}$ Road ROW (see Vicinity map). The existing width of the ROW to be vacated north-south along 24 $\frac{1}{4}$ is 15 feet from G Road to the G $\frac{1}{4}$ Road ROW and 30 feet from the G $\frac{1}{4}$ Road ROW to I-70. A ROW width of 33 feet along the east-west G $\frac{1}{4}$ Road ROW from 24 Road to the 24 $\frac{1}{4}$ Road ROW is to be vacated. There are no improved roads within the ROW. 24 Road and 24 $\frac{1}{2}$ Road currently provide access to the area north of the interstate.

1. The vacation of the aforementioned ROW will not subject any of the adjacent landowners to a landlocked situation.
2. The ROW to be vacated will not restrict access to any parcel adjoining the site.
3. The proposed park will incorporate an internal road system to allow private and emergency vehicles access to various locations within the park.

UR-95-108

William D. Merkel
2525 North 8th Street
Grand Jct. CO 81501-8845

Leland L. Thrailkill
766 24 Road
Grand Jct., CO 81505-9632

Richard H. Long
765 24 1/2 Road
Grand Jct., CO 81505-9627

Russel E. and Sandra K.
Vangilder
758 24 1/2 Road
Grand Jct. CO 81505-9628

Michal P. and Sharon Ann
Mendicelli
2426 G Road
Grand Jct. CO 81505-9678

Leonard Long
726 24 Road
Grand Jct. CO 81505-9632

Ona Dawson
1509 West Sherwood Drive
Grand Jct. CO 81501-2142

Clarence A. and Myrna V.
Chamblee
720 24 1/2 Road
Grand Jct. CO 81505-9628

Carl L. and Debbie D.
Boydston
714 24 1/2 Road
Grand Jct. CO 81505

Warren R. Jacobson
1721 Colorado River Road
Gypsum, CO 81637

Resort Parks Inc.
C/O Larry Beckner
225 N. 5th St. Suite 850
Grand Jct. CO 81501-2659

Fellowship of Excitement
2897 North Avenue
Grand Jct. CO 81501-5080

David B. and Eileen L.
Iles
P.O. Box 1342
Grand Jct. CO 81502-1342

John A. Usher
P.O. Box 3589
Saratoga, CA 95070-1589

Patrick G. Moran
515 Rado Drive
Grand Jct. CO 81503-9738

WDM Corporation
2525 North 8th Street
Grand Jct. CO 81501-8845

William H. and Martha L.
Johnson
719 24 1/2 Road
Grand Jct. CO 81505-9627

Winston Associates, Inc.
1320 Pearl Street, Suite 204
Boulder, CO 80302
Paul Kuhn

Western Engineers, Inc.
2150 Hwy. 6 & 50
Grand Jct. CO 81505-9422
Gayle Lyman

City of Grand Junction
Parks and Recreation
1340 Gunnison Avenue
Grand Jct. CO 81501

City of Grand Junction
250 North 5th Street
Grand Jct. CO 81501

UR-95-108

INTERSTATE 70

truss along 24 rd

**PARKING
AREAS**

24 ROAD

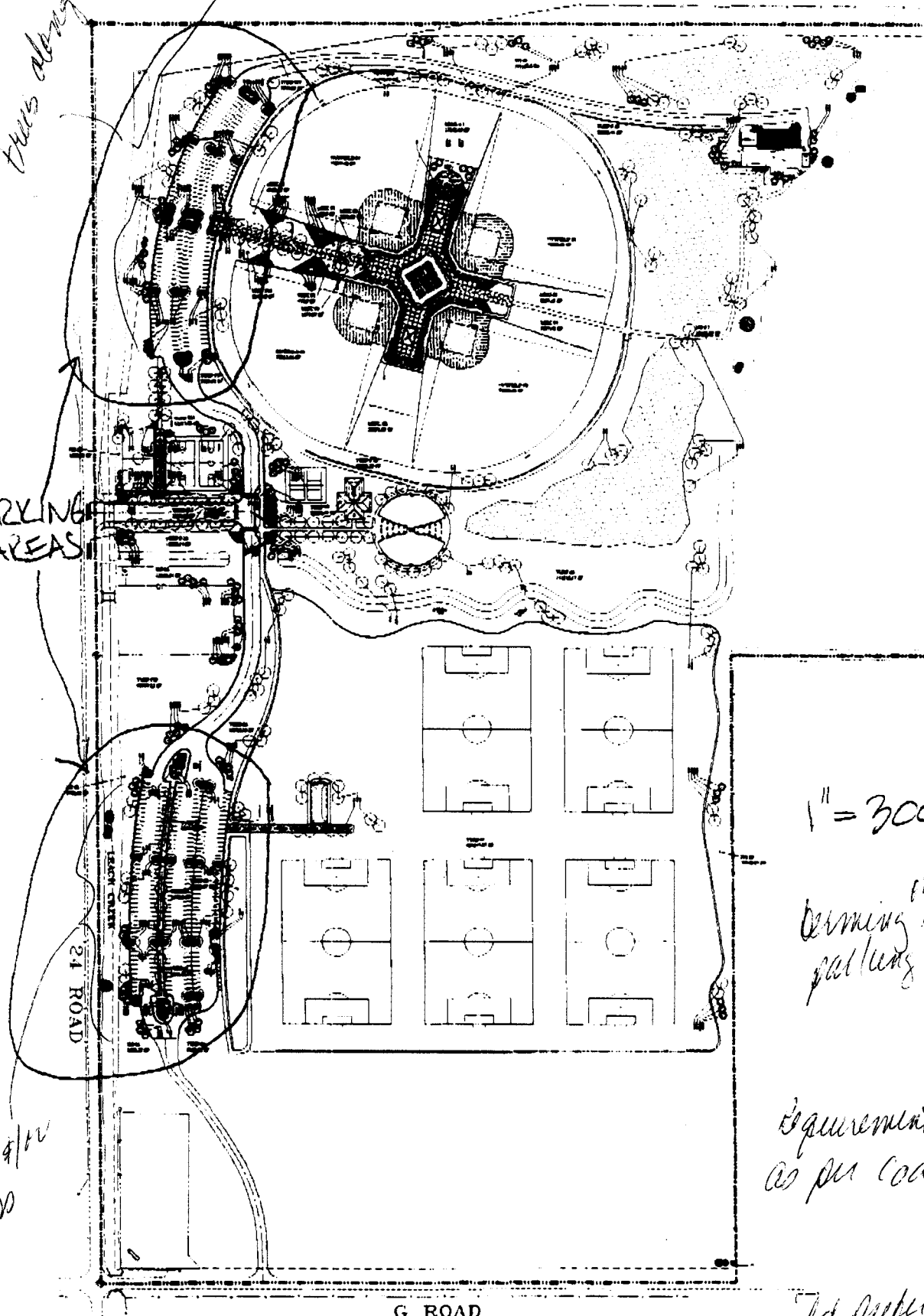
G ROAD

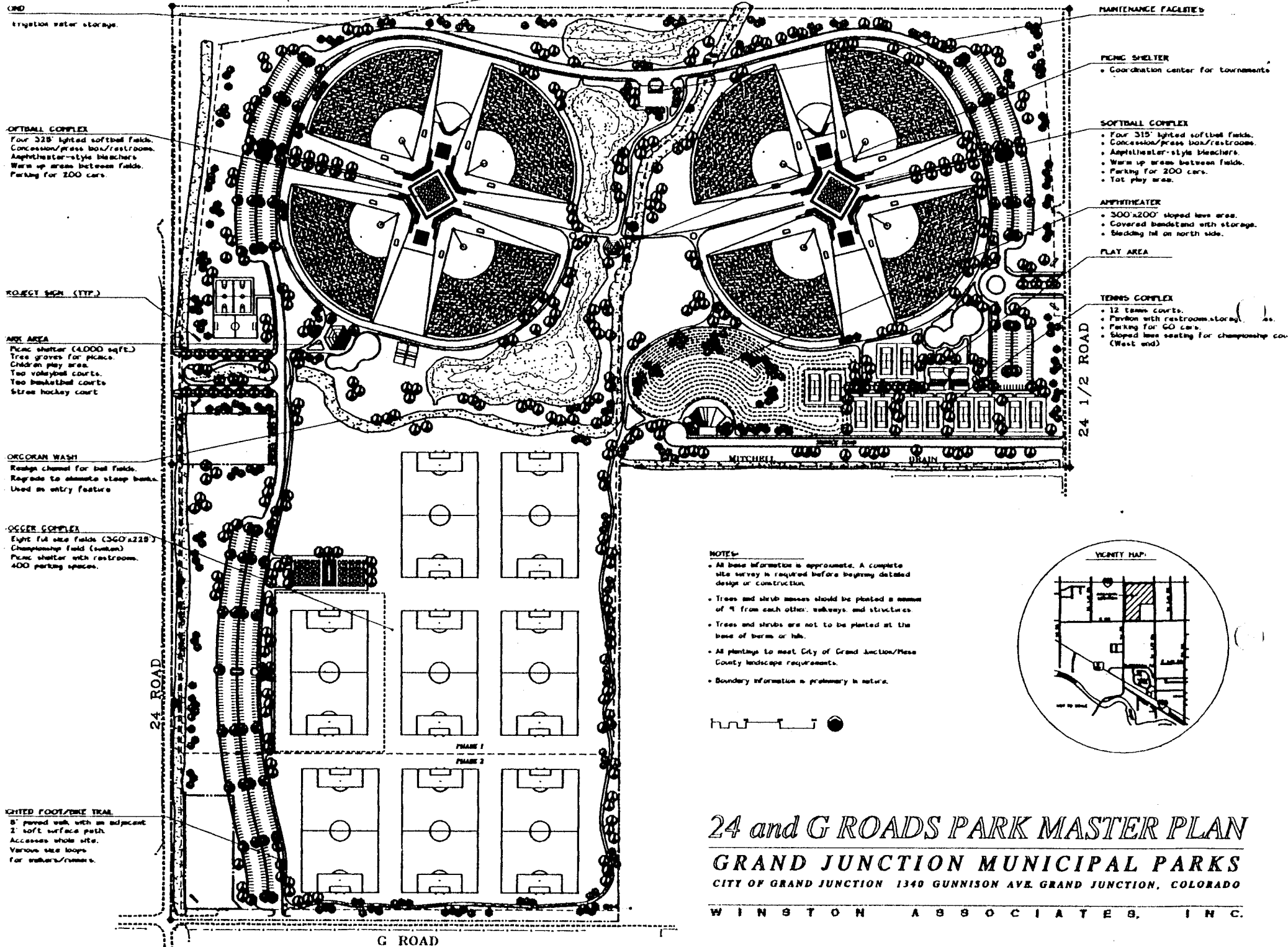
*dem #1/2
skulls*

*1" = 300'
grading ^{or} landscaping
required along
parking lots / roadway*

*Requirements for interior
as per code.*

would prefer sheet piers





triangular water storage.

SOFTBALL COMPLEX
 Four 315' lighted softball fields.
 Concession/press box/restrooms.
 Amphitheater-style bleachers.
 Warm up areas between fields.
 Parking for 200 cars.

PROJECT SIGN (TYP.)

PLAY AREA
 Picnic shelter (4,000 sq. ft.)
 Tree groves for picnic.
 Children play area.
 Two volleyball courts.
 Two basketball courts.
 Street hockey court.

ORCHARD WASH
 Realign channel for ball fields.
 Regrade to eliminate steep banks.
 Used as entry feature.

SOCCER COMPLEX
 Eight full size fields (130'x225').
 Championship field (custom).
 Picnic shelter with restroom.
 400 parking spaces.

LIGHTED FOOT/BIKE TRAIL
 8' paved walk with an adjacent
 2' soft surface path.
 Accesses whole site.
 Various size loops
 for walkers/runners.

MAINTENANCE FACILITIES

PICNIC SHELTER
 • Coordination center for tournaments.

SOFTBALL COMPLEX
 • Four 315' lighted softball fields.
 • Concession/press box/restrooms.
 • Amphitheater-style bleachers.
 • Warm up areas between fields.
 • Parking for 200 cars.
 • Tot play area.

AMPHITHEATER
 • 300'x200' sloped lawn area.
 • Covered bandstand with storage.
 • Bleeding rail on north side.

PLAY AREA

TENNIS COMPLEX
 • 12 tennis courts.
 • Pavilion with restrooms/storage.
 • Parking for 60 cars.
 • Sloped lawn seating for championship court (West end).

- NOTES-**
- All base information is approximate. A complete site survey is required before beginning detailed design or construction.
 - Trees and shrub masses should be planted a minimum of 4' from each other, walkways, and structures.
 - Trees and shrubs are not to be planted at the base of berm or hill.
 - All plantings to meet City of Grand Junction/ Mesa County landscape requirements.
 - Boundary information is preliminary in nature.



24 and G ROADS PARK MASTER PLAN

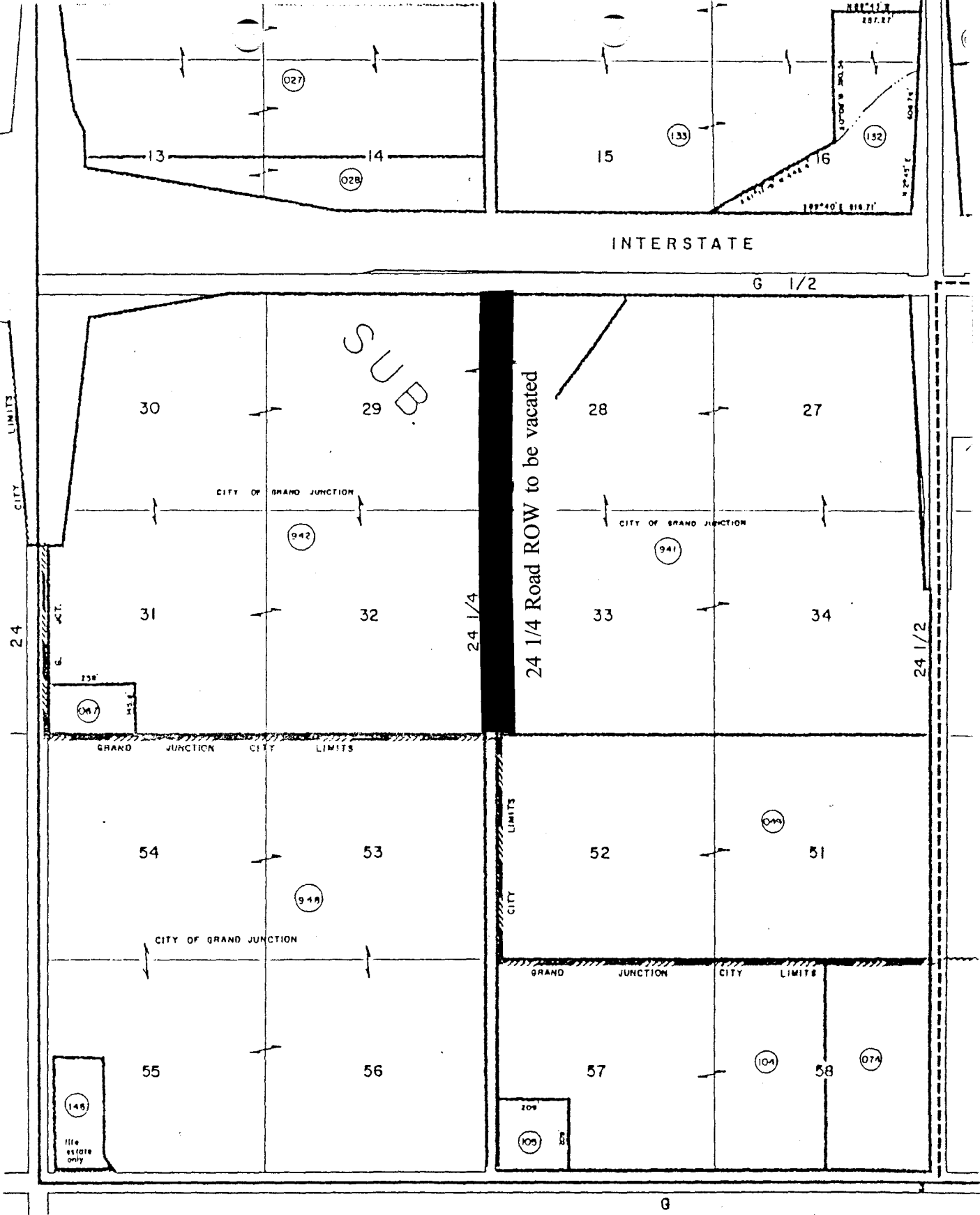
GRAND JUNCTION MUNICIPAL PARKS

CITY OF GRAND JUNCTION 1340 GUNNISON AVE. GRAND JUNCTION, COLORADO

WINSTON ASSOCIATES, INC.

Adjoining
T.I.N.R.I.W.
2701-32

1	1
"	"
"	"
"	"
"	"
"	"



Adjoining
T.I.S. R.I.W.
2945-04

CITY OF GRAND JUNCTION

24 and G Roads Park

The following property owners own multiple parcels within the designated 200' radius of the subject property:

William D. Merkel

2701-332-00-027
2701-332-00-133

Michal P. Mendicelli

2701-333-00-104
2701-333-00-105

John A. Usher

2945-042-00-018
2945-042-00-075
2945-042-00-076

UR-95-108

REVIEW COMMENTS

Page 1 of

FILE #VR-95-108

TITLE HEADING: Vacation of Right-of-way & Special Use Permit - Pomona Park

LOCATION: NE corner of 24 & G Roads

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: Parks & Recreation Department
1340 Gunnison
Grand Junction, CO 81501
244-1542

PETITIONER'S REPRESENTATIVE: Western Engineers / Winston Associates

STAFF REPRESENTATIVE: Kathy Portner

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., JUNE 30, 1995.

CITY PARKS & RECREATION 6/12/95
Don Hobbs 244-1542

1. No open space fees due.
2. Outstanding project - fully endorsed by this department.

CITY DEVELOPMENT ENGINEER 6/15/95
Jody Kliska 244-1591

1. The following items need to be addressed in a traffic study for the park facility:
 - a. No trip generation is available through ITE for this type of facility, so a trip generation study of existing facilities in town needs to be done. The critical time period is weekday evenings and weekends during the ball playing season.
 - b. A parking analysis needs to be done as part of the traffic study. Counts and occupancies of existing facilities such as the Chatfield Complex needs to be undertaken since no data is available through ITE publications. I am concerned the amount of parking shown is not adequate for the play fields when all are occupied. One of the difficulties with this site is there is no allowance for overflow parking and there are no adjacent facilities other than to park on 24 Road; every trip to this park will likely be by automobile because of its location.
 - c. The following intersections need to be analyzed for capacity in accordance with our Transportation Engineering Standards: all park accesses, 24 & G Roads, 24 & F Roads, 24 1/2 & F Roads, I-70 EB off-ramp. The peak periods to be analyzed are the p.m. peak hour and the weekend peak hour as determined by the trip generation study. The projections should be made for park buildout and the 20 year project.

- d. A queuing analysis for all proposed turn lanes is required. An analysis of stacking needs at park exits is required. Queuing and storage needs must be analyzed at existing signalized intersections. The spacing between the park driveway on G Road and the intersection of 24 & G Roads appears inadequate on the drawing and must be analyzed. The turn lane design for the 24 Road driveway must also show the location of the EB off-ramp of I-70 so that the taper for the turn lane does not interfere with the ramp intersection operations.
 - e. Internal park circulation should be addressed in this study. How do emergency vehicles, i.e. ambulances get to the fields? Will Phase I include construction of an access to G Road? The parking as shown leads circulating traffic right into the front rows of the parking which will be occupied and busy most of the time. If the circulation remains through the parking lots, then the path should be through the furthest aisle of parking to minimize conflicts with vehicles and pedestrians.
- 2. Site plan submittal will need to include the internal roadway cross-section and the ties to pedestrian facilities within the park.
 - 3. What are the seating capacities of the ball field stands and the amphitheatre?

CITY UTILITY ENGINEER
Trent Prall

6/22/95
244-1590

Conceptually approved.

UTE WATER
Gary Mathews

7/28/95
242-7491

No Objections to the Vacate.

PUBLIC SERVICE
Joni Price

7/27/95
244-2693

Public Service Co of Colorado has no objections.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney
Mesa County Planning

STAFF REVIEW

FILE: #VR-95-108
DATE: July 3, 1995
STAFF: Kathy Portner
REQUEST: Special Use Permit and ROW Vacation--Sports Complex
LOCATION: NE corner of 24 and G Roads
APPLICANT: City Parks and Recreation

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Public Park--Sports Complex

SURROUNDING LAND USE:

NORTH: I-70, Agricultural
SOUTH: Agricultural and large lot residential
EAST: Agricultural and large lot residential
WEST: Agricultural and large lot residential

EXISTING ZONING: PZ (Public Zone)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RSF-R and County AFT
SOUTH: RSF-2
EAST: RSF-R
WEST: PRVR (Planned Recreational Vehicle Resort)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The City of Grand Junction recently purchased 103 acres at the northeast corner of 24 and G Roads for a park and sports complex. The property is bounded by I-70 on the north, 24 Road

on the west, 24 1/2 Road on the east and G Road on the south. The property is zoned PZ (Public Zone) and a Special Use Permit is required for a park use. This proposal is also a request to vacate a portion 24 1/4 Road ROW and G 1/4 Road ROW, both of which are dedicated but unbuilt.

Special Use Permit

The City is seeking approval of a Special Use Permit for the development of the entire site as a park and sports complex. Detailed site plans will be submitted for staff review and approval for each phase. The General Project Report details the phased development. The final development of the site will include 8 lighted softball fields, 8 full size soccer fields, 12 tennis courts, an outdoor amphitheater and a variety of other park amenities. Details of the elements of the plan may change as the project evolves.

The Special Use Permit review is generally a staff level review and approval, however, the City has chosen to take this request before the Planning Commission as a public hearing item because of the scale of the project and the general public interest in the project.

As per section 4-8-1 of the Zoning and Development Code, the following criteria shall be used to evaluate all Special Use applications:

- A. The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc.**

The surrounding area is largely undeveloped. The proposed design has the large softball complexes adjacent to the interstate which should reduce the potential light and noise impacts on adjacent uses. The design also provides for perimeter landscaping which will present a pleasing appearance from adjacent roadways and private properties.

The site has good access from the I-70 and 24 Road interchange, as well as off of G Road and 24 1/2 Road. A traffic analysis is being completed to determine final entrance locations and immediate and future roadway improvements needed to serve the facility.

- B. The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc., are sufficient to protect adjacent uses.**

In addition to the provisions listed in A. above, internal vehicular and pedestrian circulation is provided for in the design.

- C. Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above.**

Undesirable impacts on these uses shall be controlled or eliminated.

All of the proposed uses would be considered as principle park uses.

- D. Adequate public services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.**

Water service is available to the property but will be upgraded to supply the required flows for the proposed facilities and fire protection. There is a 10" sanitary sewer line in G Road which has adequate capacity to serve the site. Public Service has indicated that adequate service is or will be available to the property. The City has sufficient water rights to provide irrigation to the site and all drainage improvements and retention/detention required for the site will comply with the City of Grand Junction's "Stormwater Management Manual".

- E. Other uses complementary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc.**

Other complementary uses are easily accessible to and from the site along the major transportation corridors.

- F. Provisions for proper maintenance shall be provided.**

The site will be maintained through the City Parks Department.

- G. The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.**

Conformance with all requirements will be assured through the site plan review process.

Proposed ROW Vacations

This proposal is also to vacate existing ROW within and adjacent to the proposed park development. A north-south ROW for 24 1/4 Road exists between G Road and I-70 and an east-west ROW exists for G 1/4 Road between 24 Road and the 24 1/4 Road ROW. The width of the 24 1/4 Road ROW proposed to be vacated is 15' from G Road to the G 1/4 Road ROW and 30 feet from the G 1/4 Road ROW to I-70. The G 1/4 Road ROW proposed to be vacated is 33' from 24 Road to 24 1/4 Road.

Section 8-3 of the Zoning and Development Code lists the following criteria to be considered in evaluating a request to vacate ROW:

- 1. The proposal shall not landlock any parcel of land.**

The proposal to vacate G 1/4 Road between 24 Road and 24 1/4 Road and to vacate 24 1/4 Road between G 1/4 Road and I-70 will not landlock any parcel of land because it is all internal to the proposed park development. However, 24 1/4 Road between G Road and G 1/4 Road is between the park property and private property and is the only public ROW adjacent to lot 52 of the Pomona Park Subdivision. Currently lot 52 is adjoined to lot 51 which has access off of 24 1/2 Road, but it is a legal parcel that could be sold separately.

- 2. The proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues any property affected by the proposed vacation.**

Only the vacation of 24 1/4 Road between G Road and G 1/4 Road would restrict access to a private parcel.

- 3. The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services.**

Same as above.

- 4. The proposal shall not conflict with adopted plans and policies.**

There are no adopted land-use plans or street plans for this area.

- 5. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.**

The alternative traffic circulation provided within the park will be a benefit.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit for the park and sports complex and recommends approval of the ROW vacation for G 1/4 Road and 24 1/4 Road between G 1/4 Road and I-70.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #VR-95-108, I move we approve the Special Use Permit and recommend approval of the ROW vacation for G 1/4 Road and 24 1/4 Road between G 1/4 Road and I-70.

STAFF REVIEW

FILE: #VR-95-108
DATE: July 13, 1995
STAFF: Kathy Portner
REQUEST: ROW Vacation--Sports Complex
LOCATION: NE corner of 24 and G Roads
APPLICANT: City Parks and Recreation

EXISTING LAND USE: Undeveloped
PROPOSED LAND USE: Public Park--Sports Complex
SURROUNDING LAND USE:
NORTH: I-70, Agricultural
SOUTH: Agricultural and large lot residential
EAST: Agricultural and large lot residential
WEST: Agricultural and large lot residential

EXISTING ZONING: PZ (Public Zone)

PROPOSED ZONING: No change

SURROUNDING ZONING:
NORTH: RSF-R and County AFT
SOUTH: RSF-2
EAST: RSF-R
WEST: PRVR (Planned Recreational Vehicle Resort)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

EXECUTIVE SUMMARY:

A request to vacate a portion of ROW for 24 1/4 Road south of I-70.

STAFF ANALYSIS:

The City of Grand Junction recently purchased 103 acres at the northeast corner of 24 and G Roads for a park and sports complex. The property is bounded by I-70 on the north, 24 Road on the west, 24 1/2 Road on the east and G Road on the south. The property is zoned PZ (Public Zone) and a Special Use Permit is required for a park use. The Planning Commission approved the Special Use permit at their July 11, 1995 hearing. This proposal is also a request to vacate a portion of 24 1/4 Road ROW which is dedicated but unbuilt.

Proposed ROW Vacation

This proposal is to vacate existing ROW for 24 1/4 Road between G Road and I-70 within the proposed park development. An east-west ROW also exists on the alignment of G 1/4 Road between 24 Road and the 24 1/4 Road ROW which is dedicated to the Grand Valley Irrigation Company. Because it was dedicated to a specific entity it cannot be vacated by the City but will be renegotiated when the existing ditch is relocated. The width of the 24 1/4 Road ROW proposed to be vacated is 15' from G Road to the G 1/4 Road ROW and 30 feet from the G 1/4 Road ROW to I-70.

Section 8-3 of the Zoning and Development Code lists the following criteria to be considered in evaluating a request to vacate ROW:

1. The proposal shall not landlock any parcel of land.

The proposal to vacate 24 1/4 Road between G 1/4 Road and I-70 will not landlock any parcel of land because it is all internal to the proposed park development. However, 24 1/4 Road between G Road and G 1/4 Road is between the park property and private property and is the only public ROW adjacent to lot 52 of the Pomona Park Subdivision. Currently lot 52 is adjoined to lot 51 which has access off of 24 1/2 Road, but it is a legal parcel that could be sold separately.

2. The proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues any property affected by the proposed vacation.

Only the vacation of 24 1/4 Road between G Road and G 1/4 Road would restrict access to a private parcel.

3. The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services.

Same as above.

4. The proposal shall not conflict with adopted plans and policies.

There are no adopted land-use plans or street plans for this area.

5. **The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.**

The alternative traffic circulation provided within the park will be a benefit.


STAFF RECOMMENDATION:

Staff recommends approval of the ROW vacation for 24 1/4 Road between G 1/4 Road and I-70.

PLANNING COMMISSION RECOMMENDATION:

At their July 11, 1995 hearing the Planning Commission recommended approval of the ROW vacations as stated in the staff recommendation.

**STATUS REPORT #1
24 AND G ROADS PARK****City of Grand Junction**

Document Date: June 12, 1995**Project Number:** 72401**From:** Paul M. Kuhn, Winston Associates 

Note: This is the first status report for the 24 and G Roads Park project. These reports will typically accompany each monthly bill for the project.

1.0 Current Status

The work on the design of the 24 and G Roads Park is proceeding as planned. As of the date of this report, the Design Team is in the process of completing the **Schematic Design** phase of the project.

2.0 Schedule

- 2.1 A delay of two to three days was experienced by the survey crews in completing the boundary and improvements surveys for the site. The reason for the delay was unseasonably wet weather which prevented the crews from completing their field work as planned.
- 2.2 The two day on-site design charette was delayed two days so as not to conflict with the JUCO events scheduled for the end of May.
- 2.3 It does not appear that either of the delays listed above will delay the completion of the Design Team's work.

3.0 Scope of Designated Services Update

- 3.1 The following table summarizes the progress to date for the 24 and G Roads Park project on a task by task basis. This update is based on the April 25th "Revised Scope of Designated Services", previously submitted to Council. The tasks shown were completed within the time frames established in the schedule (Exhibit C, dated 4/7/95) submitted in the 4/25/95 package. Some non-critical tasks (i.e. preliminary lighting design) shown as being completed during Schematic Design phase in the 4/7/95 schedule will extend into the next phase. Completion of these tasks was either not required to satisfactorily complete the first two phases of the project or rescheduled to better fit the sequence of the required work. All Design Team members have stated they will be able to meet the long range milestones established in the 4/7/95 schedule, barring circumstances beyond the Design Team's control.

<i>Task</i>	<i>Completion Date</i>	<i>Notes</i>
1.0 Pre-design Services	5/19/95	
1.01 Project administration	5/19/95	
Newsletter #1	5/22/95	
1.02 Agency consulting and review		
1.02.01 Confirm development requirements/issues	5/9/95	In meeting w/ COGJ staff
1.02.02 Meet with Community Development on SUP/SPR process	5/9/95	In meeting w/ COGJ staff & follow-up via telephone
1.03 Confirm programming for park (i.e. what uses should be included in park)	5/9/95	In meeting w/ COGJ staff
1.04 Existing facilities and property survey		
1.04.01 Field work for land survey and topography	6/2/95	
1.04.02 Preliminary base mapping	6/2/95	Adequate for current level of design
Final base mapping	6/30/95	
1.04.03 Boundary survey	6/30/95	
1.05 Review meeting with staff	5/9/95	Confirmed program/update on current issues
1.06 Field work for wetland delineation	6/1/95	5/30 - 6/1/95
1.07 Research similar facilities	on-going	Three facilities visited to date, two to three more anticipated.
2.0 Schematic Design Refinement		Projected completion 6/16/95
2.01 Project administration	on-going	
2.02 Agency review and consulting	on-going	Coordination w/ Comm. Dev., Public Works
24 and G Roads Park Site	2	Status Report #1

<i>Task</i>	<i>Completion Date</i>	<i>Notes</i>
2.03 Site plan design refinement: Test and update master plan to reflect COGJ staff and Design Team input and new information.	on-going	
2.03.01 Input original master plan into CAD	5/31/95	
2.03.02 Site plan refinement	on-going	Projected completion 6/16/95
Two day on-site design charette	6/1 & 6/2/95	
2.03.03 Produce illustrative graphics for schematic design phase	on-going	Projected completion 6/16/95
2.03.04 Develop/refine landscape concept	on-going	Projected completion 6/16/95
<hr/>		
2.04 Architectural design		
2.04.01 Develop program requirements	on-going	Projected completion 6/16/95
2.04.02 Preliminary schematic design	on-going	Projected completion 6/30/95
<hr/>		
2.05 Planning of on-site utilities		
2.05.01-.06 Planning for gas, sanitary and storm sewer, water, etc.	on-going	Projected completion 6/19/95
2.05.07 Determine demand for full master plan (sizing of service lines for the park)	on-going	Projected completion 6/19/95
2.05.08 Develop preliminary concept utility plan	on-going	Projected completion 6/19/95
<hr/>		
2.06 Planning of lighting requirements		
2.06.01-.03 Preliminary lighting design	on-going	Continues into next phase
2.06.04 Determine demand for full master plan (research electrical service to the site)	6/2/95	
2.06.05 Develop electrical distribution requirements and one-line diagram	on-going	Projected completion 6/19/95
<hr/>		
2.07 Planning of off-site utilities		
2.07.01 & .02 Research available service	6/9/95	

<i>Task</i>	<i>Completion Date</i>	<i>Notes</i>
2.07.03 & .04 Conceptual design for off-site utilities	on-going	Projected completion 6/19/95
2.08 Develop statement of probable cost	on-going	Projected completion 6/19/95
2.09 Presentation of revised plans		
2.09.01 To City Council	6/19/95	
2.09.02 To Staff and Parks and Rec. Advisory Board		To be scheduled
2.10 Geotechnical investigations		
2.10.01 Field drilling	on-going	Projected completion 6/30/95
2.10.02 Analysis and report (begins once drilling is completed)	on-going	Continues into next phase
2.11 Hydrological analysis and report	on-going	Projected completion 6/30/95
2.12 Traffic study		
2.12.01 Traffic counts and projections	6/2/95	Traffic projections for 24 Road to 2015
2.12.02 Traffic report and recommendations (currently involves on-going discussions with COGJ Traffic staff for those issues impacting master plan)	on-going	Projected completion 7/9/95
2.13 Submit Special Use Permit application		
2.13.01 Assemble package	6/1 - 6/8/95	
2.13.02 Submit SUP package to City	6/8/95	
2.13.03 Receive and respond to City comments (Design Team will respond once comments are received from Community Development)	on-going	
2.14 Wetland permitting application		
2.14.01 Alternatives analysis (currently determining level of impact and working with Corps of Engineers to establish level of permit required)	on-going	Projected completion 6/23/95
2.14.02 Preliminary plans and draft report	on-going	Continues into next phase



24 & G Roads Regional Park and Sports Complex

Newsletter #1

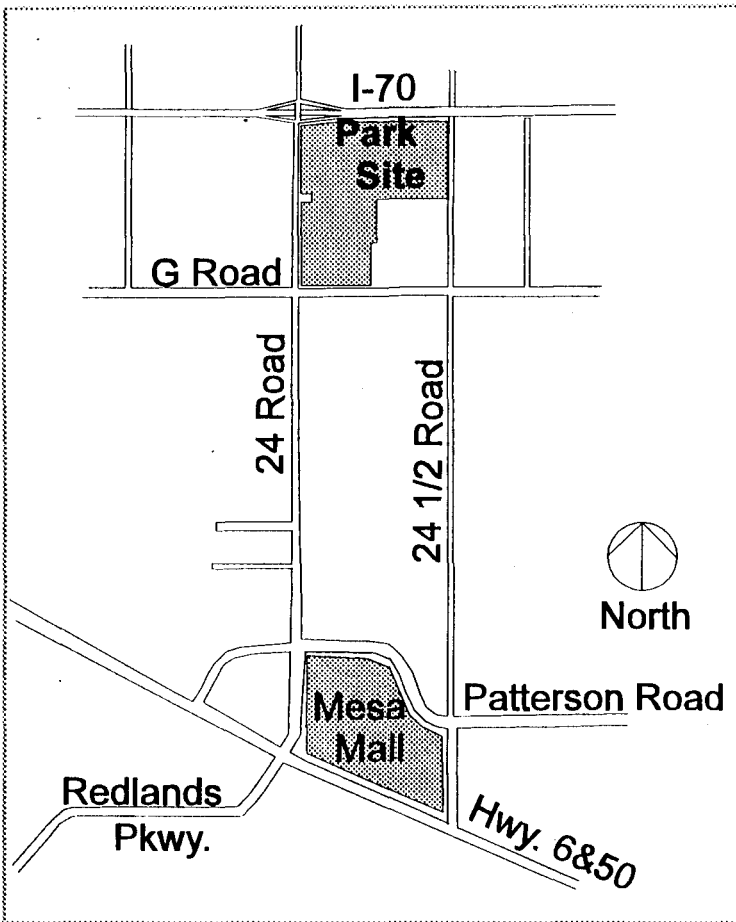
City of Grand Junction Parks and Recreation Department & Winston Associates, Inc.

May 22, 1995

24 and G Roads Park Site Enters Design Phase

The momentum to improve parks in Grand Junction continues to build.

- City Council appropriated \$6.6 million to construct the first phase of parks identified during last year's park development process. Funds for the first phase of park development are coming from existing revenue sources and will not result in an increase in taxes.
- First Phase of development to include a significant portion of the 103 acre 24 and G Roads park site.
- A Design Team comprised of Winston Associates, Inc., the landscape architect responsible for last year's park planning effort, and two local firms, Ciavonne and Associates and Western Engineers, have been selected by the City to design and oversee construction of the park.
- The design and construction of the park is expected to take approximately two years with the 24 and G Roads park scheduled to open in the summer of 1997.



Upcoming Schedule

- | | |
|-------------------|--|
| June 1st and 2nd: | Two day design charette to refine and update the Master Plan for the 24 and G Roads park site. |
| Mid-June: | Completion of schematic design phase. |
| Early August: | Design Team begins construction documents. |
| Early October: | Drawings available to contractors for bidding. |
| Early December: | Construction begins. |

Park Development Task Force Instrumental In Parks Development

The decision by Council to move ahead with developing new parks in Grand Junction was the culmination of a citizen-led effort. The master planning effort for the eight new park sites scattered throughout Grand Junction, which included the 24 and G Roads park site was spearheaded by a 33 person Parks Development Task Force made up of a cross-section of Grand Junction residents, including:

Glenda Bennett

Frank Dumm

Lena Elliott

Dr. William Findlay

John Gormley

Louis Grasso

John Halvorson

Jamie Hamilton

Karen Hayashi

Bruce Hill

Steve Irion

Dr. Lynn James

Dennis King

Max Krey

Karen Madsen

Dick Maynard

Greg Merschel

Mike Moran

Keith Mumby

Tim O'Sullivan

Flint Ogle

Jim Paranto

Ray Phipps

Ken Rabideau

Dale Reece

Greg Reicks

Dominic Romero

Pam Sillix

Ken Smith

Sam Suplizio

Dennis Teeters

Linda Villa

Alan Workman

- The Task Force was instrumental in building momentum for new parks in Grand Junction.
- Worked closely with the City Staff and Winston Associates to develop master plans for the eight park sites. The master plans included concept plans for each park site, phasing plans and cost estimates.
- The central feature of the master planning process was a series of two day open houses held at Two Rivers Convention Center in the latter half of 1994. The open houses were well attended by the public, adult and youth sports organizations, neighbors of the proposed park sites and other interested individuals.
- The final master plans for each of the eight park sites can be reviewed at the Parks and Recreation Office at 1340 Gunnison Avenue.

First Of A Series of Newsletters

This newsletter is the first of a series of newsletters which will be published on a regular basis throughout the design and construction of the 24 and G Roads park. The purpose of the newsletter is to keep the public, especially those most interested in the parks development, informed about the process.

24 and G Road Regional Park and Sports Complex

The park planned for the 103 acre 24 and G Roads park site will be the crown jewel of Grand Junction's park system when it is completed. It is conveniently located with excellent access from I-70 and 24 Road and on a site well suited for competitive sports facilities.

The Master Plan for the site includes competitive sports facilities as well as picnic facilities and other general recreation facilities. The Master Plan, which will be phased in over a number of years is illustrated on page 4 and includes:

- Two tournament-quality lighted softball four-plexes with fixed seating, warm-up areas, and restroom/concessions buildings.
- A multi-purpose turf facility large enough for eight adult soccer fields (the championship field will be lighted) with restrooms, picnic shelter and play structures.
- A major tennis complex with twelve courts, pavilion and restrooms.
- An amphitheater with covered bandstand.
- A group picnic area with large picnic shelter, volleyball and large play structure.
- Other park elements including a continuous paved/soft surface trail, additional play structures, basketball courts, pond and adequate parking for each facility.

The current Master Plan will be revised as needed during the planning process, but the proposed list of facilities is not expected to change. When completed, the park will alleviate congestion at the parks currently used for competitive sports. It will also serve as a magnet for state and national tournaments because of its quality, size and convenience to the hotels in Grand Junction.

Phase 1

Because the 24 and G Roads site is 103 acres - more than twice the size of the largest park in Grand Junction - it is necessary to develop it in phases. The first phase will focus on the west half of the site and is illustrated on page 5. At this time, Phase 1 is scheduled to include a softball four-plex, over half of the multi-purpose field complex, the group picnic facility and the necessary roads and parking. Phase 1 will also include construction of the utilities needed to serve the entire park.

Your comments and suggestions are important to us!

If you have any questions about the 24 and G Roads Park, or any other parks proposed for Grand Junction, write them down in the following space (or any other format) and return them to Grand Junction Parks and Recreation, 1340 Gunnison Ave., Grand Junction, CO 81501.

You may also phone in your comments to 244-1541.

**MEETING MINUTES
24 AND G ROADS PARK
City of Grand Junction**

Document Date: June 15, 1995 **Project Number:** 72401
Meeting Date: June 1 & 2, 1995 **Location:** Ciavonne and Associates offices

Attending:

<p>City Staff/Guests Mark Achen, COGJ, City Manager's Office Joe Stevens, COGJ, Parks Department Don Hobbs, COGJ, Parks Department Shawn Cooper, COGJ, Parks Department Jim Shanks, COGJ, Public Works Ron Lappi, COGJ, Finance Department Hank Masterson, COGJ, Fire Department John Gormley, Parks Board Lena Elliott, Parks Task Force Bill Findlay, Parks Task Force Dennis Teeters, School District 51 Ken Rabideau, GMYSA Travis McCarkle, GMYSA</p>	<p>Design Team Paul Kuhn, Winston Associates Sandi Gibson, Winston Associates Ted Ciavonne, Ciavonne and Associates Craig Roberts, Ciavonne and Associates Bruce Marvin, Western Engineers Gayle Lyman, Western Engineers</p>
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From: Paul Kuhn, Winston Associates

Note: These meeting minutes are from meetings held over the two day period. They include meetings with the wetlands consultant and Design Team, and from the two design charette. It is especially important to review #4 Actions Required for tasks for which you are responsible.

1 Meeting Purpose

1.1 A two day design charette to refine the overall master plan for the 24 and G Roads park site and to identify opportunities and constraints which impact the master plan or the first phase of development (Phase I).

2 General Information

2.1 The cost for sand-based turf is estimated to range from \$3.80/s.f. (Boulder's Pleasant View Complex) to \$4.80/s.f. (cost in Fremont, Nebraska, according to *Landscape Management*, April 1995). Because sand-based turf systems are more durable and playable even in wet weather, staff would like to see sand-based turf used on the fields at the park, if the budget allows.

- 2.2 Western Engineers' preliminary designs located the sanitary sewer line along the east property line of the south quadrant of the site.
- 2.3 Aquatic and Wetland Consultants met with the Corps of Engineers at the site on 6/1/95.
- 2.4 Both the ditch along 24 Road (Leach Creek) and the ditch traversing the center of the site (Corcoran Wash) are under the Corps of Engineer's jurisdiction. The ditch along the south edge of the east quadrant of the site is not a jurisdictional wetland.
- The Corps prefers to keep functional wetlands undisturbed wherever possible, with on-site mitigation (recreation of a wetland) preferred over off-site mitigation.
- 2.5 Permits will be required if the wetlands in the drainage ditches are impacted. If the impacts are kept to under an acre, a "Nationwide" permit is typically used. For impacts in excess of one acre, a "404 permit" is typically required. The 404 permit is much more complicated than the Nationwide and requires a public comment process. A series of Nationwide permits *may* be possible:
- For road crossings through a wetland (under 200 l.f. and 1/4 of an acre)
 - Road widening (i.e. 24 Road)
 - Realigning an existing drainage ditch (where the impact is under an acre).
- In general it is best to avoid impacting wetlands whenever possible. If the City feels the operational limitations to the park are too great if Corcoran Ditch is *not* relocated, then a summary of those limitations may need to be presented to the Corps as part of the permit application. The Corps of Engineers will make the final decision on the type(s) of wetlands permits required for the park. Until a plan identifying potential impact is developed, there is no way to tell how the Corps will view the wetland impacts or the level of permitting required.
- 2.6 Representatives from Grand Mesa Youth Soccer Association (GMYSA) attended the first day's charette, and offered the following comments:
- 90 degree rotation of soccer fields is probably not necessary.
 - Fields could be moved laterally 10 to 15 yards to achieve the necessary rotation. It is necessary to move at least the width of one goal box (8 yards) with each rotation.
 - Wear patterns which occur along the touch lines where the linesmen move between the corners and mid-field must also be planned for with field rotation.
 - When planning soccer use for the multi-purpose fields, areas of open turf should be included in the design. These areas are for tents used by the teams during tournaments.
 - Warm-up areas should also be included in the soccer field program.
- 2.7 GMYSA thought grants might be available from World Cup proceeds for soccer field construction/improvement. GMYSA will try to get more information .
- 2.8 GMYSA felt they would be able to work with seven adult-sized fields instead of eight, if the quality of the fields was improved (i.e. better rotation or operations).
- 2.9 Widening 24 Road to the east to accommodate additional lanes creates conflicts with Leach Creek and its wetlands (possible 404 permit) and conflicts with the outlot to the south. It may be possible to widen the road to the west. Jim Shanks felt the ROW was already wide enough and, if not, he

thought the County was in the process of buying additional ROW. Traffic volume was projected for 24 Road to the year 2015, and were based on a 67 acre Phase I for the park.

- Jim Shanks did not feel the driveway for the outlot south of the 24 Road entry point conflicted with the park's traffic flow.

2.10 Once it is widened (beginning in 1999) 24 Road will have two travel lanes, a center turn lane and two bike lanes.

2.11 Western Engineers and Public Works are still working with Ute Water to determine the best way to provide water service to the park site.

- The current estimate to get water service to the site is \$100,000. If Ute Water participates in the construction of the water line, the cost to the City might be around \$70,000.

2.12 While the City may eventually add the three parcels to the southeast of the site, the City's current emphasis is on development, not acquisition.

2.13 The City Manager directed Parks Staff to begin planning the fee structure for the facilities to be built at the park.

2.14 Softball tournaments will be held approximately two times per month during softball season.

3 Decisions Made/Direction to Design Team

3.1 The rotation plan for the soccer fields will need to take into account sprinkler head placement.

3.2 A deceleration lane for north-bound 24 Road will be required as will a left turn lane for south-bound 24 Road.

3.3 Jim Shanks indicated that only a short north-bound acceleration lane would be required at the 24 Road entry (if at all).

3.4 Public Works stated that a right and a left turn out of the park will be required at the 24 Road entry drive.

3.5 COGJ Fire Department will require the plan incorporate the following design standards in order to meet fire codes:

- Required fire flow for water service is dictated by number of square feet in the largest building, construction material and building height.
- Sprinklers in the enclosed buildings *may* reduce the required fire flow.
- A 20' wide all-weather access road which allows fire trucks to get within 150' of all enclosed structures is required. If the access road is a dead-end, a turn around *may* be required, depending on the circumstances.

3.6 The irrigation system should incorporate a domestic water source to augment the irrigation ponds when ditch water is not available (early spring and late fall).

- 3.7 The Design Team should anticipate developing an alternative which includes a baseball diamond as one of the four fields constructed in Phase II.
- 3.8 The amphitheater shown in Phase II should have access from 24½ Road via a service road and restrooms should be sited nearby.
- 3.9 As a result of the input received during the charette, the following changes were made to the master plan for the 24 and G Roads Park:
- The pond has been moved from along 24 Road to the center of the site so it can be used as an amenity and for simpler distribution for the irrigation system. The size of the pond was increased to provide enough water storage for early spring and late fall use. The pond will be divided into two or three smaller ponds to create settling basins for sediment.
 - The amphitheater was kept in the same location, but rotated so the performers face north. This provides a better opportunity for a steeper north facing sledding hill, screens the traffic noise from I-70 (via the amphitheater berm), and directs the sound from the stage towards I-70 and away from the residential areas to the south.
 - The multi-purpose field parking was elongated along a north/south axis and moved toward 24 Road. This increases the area available for fields and provides a more uniform distribution of parking to the fields.
 - The south access off 24 Road was moved to G Road. A minimum setback of 300' from the intersection of 24 and G Roads is required.
 - The Phase II multi-purpose fields were moved to the south end of the property (along G Road). This consolidates all Phase I work and facilitates overlot grading.
 - In order to meet the City's current demand for field sports and to improve its aesthetics, the east/west segment of Corcoran Wash will be relocated approximately 200' to the north, pending approval of the required wetlands permit.

4	Actions Required	By	Status/ Timing
4.1	A survey of the wetlands boundary staked in the field by AWC will be required in order to complete the wetland delineation study.	Western Engineers	By 6/11 or 6/12/95
4.2	Deliver a revised site plan to AWC indicating the potential impacts to the existing wetlands due to the park's construction.	Winston Associates	Completed 6/9/95
4.3	Investigate whether the right-of-way is wide enough to widen 24 Road to the west leaving the east edge of asphalt in place.	Public Works	By 6/15/95
4.4	Incorporate storage in all structures.	NJA	In Final Drawings
4.5	Include restrooms (male/female) in the maintenance building.	NJA	In Final Drawings
4.6	Design a domestic make-up water source for the irrigation pond.	Ciavonne and Associates	In Final Drawings

4 Actions Required

- 4.7 Develop a cross-section of 24 Road for Public Works to review to determine the best method for widening the road.
- 4.8 At the golf course, test asphalt millings as a material for soft surface paths.
- 4.9 Contact the County to identify the amount of ROW available for 24 Road and determine the best approach for widening the road.
- 4.10 Complete a traffic count on G Road. Contact Winston Associates if any problems with the proposed G Road access are identified.
- 4.11 Determine if irrigation water can be delivered to the area at the south end of the site which will not be developed until Phase II (so the land can be leased for agricultural purposes until it is developed.)
- 4.12 Complete a preliminary grading plan for the entire site, develop a preliminary cut/fill analysis and identify total grading quantities. Grading requirements for Phase II areas will need to be incorporated in the Phase I grading plan.
- 4.13 Develop a list of site improvements which could be donated by the community as in-kind services
- 4.14 Develop a preliminary location for the electrical transformer.
- 4.15 Determine the number of restroom which will be required for the multi-purpose field area.
- 4.16 Update the Master Plan based on revisions generated during charette and prepare for Council presentation on 6/19/95.
- 4.17 Update cost estimate for Phase I.
- 4.18 Contact the City of Boulder on the parking ratio and size of restrooms for new soccer complex.

By	Status/ Timing
Western Engineers	Completed 6/5/95
Parks Staff	By 6/30/95
Public Works	By 6/16/95
Public Works	By 6/30/95
C and A /Western Engineers	By 6/30/95
C and A /Western Engineers	By 6/30/95
Winston Associates	By 6/30/95
WA/ABS	By 6/16/95
WA/ NJA	By 6/16/95
Winston Associates	By 6/19/95
Design Team	By 6/19/95
Winston Associates	By 6/16/95

5 Follow-up of Previous Action Check List(s)

The following tasks from May 9th Project Meeting (Project Meeting #1) are still in progress or yet to be completed.

5.1 Actions Required

5.2 Research trip generations numbers (peak flow in and out) for similarly sized sports complexes, especially for softball and soccer. Determine if they stagger game start times.

5.3 Take traffic counts at Columbine Park to try to determine the current demand and parking requirements for soccer.

5.4 Meet with adjacent property owners to review proposed plans.

5.5 Process and submit an application to secure funding to underground the overhead power lines in 24 1/4 Road (based on costs provided by PSC).

5.6 Establish water service flow requirements with the City Fire Department.

5.7 Work with the Parks Task Force to find creative ways to get the community involved in the construction of the park.

5.8 Develop a signage system for the park. The design could follow the design established for informational signage currently used in town.

By	Status/ Timing
Winston Associates	on-going
Public Works	By Mid-June
Parks Staff	To be Scheduled
Public Works	On-going
Western Engineers	By 6/30
Parks Staff	On-going
Parks Staff	On-going

KP
FYI

VALLEY INSURANCE AGENCY



604 25 ROAD • P.O. BOX 1509 • GRAND JUNCTION, COLORADO 81502-1509
(303) 243-3421 • FAX (303) 242-1894

June 16, 1995

The Grand Junction Parks
& Recreation Dept.
1340 Gunnison Ave.
Grand Junction, CO 81501

RE: 24 AND G ROAD PARK

Gentlemen:

Thanks for sending me a copy of the master plan on a discussion for the park at 24 and G Road. One thing I would like to see noted or added to the system is provisions for a walk and bike trail down G Road, and down 24 Road. 24 Road is a main access to the Grand Junction Riverfront trail and planning should begin now for the trail that should go from this park down to the Junior Service League entrance to the Riverfront trail system. It would also make sense that some effort be made on the G Road to commence creating a public walk way that could be continued all the way to Horizon Drive and meet with a main trail coming down Horizon Drive. This will give us pedestrian and bicycle access in a safe manor from two large areas.

I suppose this also leads into the actual question of the design ultimately for 24 Road and for G Road. Those are both main thoroughfares across their respective sections of town and I would hope that a planned pedestrian and bike trail would be created on each of these areas for safe access to this park from all the affected neighborhoods. Thanks for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian P. Mahoney".

Brian P. Mahoney

BPM/jw

cc: Urban Trail Commission
Riverfront Commission

"WE'RE PEOPLE YOU'VE LEARNED TO TRUST"

Park Impact Study

June 15, 1995

This Traffic Impact Study addresses the capacity, geometric control of the proposed park access on 24 Road, approximately 700 feet South of Interstate 70.

■ **Proposed Site Use:**

The site will consist of 63 acres. A further expansion at sometime in the future to 103 acres is expected. The initial expansion is referred to as phase 1 in this study, and is assumed to be completed in the year 1995.

■ **Access to the Site:**

Access to the Site will require both an 11 foot wide South bound left turn lane and an 11 foot wide right turn lane. The North and South bound Through lanes of 24 Road will also be 11 feet wide. Additional pavement will be added to the westside of 24 Road to accomodate tapers and widening.

The Park access will consist of a 12 foot wide West bound, right turn lane with a 30 foot radius. Also a 12 foot wide West bound left turn lane and a East bound 12 foot wide through lane with a 4 foot median and a 30 foot radius.

■ **Trip Generation:**

Trip generation was provided by The 5th Edition ITE Trip Generation Manual Land Use:

The 412 County Park p.m. peak hour of generator was used. Facilities included in a County Park were ball fields, picnic facilities, camp sites, and etc..

During the highest peak hour, the Park generated 198 vehicles to 24 Road. There were 129 vehicles exiting and 69 vehicles entering.

The site generated traffic was combined with the background traffic of year 2015, to determine total projected traffic.

The 24 Road volumes for year 2015 are:

716 vehicles per/hour South bound, and 262 vehicles same hour for North bound

■ **Operational Analysis**

The unsignalized Intersection Analysis techniques, were used in the Highway Capacity Manual 1985.

Traffic analyses was completed for total traffic in the year 2015.

<u>Year 2015</u>	<u>Level of Service</u>
-------------------------	--------------------------------

Park Access	*	West bound - left	_____	E
Park Access	*	West bound - right	_____	A
24 Road	*	South bound - left	_____	A

Year 1995

Park Access	*	West bound - left	_____	C
Park Access	*	West bound - right	_____	A
24 Road	*	South bound- left	_____	A

■ **Conclusion:**

One access to the park, based on 63 acres and the proposed roadway improvements would operate fair.

Additional development of the park would require a additional access.

WINSTON ASSOCIATES

ENVIRONMENTAL PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

MEETING MINUTES
24 AND G ROADS PARK
City of Grand Junction

Document Date: June 15, 1995

Project Number: 72401

Meeting Date: June 1 & 2, 1995
offices

Location: Ciavonne and Associates

Attending:

City Staff/Guests

Mark Achen, COGJ, City Manager's Office
Joe Stevens, COGJ, Parks Department
Don Hobbs, COGJ, Parks Department
Shawn Cooper, COGJ, Parks Department
Jim Shanks, COGJ, Public Works
Ron Lappi, COGJ, Finance Department
Hank Masterson, COGJ, Fire Department
John Gormley, Parks Board
Lena Elliott, Parks Task Force
Bill Findlay, Parks Task Force
Dennis Teeters, School District 51
Ken Rabideau, GMYSA
Travis McCarkle, GMYSA

Design Team

Paul Kuhn, Winston Associates
Sandi Gibson, Winston Associates
Ted Ciavonne, Ciavonne and Associates
Craig Roberts, Ciavonne and Associates
Bruce Marvin, Western Engineers
Gayle Lyman, Western Engineers

From: Paul Kuhn, Winston Associates

Note: These meeting minutes are from meetings held over the two day period. They include meetings with the wetlands consultant and Design Team, and from the two design charette. It is especially important to review #4 Actions Required for tasks for which you are responsible.

1 Meeting Purpose

- 1.1 A two day design charette to refine the overall master plan for the 24 and G Roads park site and to identify opportunities and constraints which impact the master plan or the first phase of development (Phase I).

2 General Information

- 2.1 The cost for sand-based turf is estimated to range from \$3.80/s.f. (Boulder's Pleasant View Complex) to \$4.80/s.f. (cost in Freemont, Nebraska, according to *Landscape Management*, April 1995). Because sand-based turf systems are more durable and playable even in wet weather, staff would like to see sand-based turf used on the fields at the park, if the budget allows.

24 and G Roads Park Site

1

Project Meeting #2 - Design Charette

- 2.2 Western Engineers' preliminary designs located the sanitary sewer line along the east property line of the south quadrant of the site.
- 2.3 Aquatic and Wetland Consultants met with the Corps of Engineers at the site on 6/1/95.
- 2.4 Both the ditch along 24 Road (Leach Creek) and the ditch traversing the center of the site (Corcoran Wash) are under the Corps of Engineer's jurisdiction. The ditch along the south edge of the east quadrant of the site is not a jurisdictional wetland.

- The Corps prefers to keep functional wetlands undisturbed wherever possible, with on-site mitigation (recreation of a wetland) preferred over off-site mitigation.

- 2.5 Permits will be required if the wetlands in the drainage ditches are impacted. If the impacts are kept to under an acre, a "Nationwide" permit is typically used. For impacts in excess of one acre, a "404 permit" is typically required. The 404 permit is much more complicated than the Nationwide and requires a public comment process. A series of Nationwide permits *may* be possible:

- For road crossings through a wetland (under 200 l.f. and 1/4 of an acre)
- Road widening (i.e. 24 Road)
- Realigning an existing drainage ditch (where the impact is under an acre).

In general it is best to avoid impacting wetlands whenever possible. If the City feels the operational limitations to the park are too great if Corcoran Ditch is *not* relocated, then a summary of those limitations may need to be presented to the Corps as part of the permit application. The Corps of Engineers will make the final decision on the type(s) of wetlands permits required for the park. Until a plan identifying potential impact is developed, there is no way to tell how the Corps will view the wetland impacts or the level of permitting required.

- 2.6 Representatives from Grand Mesa Youth Soccer Association (GMYSA) attended the first day's charette, and offered the following comments:

- 90 degree rotation of soccer fields is probably not necessary.
- Fields could be moved laterally 10 to 15 yards to achieve the necessary rotation. It is necessary to move at least the width of one goal box (8 yards) with each rotation.
- Wear patterns which occur along the touch lines where the linesmen move between the corners and mid-field must also be planned for with field rotation.
- When planning soccer use for the multi-purpose fields, areas of open turf should be included in the design. These areas are for tents used by the teams during tournaments.
- Warm-up areas should also be included in the soccer field program.

- 2.7 GMYSA thought grants might be available from World Cup proceeds for soccer field construction/improvement. GMYSA will try to get more information .

- 2.8 GMYSA felt they would be able to work with seven adult-sized fields instead of eight, if the quality of the fields was improved (i.e. better rotation or operations).

- 2.9 Widening 24 Road to the east to accommodate additional lanes creates conflicts with Leach Creek and its wetlands (possible 404 permit) and conflicts with the outlot to the south. It may be possible to widen the road to the west. Jim Shanks felt the ROW was already wide enough and, if not, he

thought the County was in the process of buying additional ROW. Traffic volume was projected for 24 Road to the year 2015, and were based on a 67 acre Phase I for the park.

- Jim Shanks did not feel the driveway for the outlot south of the 24 Road entry point conflicted with the park's traffic flow.
- 2.10 Once it is widened (beginning in 1999) 24 Road will have two travel lanes, a center turn lane and two bike lanes.
- 2.11 Western Engineers and Public Works are still working with Ute Water to determine the best way to provide water service to the park site.
- The current estimate to get water service to the site is \$100,000. If Ute Water participates in the construction of the water line, the cost to the City might be around \$70,000.
- 2.12 While the City may eventually add the three parcels to the southeast of the site, the City's current emphasis is on development, not acquisition.
- 2.13 The City Manager directed Parks Staff to begin planning the fee structure for the facilities to be built at the park.
- 2.14 Softball tournaments will be held approximately two times per month during softball season.

3 Decisions Made/Direction to Design Team

- 3.1 The rotation plan for the soccer fields will need to take into account sprinkler head placement.
- 3.2 A deceleration lane for north-bound 24 Road will be required as will a left turn lane for south-bound 24 Road.
- 3.3 Jim Shanks indicated that only a short north-bound acceleration lane would be required at the 24 Road entry (if at all).
- 3.4 Public Works stated that a right and a left turn out of the park will be required at the 24 Road entry drive.
- 3.5 COGJ Fire Department will require the plan incorporate the following design standards in order to meet fire codes:
- Required fire flow for water service is dictated by number of square feet in the largest building, construction material and building height.
 - Sprinklers in the enclosed buildings *may* reduce the required fire flow.
 - A 20' wide all-weather access road which allows fire trucks to get within 150' of all enclosed structures is required. If the access road is a dead-end, a turn around *may* be required, depending on the circumstances.
- 3.6 The irrigation system should incorporate a domestic water source to augment the irrigation ponds when ditch water is not available (early spring and late fall).

- 3.7 The Design Team should anticipate developing an alternative which includes a baseball diamond as one of the four fields constructed in Phase II.
- 3.8 The amphitheater shown in Phase II should have access from 24½ Road via a service road and restrooms should be sited nearby.
- 3.9 As a result of the input received during the charette, the following changes were made to the master plan for the 24 and G Roads Park:
- The pond has been moved from along 24 Road to the center of the site so it can be used as an amenity and for simpler distribution for the irrigation system. The size of the pond was increased to provide enough water storage for early spring and late fall use. The pond will be divided into two or three smaller ponds to create settling basins for sediment.
 - The amphitheater was kept in the same location, but rotated so the performers face north. This provides a better opportunity for a steeper north facing sledding hill, screens the traffic noise from I-70 (via the amphitheater berm), and directs the sound from the stage towards I-70 and away from the residential areas to the south.
 - The multi-purpose field parking was elongated along a north/south axis and moved toward 24 Road. This increases the area available for fields and provides a more uniform distribution of parking to the fields.
 - The south access off 24 Road was moved to G Road. A minimum setback of 300' from the intersection of 24 and G Roads is required.
 - The Phase II multi-purpose fields were moved to the south end of the property (along G Road). This consolidates all Phase I work and facilitates overlot grading.
 - In order to meet the City's current demand for field sports and to improve its aesthetics, the east/west segment of Corcoran Wash will be relocated approximately 200' to the north, pending approval of the required wetlands permit.

4	Actions Required	By	Status/ Timing
4.1	A survey of the wetlands boundary staked in the field by AWC will be required in order to complete the wetland delineation study.	Western Engineers	By 6/11 or 6/12/95
4.2	Deliver a revised site plan to AWC indicating the potential impacts to the existing wetlands due to the park's construction.	Winston Associates	Completed 6/9/95
4.3	Investigate whether the right-of-way is wide enough to widen 24 Road to the west leaving the east edge of asphalt in place.	Public Works	By 6/15/95
4.4	Incorporate storage in all structures.	NJA	In Final Drawings
4.5	Include restrooms (male/female) in the maintenance building.	NJA	In Final Drawings
4.6	Design a domestic make-up water source for the irrigation pond.	Ciavonne and Associates	In Final Drawings

4 Actions Required

		By	Status/ Timing
4.7	Develop a cross-section of 24 Road for Public Works to review to determine the best method for widening the road.	Western Engineers	Completed 6/5/95
4.8	At the golf course, test asphalt millings as a material for soft surface paths.	Parks Staff	By 6/30/95
4.9	Contact the County to identify the amount of ROW available for 24 Road and determine the best approach for widening the road.	Public Works	By 6/16/95
4.10	Complete a traffic count on G Road. Contact Winston Associates if any problems with the proposed G Road access are identified.	Public Works	By 6/30/95
4.11	Determine if irrigation water can be delivered to the area at the south end of the site which will not be developed until Phase II (so the land can be leased for agricultural purposes until it is developed.)	C and A /Western Engineers	By 6/30/95
4.12	Complete a preliminary grading plan for the entire site, develop a preliminary cut/fill analysis and identify total grading quantities. Grading requirements for Phase II areas will need to be incorporated in the Phase I grading plan.	C and A /Western Engineers	By 6/30/95
4.13	Develop a list of site improvements which could be donated by the community as in-kind services	Winston Associates	By 6/30/95
4.14	Develop a preliminary location for the electrical transformer.	WA/ABS	By 6/16/95
4.15	Determine the number of restroom which will be required for the multi-purpose field area.	WA/ NJA	By 6/16/95
4.16	Update the Master Plan based on revisions generated during charette and prepare for Council presentation on 6/19/95.	Winston Associates	By 6/19/95
4.17	Update cost estimate for Phase I.	Design Team	By 6/19/95
4.18	Contact the City of Boulder on the parking ratio and size of restrooms for new soccer complex.	Winston Associates	By 6/16/95

5 Follow-up of Previous Action Check List(s)

The following tasks from May 9th Project Meeting (Project Meeting #1) are still in progress or yet to be completed.

5.1	Actions Required	By	Status/ Timing
5.2	Research trip generations numbers (peak flow in and out) for similarly sized sports complexes, especially for softball and soccer. Determine if they stagger game start times.	Winston Associates	on-going
5.3	Take traffic counts at Columbine Park to try to determine the current demand and parking requirements for soccer.	Public Works	By Mid-June
5.4	Meet with adjacent property owners to review proposed plans.	Parks Staff	To be Scheduled
5.5	Process and submit an application to secure funding to underground the overhead power lines in 24 1/4 Road (based on costs provided by PSC).	Public Works	On-going
5.6	Establish water service flow requirements with the City Fire Department.	Western Engineers	By 6/30
5.7	Work with the Parks Task Force to find creative ways to get the community involved in the construction of the park.	Parks Staff	On-going
5.8	Develop a signage system for the park. The design could follow the design established for informational signage currently used in town.	Parks Staff	On-going

CITY COUNCIL

DATE: June 19, 1995

CITY OF GRAND JUNCTION

STAFF: Erik Joe Stevens
Director
Parks & Recreation

SUBJECT:

Park site at 24 and G Roads.

kp

ACTION REQUESTED:

Formal action is not requested.

EXECUTIVE SUMMARY:

On February 1, 1995, the City Council unanimously adopted a resolution adopting Phase I for Parks Development consistent with the recommendation of the Parks and Recreation Advisory Board and the Parks Development Task Force. On April 19, 1996, the City Council authorized the City Manager to execute a contract with Winston Associates, Inc., Boulder, Colorado for design services to develop approximately half of the 103 acre 24 & G Roads park site. At the June 19, 1995, City Council workshop, the consultant and staff would like to update the Council on the status of this project, respond to your observations and any questions you might have.

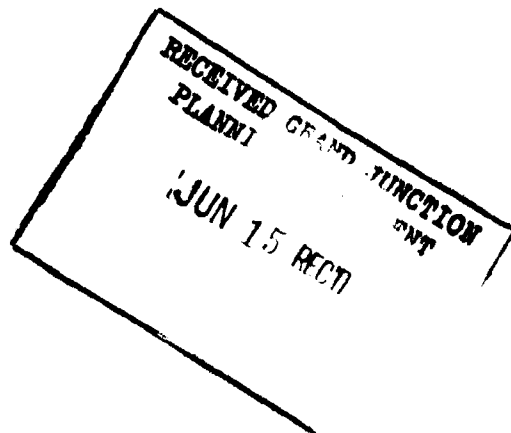
FISCAL IMPACT:

\$5,500,000.00 has been earmarked for the development of the 24 & G Roads park site. The total budget for Phase I park development is \$6.6 million.

c: Paul Kuhn, Winston Assoc.

enclosures

file:form\24gact



To: Kathy Portner
From: Jody Kliska
Subject: VR-95-108
Date: 6/20/95 Time: 4:56p

Originated by: JODYK
Forwarded by: JODYK

6/15/95 2:53p
6/20/95 4:56p (CHANGED)

FYI

***** ORIGINAL MESSAGE FOLLOWS *****

1. The following items need to be addressed in a traffic study for the park facility:

No trip generation is available through ITE for this type of facility, so a trip generation study of existing facilities in town needs to be done. The critical time period is weekday evenings and weekends during the ball playing season.

A parking analysis needs to be done as part of the traffic study. Counts and occupancies of existing facilities such as the Chatfield Complex needs to be undertaken since no data is available through ITE publications. I am concerned the amount of parking shown is not adequate for the play fields when all are occupied. One of the difficulties with this site is there is no allowance for overflow parking and there are no adjacent facilities other than to park on 24 Road; every trip to this park will likely be by automobile because of its location.

The following intersections need to be analyzed for capacity in accordance with our Transportation Engineering Design Standards: All park accesses, 24&G Road, 24 & F, 24 1/2 & F, I-70 EB off-ramp. The peak periods to be analyzed are the p.m. peak hour and the weekend peak hour as determined by the trip generation study. The projections should be made for park buildout and the 20 year project.

A queueing analysis for all proposed turn lanes is required. An analysis of stacking needs at park exits is required. Queueing and storage needs must be analyzed at existing signalized intersections. The spacing between the park driveway on G Road and the intersection of 24 & G Road appears inadequate on the drawing and must be analyzed. The turn lane design for the 24 Road driveway must also show the location of the EB off-ramp of I-70 so that the taper for the turn lane does not interfere with the ramp intersection operations.

Internal park circulation should be addressed in this study. How do emergency vehicles, i.e. ambulances get to the fields? Will phase I include construction of an access to G Road? The parking as shown leads circulating traffic right into the front rows of the parking which will be occupied and busy much of the time. If the circulation remains through the parking lots, then the path should be through the furthest aisle of parking to minimize conflicts with vehicles and pedestrians.

2. Site plan submittal will need to include the internal roadway cross-section and the ties to pedestrian facilities within the park.

50 spaces/car field

45 spaces / field

Have through traffic in outer parking lane

increase stacking from parking area onto G Rd

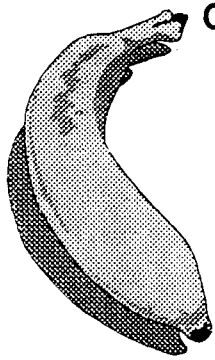
will increase width of internal street for 1 lane of parallel parking

May need more distance for access on G Rd from 24 Rd

24 1/4 Rd vacation south of G 1/4 - will landlock parcels

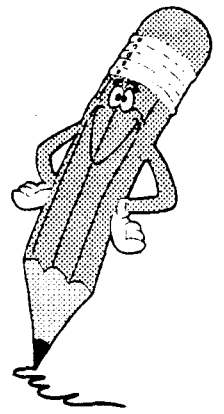
Design Soccer parking lot to be expanded one row toward
24 Road

24 Rd section - bike lanes / sidewalks?

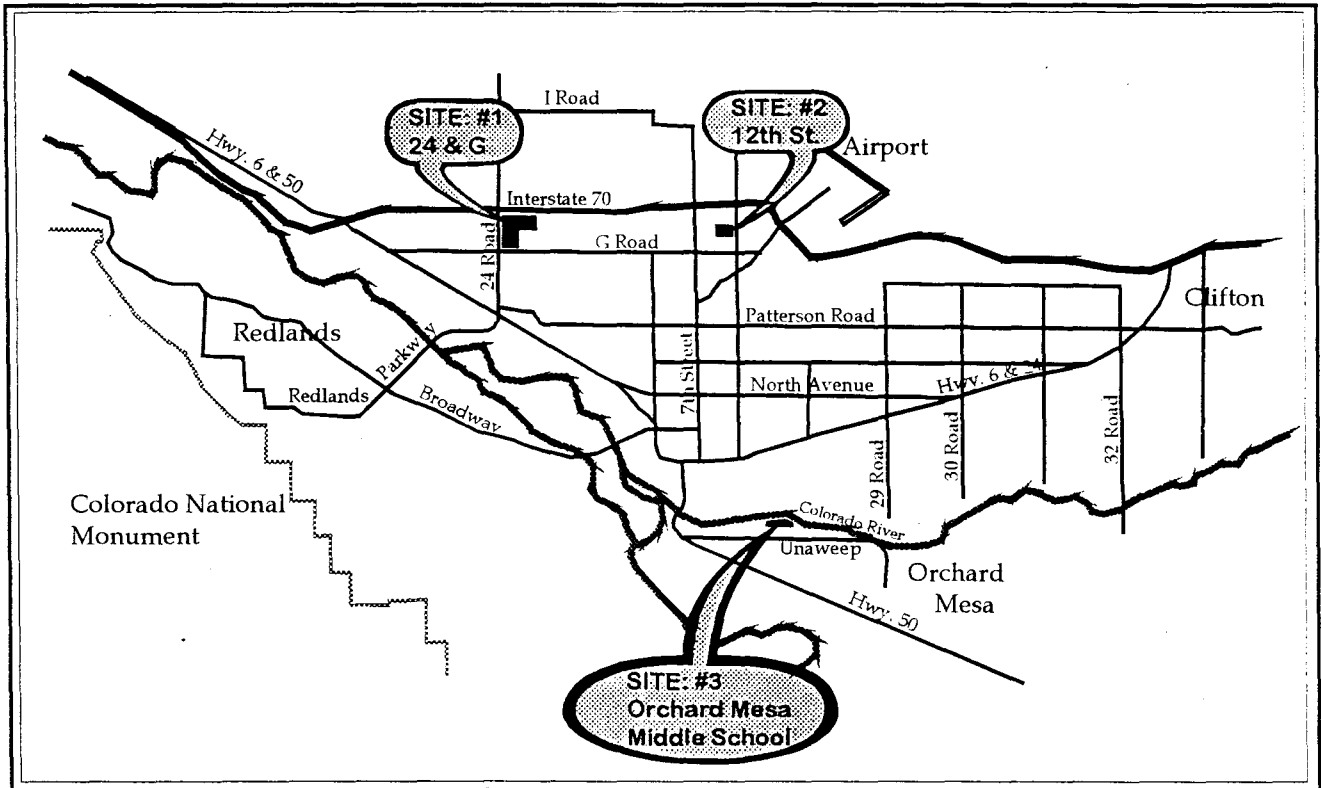


NAME-THE-PARKS CONTEST

Banana ranna fo fanna It's time to play the name game!



Name-a-park and win a beach party at Lincoln Park-Moyer Pool!



Description of Park Sites

#1 - 24 and G Road

Initial plans for the large, sports-oriented, multi-use park feature soccer fields, two "wagon wheel" softball complexes, tennis courts, amphitheater, a trail network, multiple playgrounds, and rest rooms.

#2 - 12th Street

Development of this neighborhood park will include shelters, passive area, a trail network and playground equipment.

#3 - Orchard Mesa Middle School

School needs will be considered in developing the park. Plans include a playground, shelter, parking area, in-line skating facility and small shelters or overlooks to the Colorado River and proposed State Park.

ENTRY AND JUDGING RULES

Three Grand Junction parks will be named as a result of this contest.

1. Contestants may submit names for any or all parks.
2. Descriptions of parks (above) correspond to numbered park sites on the map.
3. On the entry form, write your park name(s) in the appropriate numbered space(s). Official entry forms in the June 13 and June 17 edition of the Grand Junction *Daily Sentinel* or a facsimile may be used. Forms are also available at City Market, City Hall, Lincoln Park and Tiara Rado Golf Courses, Lincoln Park and Orchard Mesa Pools, Older American Center, Alberstons and the Grand Junction Parks and Recreation Office in Lincoln Park.
4. To be eligible, names must meet guidelines established by the Grand Junction Parks and Recreation Advisory Board:
 - (a) Neighborhood or geographical identification;
 - (b) Natural or geological features;
 - (c) Historic or cultural significance; or
 - (d) The preference of residents of the surrounding neighborhood.
5. All entries become property of the City of Grand Junction Parks and Recreation Department. Judging will be done by the Parks and Recreation Advisory Board and selections will be presented to City Council for adoption; judges reserve the right to reject any or all entries and declare the contest null and void. In case of duplicate names, earliest receipted will determine the winner for each park.
6. Contest closes Friday, June 30 and no entries will be accepted beyond that time. Winning names will be published in the *Daily Sentinel* and winners will be notified by mail.
7. Entries must be delivered or mailed to the Parks and Recreation Office in Lincoln Park, 1340 Gunnison Avenue, Grand Junction, CO 81501 by Friday, June 30th.
8. City of Grand Junction employees, elected and appointed officials, and their immediate families are ineligible for this contest.

PRIZES

First Place winners will be invited to a "Beach Party" at Lincoln Park-Moyer Pool to be held on Saturday, August 19th or a mutually agreed date; each winner may bring twenty guests. Recognition certificates will be awarded.

NAME-THE-PARKS CONTEST

* * * OFFICIAL ENTRY BLANK * * *

READ ALL RULES CAREFULLY!

CONTEST DEADLINE IS JUNE 30TH. COMPLETE THIS FORM AND RETURN TO:

NAME CONTEST
Grand Junction Parks & Recreation Department
1340 Gunnison Avenue
Grand Junction, CO 81501

FAX 242-1637

PARK NAMES

#1 (24 and G Road) _____

#2 (12th Street) _____

#3 (Orchard Mesa Middle School) _____

YOUR NAME: _____

ADDRESS: (Street) _____

(City) _____ (State) _____ (Zip) _____

TELEPHONE: _____

City of Grand Junction employees, appointed and elected officials, and their immediate families are ineligible for this contest.

=====
=====
(Office Use Only)

Date Received: _____ Time Received: _____

By: _____