

Table of Contents

File PDR-1996-139

Name: Parking Lot - 1305 Glenwood Avenue - Planned Development Review

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X	X	Planning Commission Minutes - 7/2/96 - **		
X	X	File Close-out Summary		
X		Commitment for Title Ins.		
X		Power of Attorney - Alley Improvement - not recorded - sent copy to Mike Grizenko		
X		Planning Commission Notice of Public Hearing - sent 6/24/96		
X	X	Decision Letter - no date		
X	X	Parking Plan		
X	X	Site Plan - to be scanned		
X		Commitment for Title Ins. - United General Title Ins. Co.		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. PDR-96-139

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	8580 SF	1305 GLENWOOD	PB	OFFICE
<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					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

King Enterprises

See owner

Wilco Construction

Name

Name

Name

1305 Glenwood Ave.

Address

Address

545 El Rio Court

Address

Grand Junction, CO

City/State/Zip

City/State/Zip

Grand Junction, CO 81503

City/State/Zip

245-6420

Business Phone No.

Business Phone No.

242-2203

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.

[Signature]
Signature of Person Completing Application

5/30/96
Date

* [Signature]
Signature of Property Owner(s) - attach additional sheets if necessary

5/30/96
Date

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location: 1305 BLENWOOD

Project Name: _____

ITEMS	DISTRIBUTION																								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent POLICE	○ City Parks/Recreation	○ City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo	○ TCI Cable	TOTAL REQ'D.
● Application Fee \$ 350	VII-1	1																							
● Submittal Checklist *	VII-3	1																							
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form *	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																	
○ Appraisal of Raw Land	VII-1	1			1	1																			
● Names and Addresses *	VII-2	1																							
● Legal Description *	VII-2	1			1																				
○ Deeds	VII-1	1			1			1																	
○ Easements	VII-2	1	1	1	1			1									1	1	1					1	
○ Avigation Easement	VII-1	1			1			1														1			
○ ROW	VII-3	1	1	1	1			1									1	1	1					1	
○ Improvements Agreement/Guarantee *	VII-2	1	1	1				1																	
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1		1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan ON SITE	IX-16	1	2											1							1				
○ Storm Drainage Plan and Profile PUN	IX-30	1	2											1		1	1	1						1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1						1	
○ Roadway Plan and Profile	IX-28	1	2											1											
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
● Landscape Plan INCLUDE ON	IX-20	2	1	1					8																
○ Geotechnical Report SITE PLAN	X-8	1										1													
○ Final Drainage Report	X-5,6	1	2											1											
○ Stormwater Management Plan	X-14	1	2											1							1				
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				
● FULL SIZED ASSESSOR'S MAP		1																							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 2-12-96
Conference Attendance: BILL NEBERGER DENNIS WILTON
Proposal: PARKING LOT & STORAGE IN EXISTING BLDG
Location: 1305 GLENWOOD
Tax Parcel Number: 2945-123-00-065
Review Fee: 350 PD-17-79
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees/TCP required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? _____
Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

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

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

Related Files: _____

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

PRE-APPLICATION CONFERENCE

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

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

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

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

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

PDR-96-139

2945-123-20-001
L THOMAS POUND
1313 BUNTING AVE
GRAND JUNCTION, CO 81501-4319

2945-123-20-003
LORRAINE A WERLING
DAISY M
1315 BUNTING AVE
GRAND JUNCTION, CO 81501-4319

2945-123-19-005
DARREL T WALTERS
F E
1231 BUNTING AVE
GRAND JUNCTION, CO 81501-7649

2945-123-19-006
ROBERT T HUTTON
JAMES M C/O CORA I MAZZA
1253 BUNTING AVE
GRAND JUNCTION, CO 81501-7649

2945-123-19-007
VERNON S KIRKPATRICK
DOROTHY M
1255 BUNTING AVE
GRAND JUNCTION, CO 81501-7649

2945-123-19-012
JAMES A TOWNSEND
1254 GLENWOOD AVE
GRAND JUNCTION, CO 81501-7656

2945-123-19-011
MARK SCHELHAAS
297 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2008

2945-123-19-009
COMMERCIAL LAND CO
3010 C RD
GRAND JUNCTION, CO 81503-9673

2945-123-19-016
COMMERCIAL LAND COMPANY
3010 C RD
GRAND JUNCTION, CO 81503-9673

2945-123-19-015
MARILYN E CHRISTENSEN

GREGG K KAMPF - CO-TRUSTEES
719 GOLDFORE DR
GRAND JUNCTION, CO 81506-1863

2945-123-19-002
W BRENT CHRISTENSEN
ZORA L
3530 SENNA WAY
GRAND JUNCTION, CO 81506-8470

2945-123-20-002
DIVIDE CREEK LAND & CATTLE CO

1512 GRAND AVE STE 101
GLENWOOD SPRINGS, CO
81601-3855

2945-123-19-014
WALTER K WAYMEYER
C/O WAKEFIELD
5430 SAWMILL RD SPC 18
PARADISE, CA 95969-5969

2945-123-00-064
OLLIN WINELAND
N L
3902 GREEN HILL CT
NORMAN, OK 73072

2945-123-00-081
OLLIN WINELAND
N L
3902 GREEN HILL CT
NORMAN, OK 73072

2945-123-00-087
OLLIN WINELAND
NAOMI LBE (DOUBLE D & I LEASE)
3902 GREEN HILL CT
NORMAN, OK 73072

2945-123-00-084
OLLIN WINELAND
N L
3902 GREEN HILLS CT
NORMAN, OK 73072-5005

2945-123-00-085
VIVID COLOR INC
C/O RASH & ASSOC
PO BOX 1600
ROWLETT, TX 75030-1600

2945-123-00-088
OLLIN WINELAND
NAOMI LEE (DOUBLE D & I LEASE)
1210 NORTH AVE
GRAND JUNCTION, CO 81501-3143

~~2945-123-00-078
GARY D MERSMAN
ROSE E MERSMAN
1403 BUNTING AVE
GRAND JUNCTION, CO 81501-4321~~

~~2945-123-00-068
JOEL MARTIN DELGADO
TANIA FABALA
1311 GLENWOOD AVE
GRAND JUNCTION, CO 81501-4329~~

2945-123-00-070
GARY PATRICK WITHERS
BRENDA F
1340 NORTH AVE
GRAND JUNCTION, CO 81501-6419

2945-123-00-072
LYNN A SCHMIDT
C/O OPTICAL SHOP -STEVE BAGGA
1316 NORTH AVE
GRAND JUNCTION, CO 81501-6419

2945-123-00-073
BILL E FERGUSON
JOANNE
1310 NORTH AVE
GRAND JUNCTION, CO 81501-6419

2945-123-00-066
WILLIAM D GARRISON
SHARON GARRISON
PO BOX 308
GRAND JUNCTION, CO 81502-0308

~~2945-123-00-065
DOUGLAS R KING
K M KING DBA KING ENTERPRISES
284 CHINLE CT
GRAND JUNCTION, CO 81503~~

~~2945-123-00-076
HOBBY-FRAZIER
C/O TIM WOLLEN
526 20 1/4 RD
GRAND JUNCTION, CO 81503-9780~~

2945-123-00-090
JOHN W TEMMER
DBA TACO JOHNS
3053 WELLINGTON AVE
GRAND JUNCTION, CO 81504-5684

2945-123-00-089
MCDONALD'S CORP
OO5/0170 % KING ENTERPRISES
556 25 RD
GRAND JUNCTION, CO 81505-1311

2945-123-00-069
STANLEY L MCFARLAND
DARLYA J
2221 IDELLA CT
GRAND JUNCTION, CO 81505-7019

2945-123-00-086
R & R COMPANY
653 26 1/2 RD
GRAND JUNCTION, CO 81506-1444

2945-132-22-013
STANLEY E CONRAD
PEGGY G
PO BOX 85
PLACIDA, FL 33946-0085

2945-132-22-014
DANIEL A WILKINSON
JANET L
1240 GRAND AVE
GRAND JUNCTION, CO 81501-4510

2945-132-22-012
LAVERAL MERIE MERRIETT

PO BOX 4896
GRAND JUNCTION, CO 81502-4896

2945-132-21-010
MICHAEL V MESARCH
JOAN E MESARCH
1310 GRAND AVE
GRAND JUNCTION, CO 81501-4512

2945-132-21-013
GRACE Y ROBERTS
608 LINCOLN DR
PALISADE, CO 81526-9646

2945-123-00-067
WILLIAM D GARRISON
SHARON D
805 LA PAZ CT
GRAND JUNCTION, CO 81506-1777

2945-132-22-009
RUSSELL DALE TAYLOR
KATHLEEN B
1202 GRAND AVE
GRAND JUNCTION, CO 81501-4510

2945-132-22-015
J W LEECH
JO ANN
1250 GRAND AVE
GRAND JUNCTION, CO 81501-4510

2945-132-22-010
LOYAL L MATHEWS
SHARON C
3193 KENNEDY AVE
GRAND JUNCTION, CO 81504-6037

2945-132-21-011
MARY LEE BETHEL
1320 GRAND AVE
GRAND JUNCTION, CO 81501-4512

King Enterprises
1305 Glenwood Ave.
Grand Junction, CO 81501

2945-123-00-071
GARY PATRICK WITHERS
BRENDA F WITHERS
745 W WILSHIRE CT
GRAND JUNCTION, CO 81506-1826

2945-132-22-011
FREDERICK A BAKER
NORMA LEE
1216 GRAND AVE
GRAND JUNCTION, CO 81501-4510

2945-132-22-016
DOROTHY J BERTHOLF
1260 GRAND AVE
GRAND JUNCTION, CO 81501-4510

2945-132-21-009
JEWEL LEE KEITH
1302 GRAND AVE
GRAND JUNCTION, CO 81501

2945-132-21-012
DANA LYNN HOLLIFIELD
1326 GRAND AVE
GRAND JUNCTION, CO 81501-4512

Wilco Construction
545 El Rio Court
Grand Junction, CO 81503

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		
ITEM	FEATURES	OK	NA	
1	Site boundary, and adjacent property lines, land use , and zoning			
2	Total site acreage and proposed land use breakdown			
3	All existing and proposed easements, streets, and ROWs			
4	Identify utility vendors to the site			
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps			
6	Show existing and proposed drainage inlets, pipes, channels, and manholes			
7	Top and toe of slopes for retention/detention basins or other embankments			
8	Traffic ingress, egress, traffic flow patterns, and traffic control features			
9	All paving and concrete walks, pads, ramps, wheel chocks			
10	Building footprint, roof line, exterior doorways, and roof drain location			
11	Parking areas, striping, stalls, lighting			
12	Areas to receive gravel			
13	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes			
14	Miscellaneous structures, fences, walls			
15	Other non-landscaping surface facilities			
16	Do not show existing or proposed contours			
17	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.			
18	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.			
19	Identify trash dumpster type, anticipated pick-up time, and accessibility			
20	Space for signature approval by City Engineering with date and title			
21	Space for signature of County Clerk and Recorder (when required)			

COMMENTS

1. All angle, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan"
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.

TOO HARD ON SITE PLAN TO SHOW THE LANDSCAPING MEETS REQUIREMENTS

DRAWING STANDARDS CHECKLIST

LANDSCAPE PLAN

SECTION VIII	ITEM	GRAPHIC STANDARDS	OK	NA
	A	Scale: 1" = 10' or 20'		
	B	Sheet size: 24"x36"		
	C	Primary features consist only of landscape features		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I	Orientation and north arrow		
	K	Title block with names, titles, preparation and revision dates		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	Q	Contouring interval and extent		
R	Neatness and legibility			

ITEM	FEATURES	OK	NA
1	Use the Site Plan as a base map		
2	Identify areas to be covered with specific landscaping materials		
3	Boulders, mounds, swales, water courses, rock outcroppings		
4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil, and other remarks		
5	Specification of soil type and preparation		
6	Landscape irrigation layout, design, materials, and details (if requested by City staff)		
7	Planting/staking and other details as required		
8	Required note on Plan: "An underground, pressurized irrigation system will be provided"		
9	Space for approval signature by Community Development with date and title		

OTHER

- APPLICATION FORM NOT COMPLETED
- NO GRADING & DRAINAGE PLAN
- NO LANDSCAPE PLAN OR SUFFICIENT DETAIL ON SITE PLAN

COMMENTS

1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-139

TITLE HEADING: Parking Lot

LOCATION: 1305 Glenwood

PETITIONER: King Enterprises

PETITIONER'S ADDRESS/TELEPHONE: 1305 Glenwood
Grand Junction, CO 81501
245-6420

PETITIONER'S REPRESENTATIVE: Wilco Construction

STAFF REPRESENTATIVE: Bill Nebeker

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 21, 1996.

CITY COMMUNITY DEVELOPMENT

6/13/96

Bill Nebeker

244-1447

NOTE: When you resubmit with response to comments, in addition to the four copies of full sized drawings with corrections, please submit a reduced copy (11" X 17") of each plan also.

1. Why are 17 parking spaces proposed for an office building that only requires 4? (Will the lot also be used as overflow or employee parking for McDonalds?)
2. Provide a four foot high solid fence, wall, or landscape buffer along the east property line adjacent to the parking lots per Section 5-1-4B. The fence is not required between the front property line and the large landscape area in front of the home to the east.
3. The scale of the drawing makes it difficult to determine distances that aren't dimensioned on the site plan such as the landscape areas. I scaled 640 square feet of landscaping, not 750 as indicated on the drawing, or 1675 as described in the narrative. (The narrative must match the site plan.) The narrative also describes shrubbery, flowers and bark mulch/decorative stone ground cover - not consistent with the site plan. A minimum of 1300 square feet is required. Additional shrubs must be included. Please show sufficient detail on the landscape plan that shows that it complies with section 5-4-15 - Landscaping Standards. Additional landscaping should be located near the east property line to buffer the parking lot from the single family residential home to the east. Additional landscaping in the front is also required.
4. Identify the surface treatment of the area west of the office; shrubs? stone ground cover?
5. Eliminate the rear two spaces closet to the east property line to provide adequate maneuvering for the other spaces in the lot. The northerly space could be used as a clear zone for trash collection. The southerly space could be landscaped to provide an additional buffer to the residential home to the east. The bumper guard must remain to keep vehicles out of the alley.
6. All landscaping shall be protected with bumper guards or a 6" curb.

CITY DEVELOPMENT ENGINEER

6/14/96

Jody Kliska

244-1591

1. The project narrative did not explain the purpose of this proposed change. Who will be using these parking spaces?
2. The parking at the rear of the house does not provide room for backing and maneuvering on the east side. It appears the two easternmost spaces will need to be eliminated to provide adequate room.
3. The handicapped accessible space needs to be signed and marked appropriately.
4. Current City code requires all parking and maneuvering areas to be paved.
5. A drainage fee will be calculated when plans are resubmitted.
6. Additional information regarding the purpose, use and frequency of use is required for calculation of the Transportation Capacity Payment.

CITY UTILITY ENGINEER

6/14/96

Trent Prall

244-1590

No comment.

CITY POLICE DEPARTMENT

6/12/96

Dave Stassen

244-3587

If the City is going to require additional landscaping or screening, it should be of a type that gets no taller than 3 feet at maturity and can be trimmed up 6 inches from the ground. This will provide screening for the lot yet deny hiding places for criminals after dark.

MESA COUNTY BUILDING DEPARTMENT

6/10/96

Bob Lee

244-1656

No comments.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

RESPONSE TO REVIEW COMMENTS

June 21, 1996

Title: PARKING LOT

File No: PDR-96-139

Location: 1305 Glenwood Ave.

The following agency comments were informational in nature and do not require a specific response:

CITY UTILITY ENGINEER
MESA COUNTY BUILDING DEPARTMENT

RESPONSE TO COMMUNITY DEVELOPMENT:

1. The parking lot will be also be available for managers who work for the adjacent McDonalds facility.
2. A solid wood fence at least four feet high has been added to the site development plan along the east property line.
3. Additional dimensions have been added to the site plan for the landscaped areas. The total landscaped area has been increased to more than the required 1300 square feet. Additional landscaping is also indicated in the front of the office and along the east property line.
4. Areas which are not paved will receive a stone ground cover over a fabric weed barrier.
5. The rear two spaces have been modified to allow access to the trash area and to provide adequate maneuvering for other spaces.
6. A 6 inch curb will surround all of the landscaped areas as shown on the site plan.

*sumo AT
1050*

RESPONSE TO DEVELOPMENT ENGINEER:

1. The purpose of the request is to allow for the paving of existing gravel parking as required by current City Code. In addition to providing parking for worker in the office, the parking lot will be available for managers who work for the adjacent McDonalds facility.

2. The rear two spaces have been modified to allow access to the trash area and to provide adequate maneuvering for other spaces.

3. A note has been added to the site plan indicating that the handicapped parking space is to be signed and marked.

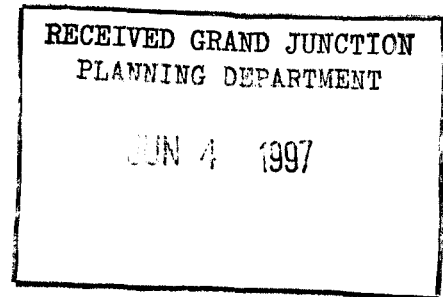
4. See 1. above

5. It is the applicants understanding that the drainage fee would not apply since the use is existing. LOT IN BACK IS NOT PAVED

6. Since parking around the office is existing, no future traffic impacts will result after the parking area is paved. By providing additional parking at this site it will free up additional parking on the surrounding streets where employees currently park. Therefore, the Transportation Capacity Payment should not be required.

June 3, 1997

Community Development Department
City of Grand Junction
250 No. 5th Street
Grand Junction, CO 81501



re: 1305 Glenwood Avenue

Dear Bill,

The petitioner (Sun, Inc.) filed a request for parking at the old Saccomanno house at 1305 Glenwood Avenue does not seem to be making any attempt to comply with the Planning Commission requirements for their request. Since I am the Commissioner who made the motion on this item, I believe I fully understand the intent of the Planning Commission. Therefore, I wish to enter a formal complaint against the petitioner and wish them to come into compliance with the approval of their petition.

Originally the petitioner requested they be allowed to pave the complete front yard and West side of the building for parking. The Planning Commission felt that this facility needed to maintain a residential look so that it did not further infringe on the existing residences in the neighborhood.

The Planning Commission originally required that they install a concrete sidewalk which meets City standards. The petitioner did meet this requirement.

The Planning Commission further stipulated that the driveway would be the only area for parking and that would be restricted to a driveway, not to exceed 12' in width and be located at the Northeast corner of the lot and extend to the Northeast corner of the house. The remainder of the front yard and the area on the West side of the building were to be landscaped to maintain a residential character, ie. grass, flowers, shrubs, trees, etc..

In my absence, the Planning Commission informally granted a request from the petitioner for a circle drive. It is my understanding that the rationale given was that this would be used for one or two salespeople coming to do business and would require short term parking. All parking and delivery of non-employees would be handled with this circle drive. The argument was that parking on Glenwood was extremely difficult when Mesa State College was in session.

I happen to travel by this location several times per week, both prior to this request as well as the present. Prior to the petitioner making their request they had a gravel base prematurely placed on the front and West side of this dwelling as a base for paving their planned parking lot. I have been watching for compliance on this parcel and simply it has not happened.

The petitioner installed a paved circle drive. This may have met the amended requirement on the driveway. However, I commonly see cars in areas off the driveway and more than one or two cars there at a time. This occurs both during the week and occasionally on weekends. A case in point was Sunday, June 1, 1997, when I went by there in the afternoon there were four vehicles parking there. One was on the West side of the building, not within 10-15 feet of the driveway. Of the other three, one was on the driveway, one had two tires off the driveway and the other was ½ or more off the driveway. The street was nearly vacant and they had numerous parking spaces available to them. Again, today I went by 1305 Glenwood at approximately 1:30 pm and found a blue car parked ½ way off the driveway and on the area that is supposed to be landscaped.

The petitioner has made no attempt at landscaping to give this site the appearance of meeting the requirement it have a “residential character.” I certainly hope the petitioner is not attempting to maintain that the gravel base they had planned for their paved parking lot is, in fact, a rock garden.

It will be greatly appreciated if you would look into this matter. The original home of Dr. Saccomanno is the key to maintaining the residential integrity of this area. We need not further infringe into this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be the letter 'R' with a stylized flourish.

Ron Halsey
2641 Texas Ave.
242-9427

**GENERAL PROJECT REPORT FOR:
1305 GLENWOOD AVENUE PARKING LOT**

Location

The subject site is located at 1305 Glenwood Avenue one block east of 12th Street and one block north of North Avenue in Grand Junction, Colorado. The site is located in part of the SW 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian.

Existing Land Use

The site is rectangular in shape and is approximately 130 feet long north and south and 66 feet east and west. The property is currently occupied by an office building having 1080 square feet on the ground floor. A basement in the building is used as storage. The topography is flat and slopes to the west at a rate less than one percent.

The subject property is currently zoned Planned Business (PB) by the City of Grand Junction.

Surrounding Land Use

Surrounding land uses are considered to be of high intensity. Land to the south and west contains retail sale uses. Residential uses can be found to the north and east of the subject site. The most dominate feature found in the vicinity of the request is the Mesa State Collage complex located along 12th Street at North Avenue.

Surrounding land use zones in the area include:

East	PB - Planned Business
West	PB and C-1
South	PB and C -1
North	RMF-64

Utility Service

All utilities required for the use are existing.

Access

Primary access to the site is from Glenwood Avenue which is an improved local street. Other access is available from two asphalt surfaced alleys adjacent to the south and west property lines.

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to Glenwood Avenue or the adjoining alleys.

PROPOSED LAND USE

The accompanying site plan indicates proposed parking lot improvements for use by the existing office workers.

Two points of access are planned for the parking areas. One at an existing driveway on Glenwood Avenue, the other is from the existing north/south alley.

Grading of the site will be conducted in a manner to provide positive drainage away from the building. Two drainage discharge points are proposed. The parking area on the north side of the office will be graded to drain in a "sheet flow fashion towards Glenwood Avenue, the south parking area will be grade to drain towards the alley. Since the amount of paved area is small any increase in storm water run-off will be minimal.

Buffering and Screening - The proposal utilizes the existing building and surrounding landscaping as the primary method of buffering and screening. Together with the planned construction of a solid wood fence along the east property line.

Review of the proposed site plan indicates about 1330 square feet of the total site will be left as landscaped open space. A formal landscaped area consisting of shrubbery and flowers with a decorative stone ground cover over a fabric weed barrier is proposed around the existing building and parking areas. Two of the three existing Elm trees will also be saved as part of the landscaping efforts. Domestic water will be utilized to maintain all of the landscaped areas.

Development Schedule - Construction of the parking lot and landscape areas will begin within 60 days of acceptance of the proposal by the City. Total construction time is estimated to be less than two weeks.

REVISED

STAFF REVIEW - PLANNING COMMISSION REPORT - JULY 2, 1996 HEARING

FILE: PDR-96-139
DATE: June 26, 1996
STAFF: Bill Nebeker
REQUEST: Major Change to Planned Development for a Parking Lot in PB Zone
LOCATION: 1305 Glenwood Avenue
Tax Parcel #2945-123-00-065
APPLICANT: Wilco Construction

EXECUTIVE SUMMARY: Staff recommends approval of this request for final plan approval for a parking lot. Some minor revisions are still needed on the final plan before approval can be granted and the parking lot constructed. The parking lot will accommodate vehicles for this business as well as overflow employee parking for the McDonald's restaurant next door.

EXISTING LAND USE: Office with gravel parking lot in front yard

PROPOSED LAND USE: Office with paved parking lot in front and rear yard.

EXISTING ZONING: PB (Planned Business)

SURROUNDING ZONING AND LAND USE:

NORTH:	RMF-64	Multi-Family Residential
SOUTH:	PB & C-1	Commercial
EAST:	PB	Single Family Residential
WEST:	PB & C-1	Commercial (McDonalds Restaurant)

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) recommends that this area develop for commercial uses.

BACKGROUND/HISTORY: This property and the parcel to the east were originally zoned PDB (Planned Business; from R-3) to allow for additional parking for the expansion of Freddie's Steak and Lobster located on North Avenue, directly to the south of 1305 Glenwood. Conditions of approval for the rezoning included paved parking, parking lot lighting, adequate parking lot drainage; construction of a sidewalk along Glenwood, and landscaping. The expansion of the steak house never occurred and the homes were not torn down. None of the conditions of approval were completed. The

plan became invalid and home was used as a duplex until August 1982. The approved plan is missing from development file #17-79.

In 1982 Edward Derryberry, the property owner, applied to the City to use the upstairs of the home for his personal business (Amway Distributor) and keep the basement as a residential rental unit. A minor change to the Planned Business zone was approved administratively. Mr. Derryberry proposed gravel parking in the front yard. No parking was allowed along the west side of the home and improvements to the property were encouraged to "to protect and enhance the residential character of the area."

Earlier this year, the applicant was granted a permit for interior remodel of the structure only. The basement rental unit was converted to storage and the ground level office space remodeled. The exterior of the office which is located in a converted single family home, was significantly enhanced. Staff deemed this request as a minor change to the Planned Development, not requiring Planning Commission approval. The present proposal was deemed to be a significant change from the original approval because an approved site plan for the parking lot is not on file with the City, the site is currently not in conformance with the conditions of approval in file #17-79, changes in uses in the Planned Business Zone requires Planning Commission approval, including paving of new parking areas.

STAFF ANALYSIS: The applicant proposes to construct a 15 space parking lot in conjunction with an existing office building in a PB zone. The office building, located in a remodeled single family home, is currently in use with a gravel parking lot in the front and dirt parking on the side of the home. The rear yard is also proposed for a new lot. The parking lot will be used for the employees of the office building and as overflow employee parking for the adjacent McDonalds restaurant to the southwest.

The site shows 5 diagonal spaces in the front and 10 perpendicular spaces in the rear. Two spaces in the rear have been eliminated to provide adequate room for maneuvering for other spaces. The easternmost space in the front may also have to be eliminated because it lacks adequate on-site maneuvering area. The preferable option would be to park at 90 degrees in the front, as well as the back.

Access to and from the rear parking lot and from the front parking lot is in the alley. A Power of Attorney will be required from the owner for future alley improvements. Although the revised site plan states that 1330 square feet of landscaping has been provided on site, the site plan shows only 1000 square feet. Additional landscaping areas must be provided in the front of the site.

STAFF RECOMMENDATION:

1. The wood fence along the east property line shall be no higher than 2.5' high in the front 15' of the lots. The remainder of the fence shall be at least 4' high.
2. A maximum of 4 parking spaces shall be provided in front of the building. The spaces and aisle dimensions shall be in conformance with the Code requirements and shall be paved and striped.
3. All portions of the front yard area, between the building and the street, shall be landscaped, including the ROW behind the curb.
4. The two mature trees on site shall be preserved. Two additional trees shall be provided in the front area.
5. A maximum of 10 parking spaces shall be provided to the rear of the building. In addition to the area around the building proposed for landscaping, the SE corner of the lot, equal to the size of a parking stall, shall be landscaped and include 1 tree and the required 40% shrub coverage.
6. All landscaped areas must comply with Section 5-4-14 (Landscaping Standards) of the Grand Junction Zoning and Development Code. All landscaped areas shall be served by an underground, pressurized irrigation system.
7. All landscaping shall be protected with bumper guards or a 6" curb.
8. A drainage fee will be required.
9. A Power of Attorney for future alley improvements will be required.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PDR-96-139, I move we approve the amended plan subject to the conditions in the staff recommendation.

STAFF RECOMMENDATION:

PC Revisions to Recommendation
7/2/96

1. The wood fence along the east property line shall be no higher than 2.5' high in the front 15' of the lots. The remainder of the fence shall be at least 4' high.

~~2. A maximum of 4 parking spaces shall be provided in front of the building. The spaces and aisle dimensions shall be in conformance with the Code requirements and shall be paved and striped.~~

- Revised - 12' driveway into property -
expansion of curb cut

3. All portions of the front yard area, between the building and the street, shall be landscaped, including the ROW behind the curb.

4. The two mature trees on site shall be preserved. Two additional trees shall be provided in the front area.

5. A maximum of 10 parking spaces shall be provided to the rear of the building. In addition to the area around the building proposed for landscaping, the SE corner of the lot, equal to the size of a parking stall, shall be landscaped and include 1 tree and the required 40% shrub coverage.

6. All landscaped areas must comply with Section 5-4-14 (Landscaping Standards) of the Grand Junction Zoning and Development Code. All landscaped areas shall be served by an underground, pressurized irrigation system.

7. All landscaping shall be protected with bumper guards or a 6" curb.

8. A drainage fee will be required.

9. A Power of Attorney for future alley improvements will be required.

10. allow up to a 24 sign to be allowed - non illuminated

RECOMMENDED PLANNING COMMISSION MOTION:

11. Sidewalk be constructed

Mr. Chairman, on item #PDR-96-139, I move we approve the amended plan subject to the conditions in the staff recommendation.

Sidewalk?
Signage?

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



August 22, 1997

Douglas R. King
King Enterprises
1305 Glenwood Avenue
Grand Junction, CO 81501

RE: PDR-96-139; 1305 Glenwood Avenue

Dear Mr. King:

I appreciate the progress you've made complying with the Planning Commission's conditions for the expansion of the parking lot at the above referenced address. A sidewalk, screen fence, paving and some grass have been installed to date. However it has been a year since the approval and the following conditions have not yet been complied with:

1. The site has not been landscaped per the attached approved site plan. All portions of the front yard area, between the building and the street, except for the driveway and sidewalk is required to be landscaped. This includes the addition of two new trees.
2. Rear landscaping includes grass, at least five shrubs and one new tree.
3. All landscaped areas must comply with Sections 5-4-14 (Landscaping Standards) of the Grand Junction Zoning and Development Code which includes 5 gallon size shrubs and 1.5 inch caliper trees. All landscaped areas shall be served by an underground, pressurized irrigation system.
4. All landscaping shall be protected with bumper guards or a 6" curb.

All landscaping requirements must meet or exceed the requirements listed above and as shown on the approved site plan dated October 11, 1996. A copy of this plan is attached. *All of these conditions must be satisfied by October 1, 1997.* If you have any questions or desire to meet to discuss these conditions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Wilco Enterprises
Mark Achen
Code Enforcement
Planning Commission



September 17, 1996

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

King Enterprises
1305 Glenwood Avenue
Grand Junction, CO 81501

Dear Property Owner:

On July 2, 1996 the City of Grand Junction Planning Commission approved a major change to the Planned Development located at 1305 Glenwood Avenue (File #PDR-96-139). The attached Final Decision describes the conditions of approval. The final decision required that the site plan be revised reflecting these conditions and four copies submitted for final review. To date the revised site plan has not been submitted. This site plan must be submitted by October 1, 1996. Once approved, a development improvements agreement must be submitted, guaranteeing the installation of improvements as shown on the site plan within one year of the Planning Commission decision. The development improvements agreement must be submitted and approved by November 1, 1996.

Failure to comply with these deadlines with warrant enforcement action being taken against you and/or revocation of the Planned Business Zone at this location since a parking lot has already been graded in the rear of the site without an approved plan. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Wilco Enterprises
Code Enforcement



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

December 6, 1996

Douglas R. King
King Enterprises
1305 Glenwood Avenue
Grand Junction, CO 81501

Dear Mr. King:

When the Planning Commission approved the final plan for your office building at 1305 Glenwood Avenue, it was with the condition that there be no parking in the front yard, except perhaps one car in the circular driveway. Several times recently I have noticed cars parking off of the circular paved driveway, on the area that will be landscaped next spring. Parking off of the circular driveway is prohibited. Please instruct your employees to not park in this area.

If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Wilco Construction

File Close-out Summary

File #: PDR-1996-139

Name: Parking Lot - 1305 Glenwood Ave

Staff: Bill Nebeker

Action: approved

Comments: 5 vines along rear fence substituted for junipers in planting area

File Turned In: December 11, 1997

**CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO**

)	PLANNING COMMISSION
FOR)	DECISION
)	
Wilco Construction)	PDR-96-139
545 El Rio Court)	
Grand Junction, CO 81503)	

An application by Wilco Construction, requesting a major change to a Planned Development for a Parking Lot in a Planned Business zone, located at 1305 Glenwood Avenue, was considered by the Planning Commission of the City of Grand Junction on July 2, 1996.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the plan with the following conditions:


1. The wood fence along the east property line may be no higher than 2.5' high in the front 15' of the lot. The remainder of the fence shall be at least 4' high.
2. Parking (in the front yard) shall be on a concrete pad not to exceed 12 feet in width in the northeast corner where the existing curb cut exists. *OK FOR CURB CUT D/W PER PC 10.1.96*
3. All portions of the front yard area, between the building and the street, (except for the driveway in #2 above and the sidewalk in #11 below) shall be landscaped, including the right-of-way behind the curb.
4. The two mature trees on site shall be preserved. Two additional trees shall be provided in the front area.
5. A maximum of 10 parking spaces shall be provided to the rear of the building. In addition to the area around the building proposed for landscaping, the southeast corner of the lot, equal to the size of a parking stall, shall be landscaped and include one tree and the required 40% shrub coverage.
6. All landscaped areas must comply with Sections 5-4-14 (Landscaping Standards) of the Grand Junction Zoning and Development Code. All landscaped areas shall be served by an underground, pressurized irrigation system.
7. All landscaping shall be protected with bumper guards or a 6" curb.
8. A drainage fee (to be calculated by the City Development Engineer) will be required.

9. A Power of Attorney will be required for future alley improvements.
10. A nonilluminated sign up to 2 square feet shall be allowed for the parcel.
11. A concrete sidewalk shall be constructed along the Glenwood Avenue frontage.

NOTE:

- * Engineered plans must be submitted for review and approval for the installation of the sidewalk prior to paving of the new parking lot.
- * Please make the above corrections on the site plan and submit four copies of the blueline for final review. If you have any questions please call Bill Nebeker at 244-1447.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.



Bill Nebeker
Senior Planner

c: Code Enforcement

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

A tract of land located in the SW 1/4 of Section 12,
Township 1 South, Range 1 West of the Ute Meridian,
County of Mesa, State of Colorado, being more
particularly described as follows:

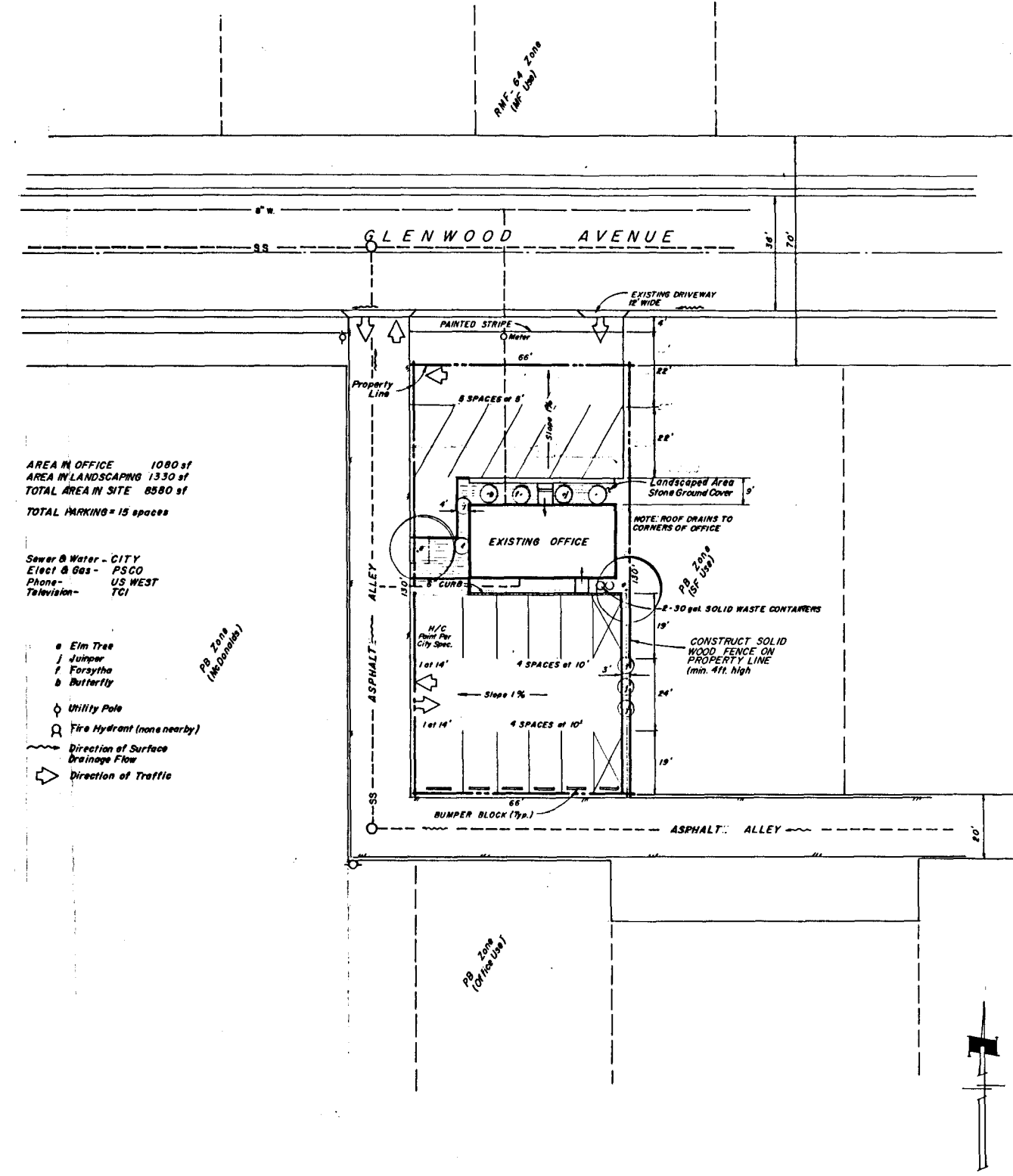
Beginning 321.4 feet East and 184 feet North of the
Southwest Corner of said Section 12,
thence North 130 feet,
thence East 66 feet,
thence South 130 feet,
thence West 66 feet to the Point of Beginning,
being a part of the South Half of Lot 1 of
GRAND VIEW SUBDIVISION,

REVISIONS	BY
6/21/96 City Review Comments	DW

PREPARED BY:
WILCO ENTERPRISES INC.
 535 EL RIO COURT
 GRAND JUNCTION, COLO.
 242-2203

PARKING PLAN for: 1305 GLENWOOD — KING ENTERPRISES, GRAND JUNCTION COLORADO

DRAWN
CHECKED
DATE JUNE 1, 1996
SCALE 1" = 20'
JOB NO.
SHEET ONE
OF 1 SHEETS



AREA IN OFFICE 1080 sf
 AREA IN LANDSCAPING 1330 sf
 TOTAL AREA IN SITE 8580 sf
 TOTAL PARKING = 15 spaces

Sewer & Water - CITY
 Elect & Gas - PSCO
 Phone - US WEST
 Television - TCI

- o Elm Tree
- j Juniper
- f Forsythe
- b Butterfly
- U Utility Pole
- F Fire Hydrant (none nearby)
- ~ Direction of Surface Drainage Flow
- Direction of Traffic

1305 GLENWOOD AVE.

AREA IN LANDSCAPE 3193 SF
 TOTAL AREA IN SITE 8580 SF
 TOTAL PARKING = 10 SPACES
 SEWER & WATER - CITY
 ELEC. & GAS - P&G
 PHONE - US WEST
 TELE - TCI
 AREA IN OFFICE 1080 SF

ALL GRASS AREAS TO BE SPRINKLES
 SHRUBS TO BE A DRIP SYSTEM
 NEW TREES MUST BE 1-1/2" CALIPER
 NEW SHRUBS TO BE 5 GAL. MIN.

E = ELM TREE EXISTING
 J = JUMPER EXISTING & NEW
 F = FORSTYIA EXISTING & NEW
 D = BUTTERFLY EXISTING
 G = GOLDEN LOCUST NEW
 P = PURPLE FLOWERING PLUME NEW

↑ = DIRECTION OF TRAFFIC

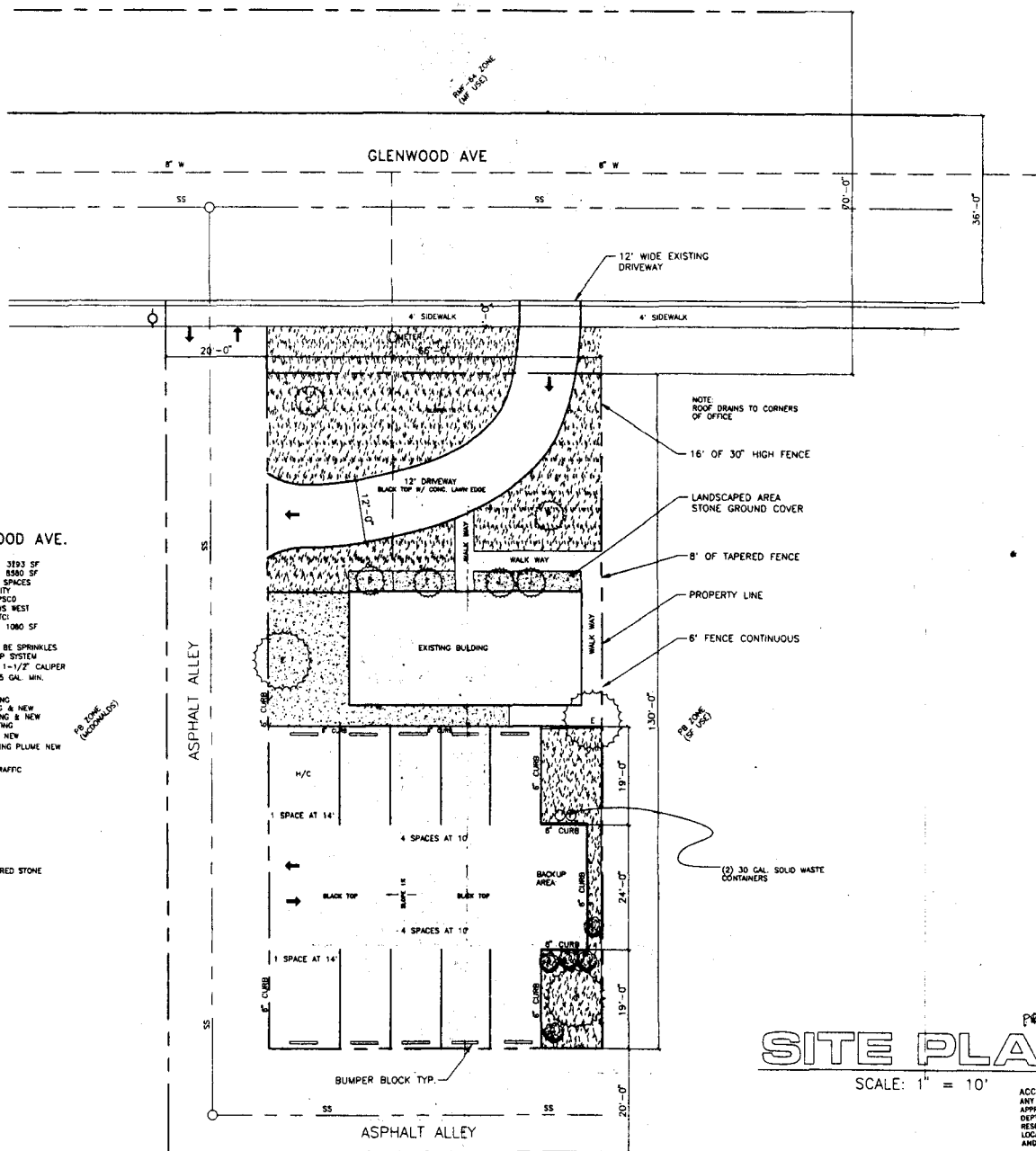
○ = UTILITY POLE

■ GRASS

■ GRAVEL & COLORED STONE

PR. ZONE
(FOR 250)

PR. ZONE
(FOR 250)



SITE PLAN

SCALE: 1" = 10'

PR-96-139

ACCEPTED *Bill Nitch*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 10-11-96

REVISIONS	

AutoDRAFT
 ARCHITECTURAL DRAFTING
 1305 SW DUNCAN BLVD
 DENVER, COLORADO 80202
 (303) 441-1111

**1305 GLENWOOD AVE
 SITE PLAN**

DRAWN BY
AUTODRAFT
 1305 SW DUNCAN
 DENVER, CO
 10-8-96
 1" = 10'
 SHEET 1

WILCO ENTERPRISES
 PO BOX 3741, GRAND JUNCTION, CO 81502
 (303) 242-2203

FOR 1996-139

V146