

FEE \$10.00

PERMIT # 11601



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2387 River Road

TAX SCHEDULE NO. 2945-081-00-103

PROPERTY OWNER River Road Business Center, LLC

OWNER'S PHONE 970-243-5669

OWNER'S ADDRESS P.O. Box 4150, G.J., CO 81502

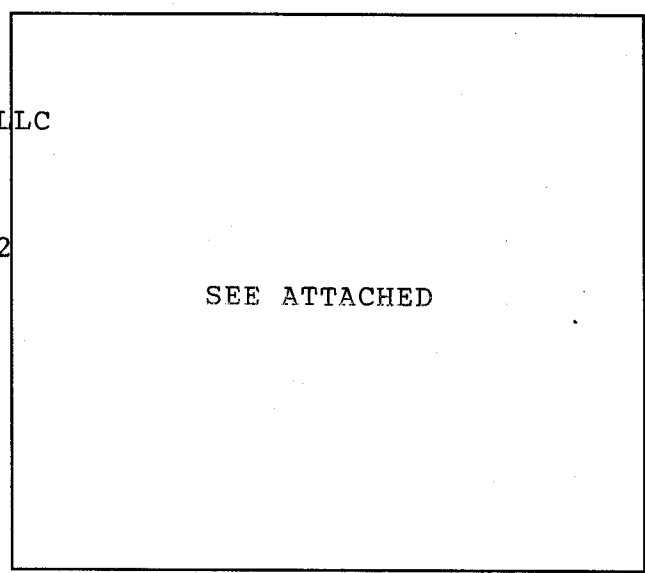
CONTRACTOR Mays Concrete, Inc.

CONTRACTOR'S PHONE 970-243-5669

CONTRACTOR'S ADDRESS 2399 River Road
G.J., CO 81505

FENCE MATERIAL Chain Link

FENCE HEIGHT Six (6) foot



Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

SPECIAL CONDITIONS none

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater.

Side — from PL Rear — from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 5-5-5B of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Jana P. Gerow

Date 3/21/01

Community Development's Approval Ken V. Bowers

Date 3-21-01

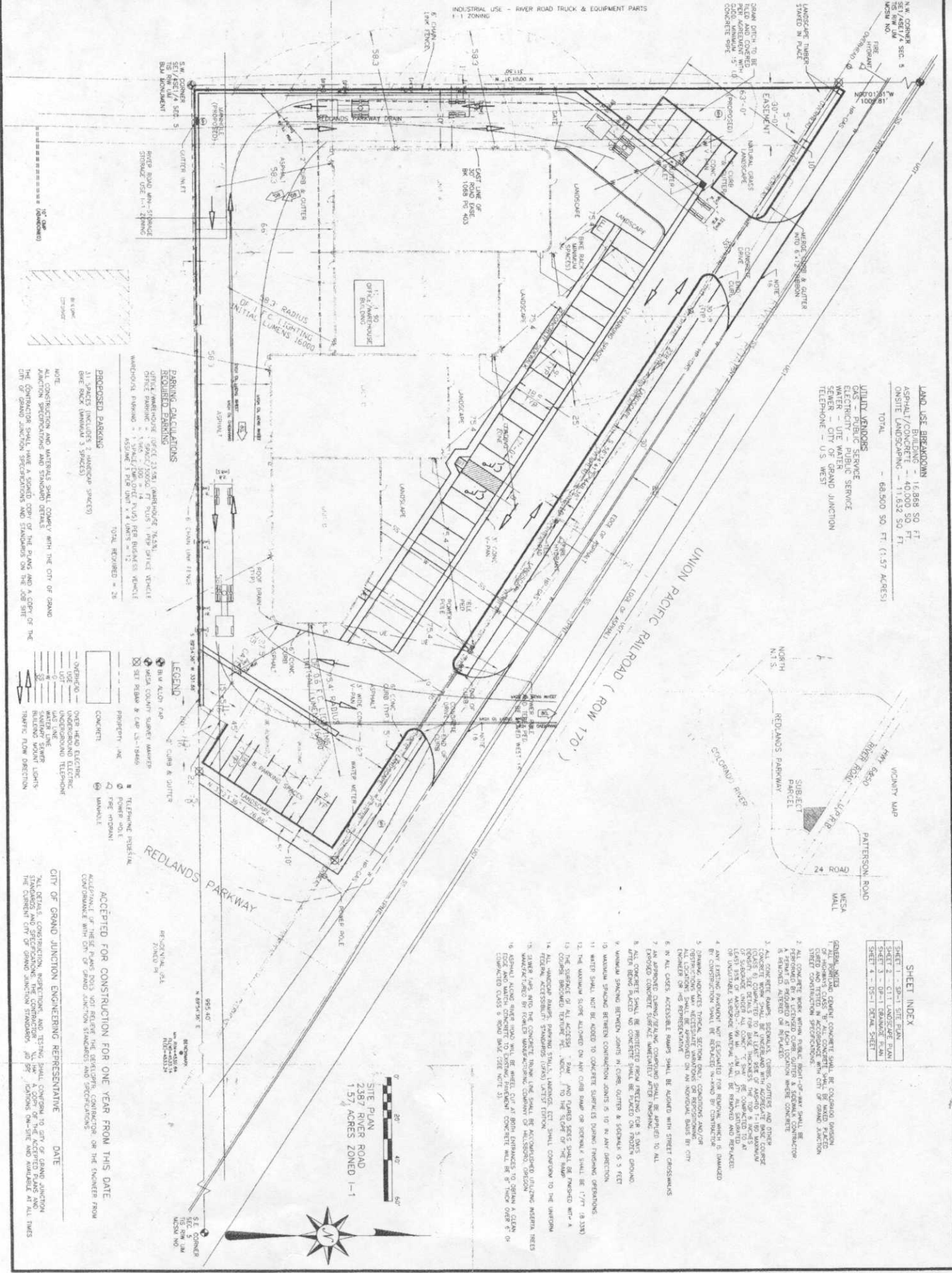
City Engineer's Approval (if required) [Signature]

Date 3/21/01

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

LAND USE: BERBANK 16,868 SQ. FT.
 ASPHALT/CONCRETE - 40,000 SQ. FT.
 ON-SITE LANDSCAPING - 11,632 SQ. FT.
 TOTAL - 68,500 SQ. FT. (1.57 ACRES)

UTILITIES:
 GAS - PUBLIC SERVICE
 ELECTRICITY - PUBLIC SERVICE
 WATER - CITY OF GRAND JUNCTION
 SEWER - CITY OF GRAND JUNCTION
 TELEPHONE - U.S. WEST



PROPOSED PARKING
 11 SPACES (INCLUDES 3 LANDSCAPED SPACES)
 TOTAL REQUIRED = 25

PARKING CALCULATIONS
 REQUIRED PARKING = 1.57 ACRES (68,500 SQ. FT.)
 OFFICE WORKSPACE = 16,868 SQ. FT. (1.57 ACRES)
 OFFICE WORKSPACE PER SPACE VEHICLE = 1,400 SQ. FT. (0.032 ACRES)
 WAREHOUSE PARKING = 40,000 SQ. FT. (0.91 ACRES)
 WAREHOUSE PARKING PER SPACE VEHICLE = 4,000 SQ. FT. (0.091 ACRES)
 TOTAL REQUIRED = 25

LEGEND

OVERHEAD - OVER HEAD ELECTRICAL
 UNDERGROUND - UNDERGROUND ELECTRICAL
 WATER LINE - WATER LINE
 SANITARY LINE - SANITARY LINE
 RAINFALL - RAINFALL
 FLOW DIRECTION - FLOW DIRECTION

PROPERTY LINE
 CONCRETE
 TELEPHONE INFRASTRUCTURE
 POWER POLE
 FIRE HYDRANT
 MANHOLE

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

CITY OF GRAND JUNCTION ENGINEERING REPRESENTATIVE DATE

ALL DETAILS, CONSTRUCTION, INSPECTION, AND TESTING SHALL CONFORM TO CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION.

RIVER ROAD BUSINESS CENTER
 2387 RIVER ROAD
 GRAND JUNCTION, CO

MAYS CONTRACTORS
 2369 W. 9th St. Box 4150
 Grand Junction, Colorado 81502
 (970)241-4488 Fax: (970)241-9861

DATE: 10-01-98
 SHEET NUMBER: SP-1

W. CORNER
E1/4SE1/4 SEC. 5
S. RW LM
MCSM NO.

LAND USE BREAKDOWN
 BUILDING - 16,868 SQ. FT.
 ASPHALT/CONCRETE - 40,000 SQ. FT.
 ONSITE LANDSCAPING - 11,632 SQ. FT.
 TOTAL = 68,500 SQ. FT. (1.57 ACRES)

UTILITY VENDORS
 GAS - PUBLIC SERVICE
 ELECTRICITY - PUBLIC SERVICE
 WATER - UTE WATER
 SEWER - CITY OF GRAND JUNCTION
 TELEPHONE - U.S. WEST

SHEET INDEX
 SHEET 1 - SP-1 SITE PLAN
 SHEET 2 - C11 LANDSCAPE PLAN
 SHEET 3 - DP-1 DRAINAGE PLAN
 SHEET 4 - DS-1 DETAIL SHEET

- GENERAL NOTES**
1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B" ALL CONCRETE SHALL BE MAEST PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
 2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS PLACED, ALTERED OR REPLACED.
 3. ALL CONCRETE RAMPS, SIDEWALKS, CURBS, GUTTERS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 95% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 95% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSATURATED SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
 4. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
 5. DRAWING INDICATES TYPICAL SECTION ONLY. CONDITIONS AND/OR OBSTRUCTIONS MAY NECESSITATE VARIATIONS OR REPOSITIONING. ALL LOCATIONS SHALL BE APPROVED ON AN INDIVIDUAL BASIS BY CITY ENGINEER OR HIS REPRESENTATIVE.
 6. IN ALL CASES, ACCESSIBLE RAMPS SHALL BE ALIGNED WITH STREET CROSSWALKS.
 7. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.
 8. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
 9. MINIMUM SPACING BETWEEN JOINTS IN CURB, GUTTER & SIDEWALK IS 5 FEET.
 10. MAXIMUM SPACING BETWEEN CONTRACTION JOINTS IS 10' IN ANY DIRECTION.
 11. WATER SHALL NOT BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
 12. THE MAXIMUM SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1 7/8% (8.33%).
 13. THE SURFACE OF ALL ACCESSIBLE RAMPS AND FLARED SIDES SHALL BE FINISHED WITH A COURSE BROOMED TEXTURE PER LOCAL ORDINANCE TO THE SLOPE OF THE RAMP.
 14. ALL HANDICAP RAMPS, PARKING STALLS, LANDINGS, ETC., SHALL CONFORM TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) LATEST EDITION.
 15. SEWER TAPS INTO THE CONCRETE TRUNK LINE SHALL BE ACCOMPLISHED UTILIZING INSERTA TREES MANUFACTURED BY FOWLER MANUFACTURING COMPANY OF HILLSBORO, OREGON.
 16. ASPHALT ALONG RIVER ROAD WILL BE WHEEL CUT AT BOTH ENTRANCES TO OBTAIN A CLEAN EDGE AND MATCH CONCRETE TO EXISTING PAVEMENT. CONCRETE WILL BE 8" THICK OVER 6" OF COMPACTED CLASS 6 ROAD BASE (SEE NOTE 3).



RIVER ROAD BUSINESS CENTER
 2387 RIVER ROAD
 GRAND JUNCTION, CO

LANDSCAPE TIMBER
 STAKED IN PLACE

DRAIN DITCH TO BE
 TILED AND COVERED
 PER AGREEMENT WITH
 CADD. MINIMUM 15" x 18"
 CONCRETE PIPE.

INDUSTRIAL USE - RIVER ROAD TRUCK & EQUIPMENT PARTS
 ZONING

6" CHAIN LINK FENCE

S.W. CORNER
 SE1/4SE1/4 SEC. 5
 S. RW LM
 BLM MONUMENT

RIVER ROAD MINI-STORAGE
 STORAGE USE 1-1 ZONING

**PARKING CALCULATIONS
 REQUIRED PARKING**
 OFFICE/WAREHOUSE (OFFICE 21,500 (WAREHOUSE 76,5%)
 OFFICE PARKING = 1 SPACE/300SQ. FT. PLUS 1 PER OFFICE VEHICLE
 = 3,365 / 300 = 11
 WAREHOUSE PARKING = 1 SPACE/EMPLOYEE (PLUS) PER BUSINESS VEHICLE
 ASSUME 3 PER UNIT x 4 UNITS = 12
 TOTAL REQUIRED = 26

PROPOSED PARKING
 31 SPACES (INCLUDES 3 HANDICAP SPACES)
 BIKE RACK (MINIMUM 3 SPACES)

NOTE: ALL UTILITIES SHALL COMPLY WITH THE CITY OF GRAND

LEGEND

- BLM ALLOY CAP
- MESA COUNTY SURVEY MARKER
- ⊗ SET REBAR & CAP LS-18469
- TELEPHONE PEDESTAL
- POWER POLE
- FIRE HYDRANT
- MANHOLE
- PROPERT LINE
- CONCRETE
- OVERHEAD OVER HEAD ELECTRIC
- UG UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- G GAS LINE
- W WATER LINE

0 20' 40' 60'
 SITE PLAN
 2387 RIVER ROAD
 1.57 ACRES ZONED I-1



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 ACCEPTABLE IF THESE PLANS DOES NOT RELY THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM
 CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

CITY OF GRAND JUNCTION ENGINEERING REPRESENTATIVE DATE

DATE:
 10-01-98

SHEET NUMBER
 1