



60' low ex. ling

C-1 or C-2

**PRE-APPLICATION CONFERENCE**

Date: 5/15/96  
Conference Attendance: Kathy P., Jim Rolland, Trevor Brown  
Proposal: Walking, etc  
Location: Melody Lane

Tax Parcel Number: 2943-181-05-008  
Review Fee: \_\_\_\_\_  
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? \_\_\_\_\_  
Adjacent road improvements required? curb, gutter & sidewalk  
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? Street Improvements 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 Landscaping Req - 75% of 10' of frontage plus 5% of parking area

Related Files: \_\_\_\_\_

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

**PRE-APPLICATION CONFERENCE**

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

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

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with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

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

X [Signature]  
Signature(s) of Petitioner(s)

X [Signature]  
Signature(s) of Representative(s)

GENERAL PROJECT REPORT

***VILLAGE LANE SHOPPING CENTER  
PARKING LOT ADDITION***

**Prepared for:**

Bray and Company Realtors, Commercial  
1007 N. 7th  
Grand Junction, CO 81501

**Prepared by:**

ROLLAND Engineering  
405 Ridges Blvd., Suite A  
Grand Junction, CO 81503

August 1, 1996

The project presented is the addition of supplementary parking spaces, approximately 25 new spaces, for the Village Lane Shopping Center located on the southeast corner of North Avenue and Melody Lane in Grand Junction, Colorado (2889 North Avenue). The new parking area is 90 feet by 114.5 feet. The new lot is attached at the southern boundary of the existing Village Lane Shopping Center and continues south for 90 feet. It is 114.5 feet in depth from Melody Lane going east.

The City of Grand Junction Community Development Department reviewed the parking requirements for Village Lane Shopping Center and found that additional parking spaces will be required if Village Lane is to be occupied to its capacity. A letter was written dated January 26, 1996 that advised Bray and Company Commercial that the City would not be able to issue permits for full occupancy of units until the issue of additional parking spaces was resolved.

The owner purchased the lot directly to the south of the Shopping Center and ROLLAND Engineering has designed a parking area adding the additional required parking spaces. ROLLAND Engineering has kept in constant contact with the City regarding the design of the parking lot. Jody Kliska, the City Development Engineer, was contacted regarding stormwater runoff. There is an existing storm drain in Melody Lane and Jody Kliska is allowing the petitioner to route stormwater into the existing storm drain without stormwater detention because of the limited size of the parking lot. The landscaping and screening requirements have been developed with the input of Kathy Portner, Planning Supervisor.

North Avenue, which abuts the north property boundary of Village Lane Shopping Center, is a commercial business street and is also a main east-west thoroughfare in Grand Junction. Melody Lane runs along the length of the western boundary of Village Lane Shopping Center and continues south to where it intersects with the I-70 business loop. Wal-Mart is located directly west of Village Lane. A private home is located to the south of

Village Lane Shopping Center and also there are homes to the east. The screening and landscaping was designed specifically with the homeowners in mind.

The Village Lane Shopping Center access is from Melody Lane. City standard vertical curb, gutter and sidewalk will be constructed along Melody Lane for the entire length of the parking lot.

There are no new utility requirements for this site and no unusual demands will be placed on existing public utilities by the construction of this parking lot. Two sewer services and water services will be removed by the City. It is our understanding that rebates will be made by the City for elimination of these services.

No geologic hazards exist on the property.

The existing signage for Village Lane Shopping Center will be left in place and there will not be any new signage constructed.

The Village Lane Shopping Center parking lot will correct a deficiency in the number of required parking spaces for the full utilization of the Village Lane Shopping Center. The addition of the screening and landscaping will enhance the visual appeal of the area.

The new parking area will be constructed as soon as permission is granted by the City of Grand Junction so that full utilization of the Village Lane Shopping Center can be realized.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-183

TITLE HEADING: Village Lane Shopping Center  
Parking Lot Expansion

LOCATION: E side of Melody Lane, S of North Avenue

PETITIONER: Bray & Company

PETITIONER'S ADDRESS/TELEPHONE: ATTN: Greg Schaefer  
1007 N 7th Street  
Grand Junction, CO 81501  
241-2909

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Mike Pelletier

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

## CITY COMMUNITY DEVELOPMENT

8/21/96

Mike Pelletier

244-1451

1. Need a lighting plan.
2. Plan needs a landscape legend indicating plant names, quantities, purchase sizes, mature size, types of soil, etc.
3. Explain why the plan does not show landscaping on the north and east sides of the parking lot. The Development Code requires it unless there are circumstances that prevent landscaping those areas.
4. Consider placing parking on the north and east sides of the parking lot instead of the north central area. This may create more spaces.
5. The south side of the parking lot would benefit from a tree placed in an island in the center. The Development Code requires a tree every 40 feet on the perimeter of a parking lot.
6. Be sure and call so we can discuss the above items before redrawing the site plan.

## CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

1. A permit from the City Engineer's office must be obtained by the contractor prior to construction of curb, gutter, sidewalk.
2. Credit is allowed for the drainage fee for the installation of the inlet and pipe in Melody Lane. No drainage fee will be charged.
3. Clarify on the plan for the sidewalk that a drain trough with the plate steel cover will be provided in accordance with Exhibit F of the City Standard Drawings.
4. TCP credit for the street improvements is allowed. Not TCP will be charged.

## CITY FIRE DEPARTMENT

8/12/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

**FRUITVALE LATERAL & WASTE DITCH**

**8/20/96**

**M. Barnes**

**242-3488**

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There is an irrigation ditch on the east side of the 90 feet, if it is to remain as is, then nothing will affect Fruitvale Lateral and Waste Ditch Association. If they are considering covering the ditch then a cleanout box would need to be put in at both ends of the covered pipe and 8 (eight) inch plastic pipe would be required for the 90 feet.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

SEP 6 1996

## RESPONSE TO COMMENTS

**Date:** September 5, 1996  
**Title:** Village Lane Shopping Center Parking Lot Expansion  
**File#** SPR-96-183  
**Location:** East side of Melody Lane, South of North Avenue.

**TO:** City of Grand Junction  
Community Development  
250 North 5th Street  
Grand Junction, CO 81501

**STAFF REPRESENTATIVE:** Mike Pelletier

**FROM:** ROLLAND Engineering  
405 Ridges Blvd, Suite A  
Grand Junction, CO 81503  
Phone (970)243-8300

**The following responses are sequenced in the order that the review comments were provided:**

### CITY COMMUNITY DEVELOPMENT

*No bumping*

1. Parking lot lighting has been included on the revised plans. The proposal is for three overhead wired, cobra head style, lights to be placed by Public Service Company. As shown on the plans, there will be two lights along the southern boundary with one light placed in the approximate middle area of the northern parking lot boundary. A luminescence plot has been performed by Public Service Company and is included with the response. City of Grand Junction lighting standards are met with these three lights.
2. A landscape legend with the requested information has been added to the plan.
3. Mike Pelletier, Tom Rolland, and Trevor Brown held a meeting on 8/28/96 to discuss review comments. Additional plant landscaping has been added to the northern edge of the lot. The eastern edge will remain as shown with a fence being constructed between the parking lot and the irrigation ditch along the eastern boundary.
4. After discussion with Mike Pelletier, the parking lot spaces will remain as shown on the plan.
5. A tree has been placed at the west end of the north edge along the building in place of an additional tree along the southern border per the meeting on 8/28/96 with Mike Pelletier.
6. A meeting was held 8/28/96 with Mike Pelletier, Tom Rolland, and Trevor Brown in attendance. Items 1 thru 5 were discussed and solutions agreed upon.

*How does it affect neighbors? Light screening needed?*

*Plan shows a shrub. Correct*



**CITY DEVELOPMENT ENGINEER**

1. A permit will be obtained from the City Engineer's office prior to the contractor constructing any curb, gutter, or sidewalk.
2. Comment regarding no drainage fee noted.
3. Plan has been revised to reflect a drain trough with steel plate cover in accordance with Exhibit F of the City Standard Drawings.
4. Comment noted about no charge for TCP.

**CITY FIRE DEPARTMENT**

The Fire Department comment is that they have no problems with this proposal.

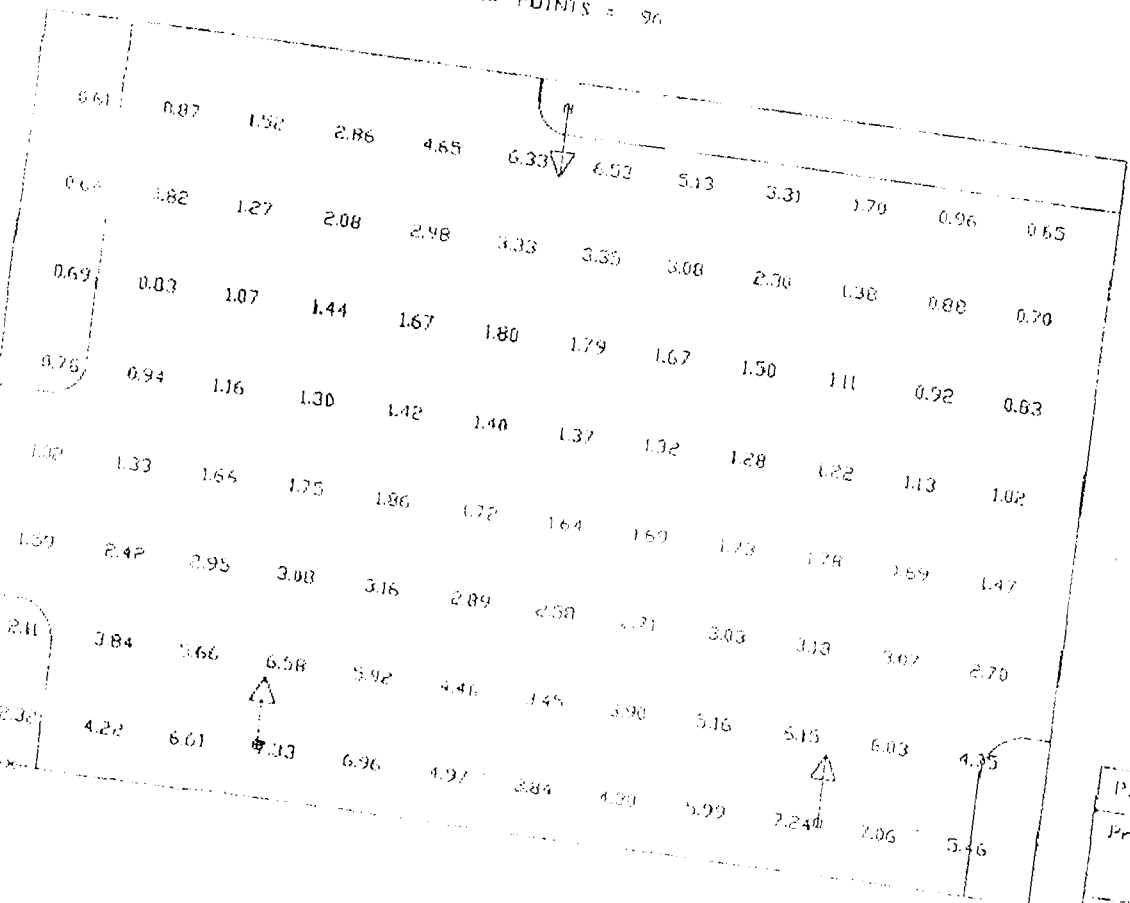
**FRUITVALE LATERAL & WASTE DITCH**

The irrigation ditch along the eastern boundary of the parking lot will not be changed from its present condition. A fence will be constructed between the parking lot and the irrigation ditch with a gate in the middle of the fence allowing access to the ditch from the parking lot side.

PLANE : HOR

POINT SPACING LEFT-TO-RIGHT = 10 FT  
 POINT SPACING TOP-TO-BOTTOM = 10 FT  
 LOWER LEFTHAND CORNER OF PLANE:  
 X = 5 Y = 5 Z = 0  
 UPPER RIGHTHAND CORNER OF PLANE:  
 X = 122 Y = 32 Z = 0  
 LIGHT METER IS NORMAL TO PLANE

AVERAGE FC = 2.76  
 MAXIMUM FC = 7.33  
 MINIMUM FC = .61  
 AVERAGE/MINIMUM = 4.52  
 MAXIMUM/MINIMUM = 12.02  
 TOTAL NUMBER OF POINTS = 96



*corn  
 Head  
 Light*

250w 11P5 COBRAS  
 @ 25' HGT HT. 10'  
 ARM.

Post-it* Fax Note	7671	Date	9/1	Pages	1
To	TRAYOR, BROWN	From	REED BROWN		
Co./Dept.		Co.			
Phone #		Phone #	808 671-3654		
Fax #		Fax #			

PSCO Lighting Design  
 Project:  
 Village Lane  
 Grand Junction  
 Date: August 29, 1996

13:48 FR PSC 7TH HUE S. C. 305 571 3524 TO 59024112032571 P.01/01

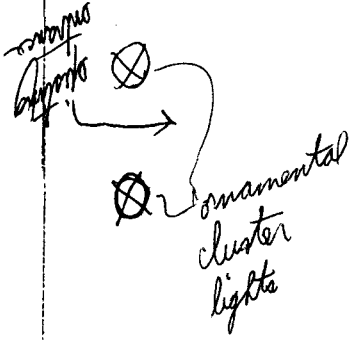
Mike  
Pelletier

PLANE : HOR

POINT SPACING LEFT-TO-RIGHT = 10 ft  
 POINT SPACING TOP-TO-BOTTOM = 10 ft  
 LOWER LEFTHAND CORNER OF PLANE:  
 X = 5 Y = 5 Z = 0  
 UPPER RIGHTHAND CORNER OF PLANE:  
 X = 122 Y = 82 Z = 0  
 LIGHT METER IS NORMAL TO PLANE

Not allowable

AVERAGE fc = 2.81  
 MAXIMUM fc = 11.1  
 MINIMUM fc = .16  
 AVERAGE/MINIMUM = 17.56  
 MAXIMUM/MINIMUM = 69.38  
 TOTAL NUMBER OF POINTS = 96



Customer Installed Wallpack

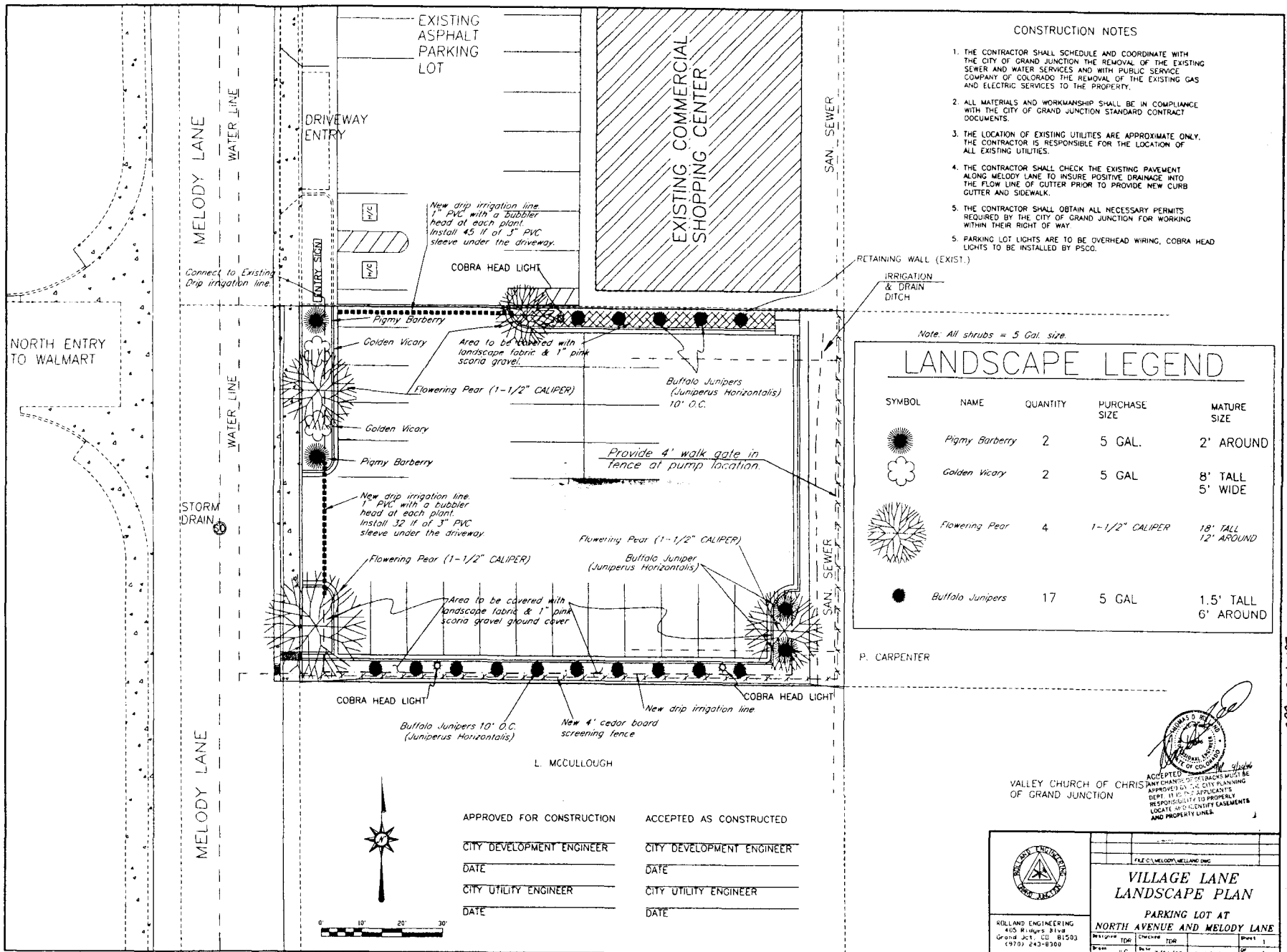
0.16	0.21	0.27	0.39	0.86	2.78	9.10	11.1	9.10	2.76	0.85	0.41
0.25	0.31	0.39	0.51	0.97	2.46	4.53	5.33	4.53	2.44	0.98	0.53
0.36	0.47	0.60	0.73	1.11	1.76	2.39	2.52	2.41	1.79	1.13	0.76
0.54	0.74	0.97	1.12	1.30	1.38	1.46	1.50	1.54	1.50	1.31	1.03
0.90	1.25	1.58	1.70	1.82	1.75	1.71	1.77	1.85	1.92	1.80	1.51
1.55	2.38	2.92	3.08	3.17	2.94	2.66	2.78	3.12	3.27	3.14	2.75
2.09	3.82	5.66	6.59	5.95	4.52	3.53	3.97	5.23	6.22	6.08	4.79
2.31	4.22	6.62	7.35	7.00	5.02	3.90	4.36	6.04	7.29	7.10	5.49

\*\* TOTAL REFL. 01 \*\*

street lights

street lights

PSCo Lighting Des
Project: Village Lane Grand Junction
Date: October 22
Prepared for: J



- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE CITY OF GRAND JUNCTION THE REMOVAL OF THE EXISTING SEWER AND WATER SERVICES AND WITH PUBLIC SERVICE COMPANY OF COLORADO THE REMOVAL OF THE EXISTING GAS AND ELECTRIC SERVICES TO THE PROPERTY.
  2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS.
  3. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES.
  4. THE CONTRACTOR SHALL CHECK THE EXISTING PAVEMENT ALONG MELODY LANE TO INSURE POSITIVE DRAINAGE INTO THE FLOW LINE OF GUTTER PRIOR TO PROVIDE NEW CURB GUTTER AND SIDEWALK.
  5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY THE CITY OF GRAND JUNCTION FOR WORKING WITHIN THEIR RIGHT OF WAY.
  6. PARKING LOT LIGHTS ARE TO BE OVERHEAD WIRING, COBRA HEAD LIGHTS TO BE INSTALLED BY PSCO.

Note: All shrubs = 5 Gal. size.

**LANDSCAPE LEGEND**

SYMBOL	NAME	QUANTITY	PURCHASE SIZE	MATURE SIZE
	Pigmy Barberry	2	5 GAL.	2' AROUND
	Golden Vicary	2	5 GAL	8' TALL 5' WIDE
	Flowering Pear	4	1-1/2" CALIPER	18' TALL 12' AROUND
	Buffalo Junipers	17	5 GAL	1.5' TALL 6' AROUND

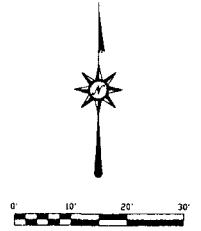
P. CARPENTER



VALLEY CHURCH OF CHRIST OF GRAND JUNCTION  
ACCEPTED AS CONSTRUCTED

APPROVED FOR CONSTRUCTION  
CITY DEVELOPMENT ENGINEER  
DATE  
CITY UTILITY ENGINEER  
DATE

ACCEPTED AS CONSTRUCTED  
CITY DEVELOPMENT ENGINEER  
DATE  
CITY UTILITY ENGINEER  
DATE



ROLLAND ENGINEERING  
405 Village Blvd  
Grand Junction, CO 81503  
(970) 243-8300

FILE NO. C:\MCCULLOUGH\WELLAND.DWG	
<b>VILLAGE LANE LANDSCAPE PLAN</b>	
PARKING LOT AT NORTH AVENUE AND MELODY LANE	
DATE	DATE
BY: JLC	BY: JLC
CHKD: JLC	CHKD: JLC
DATE: 7/24/98	REV: 3/2/98
SHEET 1	OF 1

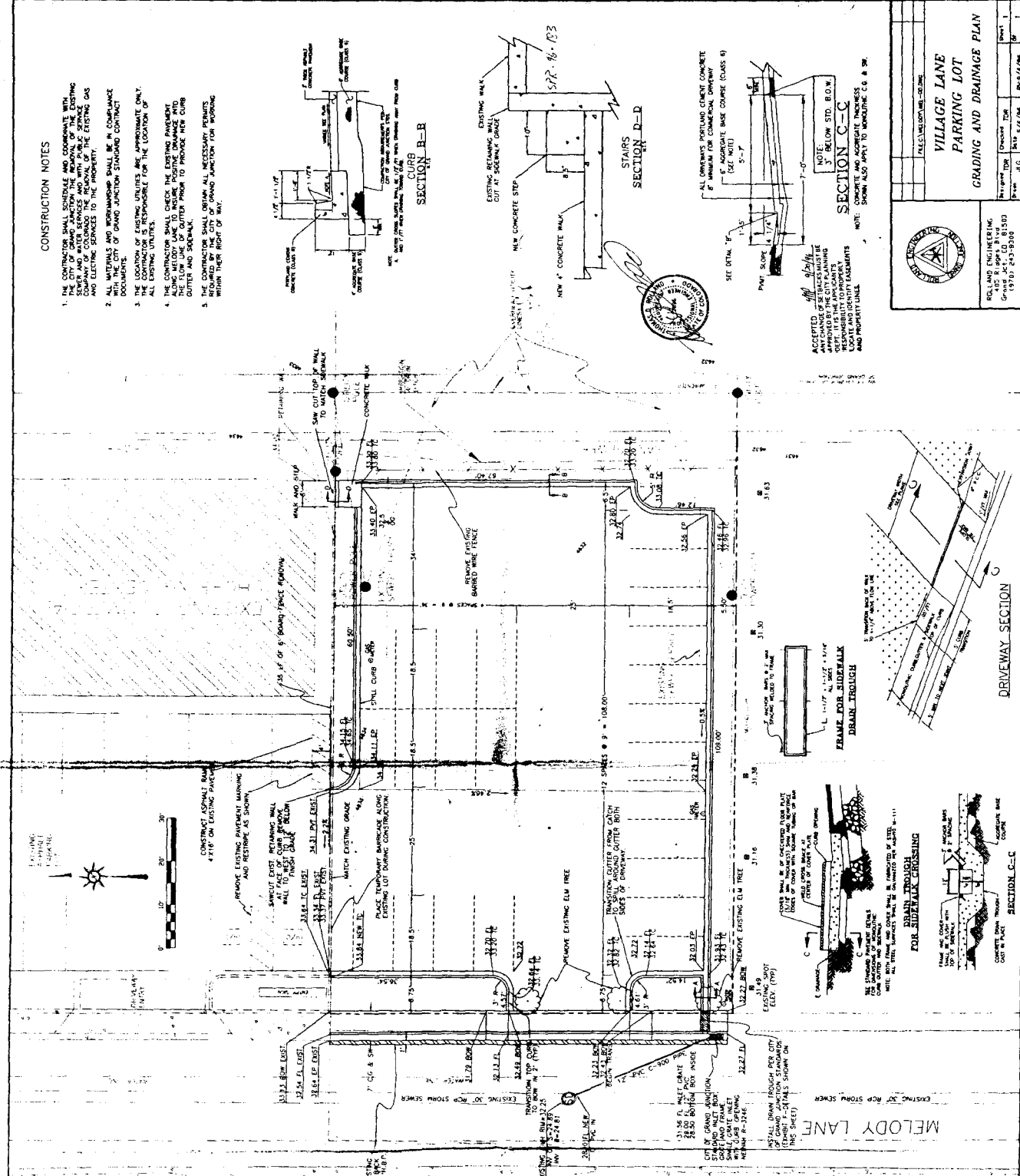
SR-1996-183

**CONSTRUCTION NOTES**

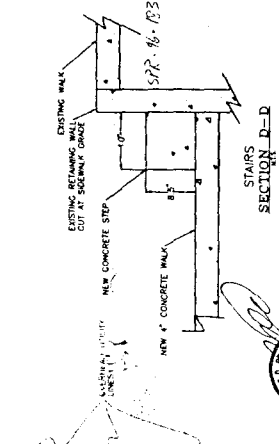
1. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE CITY OF DENVER AND THE REGIONAL OFFICE OF THE DISTRICT OF COLORADO THE REMOVAL OF THE EXISTING CURB AND GUTTER AND THE RELOCATION OF THE EXISTING GAS AND ELECTRIC SERVICES TO THE PROPERTY.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN COMPLIANCE WITH THE CITY OF DENVER STANDARD CONTRACT DOCUMENTS.
3. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING ELEVATIONS ALONG MELODY LANE TO INSURE PROPER DRAINAGE AND THE FLOW OF WATER FROM TO PROVIDE NEW CURB GUTTER AND SIDEWALK.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND ADHERE TO ALL REGULATIONS WITHIN THEIR RIGHT OF WAY.

APPROVED FOR CONSTRUCTION  
 CITY DEVELOPMENT ENGINEER  
 DATE \_\_\_\_\_  
 CITY UTILITY ENGINEER  
 DATE \_\_\_\_\_  
 ACCEPTED AS CONSTRUCTED  
 CITY DEVELOPMENT ENGINEER  
 DATE \_\_\_\_\_  
 CITY UTILITY ENGINEER  
 DATE \_\_\_\_\_

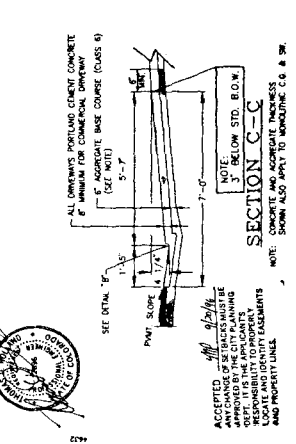
NOTE: REMOVE EXISTING CURB AND GUTTER AND RELOCATE EXISTING UTILITIES TO THE NEW LOCATION AFTER PAVING C.C. & S.W.



**SECTION B-B**



**SECTION C-C**



**VILLAGE LANE  
 PARKING LOT  
 GRADING AND DRAINAGE PLAN**

SCALE: 1" = 10'-0"

DATE: 5/14/04

BY: JAC

PROJECT NO: 1996-183

DESIGNED BY: JAC

CHECKED BY: JAC

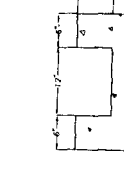
APPROVED BY: JAC

DATE: 5/14/04

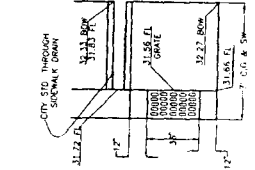
BY: JAC

PROJECT NO: 1996-183

**DETAIL "B"**



**SECTION A-A**



**INLET DETAIL**

