

DATE SUBMITTED: Aug 23, 1990

PERMIT # 36924
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 201 North Avenue

SQ. FT. OF BLDG: 1600 #

SUBDIVISION: _____

SQ. FT. OF LOT: 27,200 #

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:
2945-142-02-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
-0-

PROPERTY OWNER: DIAMOND SHAMROCK
ADDRESS: 520 EAST 56TH AVE-DENVER 80216
PHONE: 303-297-9777

USE OF ALL EXISTING BUILDINGS:
N/A

DESCRIPTION OF WORK AND INTENDED USE:
NEW CONVENIENCE STORE & CAR WASH
GAS STATION

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 55' FROM CENTERLINE S Ø R Ø
25' from centerline of North Ave
of 2nd Street
MAXIMUM HEIGHT: 40'

GEOLOGIC HAZARD: YES _____ NO _____

PARKING SPACES REQ'D: Site Plan Sufficient

CENSUS TRACT #: 3

LANDSCAPING/SCREENING: Site Plan Sufficient

TRAFFIC ZONE: 35

SPECIAL CONDITIONS: see letter
dated Aug 7, 1990

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: Aug 23, 1990
APPROVED BY: Wendy Thornton

Jason Stansel
SIGNATURE

ISSUED TEMPORARY CERTIFICATE OF OCCUPANCY until June 30, 1991



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

August 7, 1990

Ed Kress, Area Engineer
Diamond Shamrock
Colorado Division
520 E. 56th Avenue
Denver, Colorado 80216

RE: Site Plan for 201 North Avenue, Grand Junction, Colorado

Dear Mr. Kress:

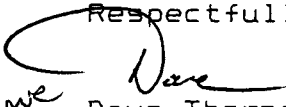
The following requests are needed for our City Engineer, Don Newton, prior to receiving a Planning Clearance:

- 1) Note No. 18; need to change concrete approach thickness from 6 inches to 8 inches within the public right-of-way.
- 2) The contractor shall obtain a permit from the City engineer for all construction within the public right-of-way. All driveway approaches within the right-of-way shall be constructed in accordance with City standard drawing ST-1.
- 3) Need to provide detail for the proposed sand and grease trap for City Engineering review prior to construction.
- 4) Sewer and Water taps will be installed and extended to the property line by City crews. For tap locations and requirements, please contact Bill Cheney, Utilities Engineer, at 244-1590.

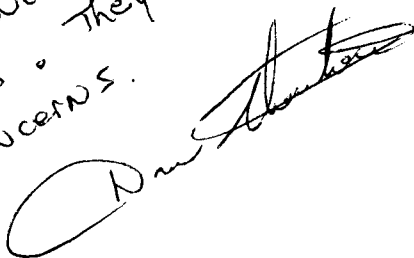
Planning Department recommends that if possible and practical that any trees along 2nd Street be preserved and Kentucky Blue grass not be use, rather a different species which needs less water to survive in arid climates would be more appropriate. We suggest a landscape architect be consulted as to the species that will survive in the soil type at this location.

Enclosed is a Planning Clearance which you will need to fill out and sign and bring to us next week or whenever its convenient for you. The fee is \$5. If you have any questions, please call.

Respectfully,


Dave Thornton
Planner

Aug 23, 1990
Planning Clearance HAS
Now been issued. They
Address All concerns.



100.84
90.30

NORTH AVENUE

ACCEPTED *DA* 8-23-90
 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.

40'-0"

48'-0"

35'-0"

INLET

17

14

18

19

4

16

5'R

20'R

6

35'-0"

20'-0"

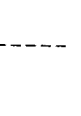
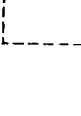
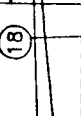
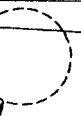
13

7

36

39

15



8'

20'-0"

4'

20'-0"

8'

20'-0"

20'-0"

20'-0"

20'-0"

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20'-0"

- 12 3 - 9' X 19' PARKING SPACES
- 13 EXISTING 5' CONCRETE SIDEWALK
- 14 EXISTING CONCRETE SIDEWALK TO
- 15 LANDSCAPE AREA
- 16 EXISTING STOP SIGN TO REMAIN
- 17 EXISTING 6" VERTICAL CURB AND
- 18 8" THICK REINFORCED CONCRETE
- 19 EXISTING CURB, GUTTER & SIDEWALK FOR NEW CONCRETE APPROACH
- 20 5" REINFORCED CONCRETE DRIVE - INTERIOR DRIVES
- 21 8" THICK REINFORCED CONCRETE
- 22 6" VERTICAL CURB
- 23 GREASE & SAND TRAP
- 24 2" DIA. TANK VENT RISE
- 25 TANK MONITORING
- 26 CAR WASH ENTRANCE SIGN
- 27 PAY TELEPHONE
- 28 WATER
- 29 REMOVE EXISTING
- 30 REMOVE EXISTING
- 31 REMOVE EXISTING
- 32 REMOVE EXISTING
- 33 REMOVE EXISTING
- 34 REMOVE EXISTING
- 35 REMOVE EXISTING
- 36 REMOVE EXISTING
- 37 REMOVE EXISTING
- 38 REMOVE EXISTING
- 39 REMOVE EXISTING

INSTALL 2' CURB & 5" CONCRETE
 INSTALL 5' CONCRETE
 6" VERTICAL CURB WITH 4"
 REMOVE 4" DIA. TREES (TYP. 5)
 6" DIA. PIPE BOLLARDS (TYP. 18)
 2" DIA. X 14'-1" LONG PVC STORAGE F
 CAR WASH ENTRANCE SIGN
 EXIT ONLY SIGN
 GASOLINE PIPING TRENCH
 EXISTING TREES TO REMAIN

28'-0"

CNA Plaza, Chicago, Illinois 60685

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we Francis Constructors, Inc.

, Principal,
and American Casualty Company of Reading, Pa. , Surety, are held and firmly bound
unto City of Grand Junction, Colorado , Obligee,

in the sum of Five Thousand and No/100-----
-----Dollars (\$ 5,000.00-----)

for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated January 9, 1991
for Installation of landscaping for Diamond Shamrock Refining & Marketing Company,
201 North Ave., Grand Junction, Colorado. Said landscaping shall be completed
prior to June 30, 1991.

copy of which contract is by reference made a part hereof.

NOW, THEREFORE, if Principal shall faithfully perform such contract or shall indemnify and save harmless the Obligee from all cost and damage by reason of Principal's failure so to do, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Signed, sealed, and dated January 9, 1991

Francis Constructors, Inc.
Ron L. Chate V.P. (Seal)
Principal

American Casualty Company of Reading, Pa.
Thomas W. Gilmore
by Thomas W. Gilmore Attorney-in-Fact

Form G-23215-A



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men by these Presents, That AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA, a corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania, and having its principal office in the City of Chicago, and State of Illinois, does hereby make, constitute and appoint Thomas W. Gilmor, Lea M. Powers, Individually

of Grand Junction, Colorado

its true and lawful Attorney-in-Fact with full power and authority hereby conferred to sign, seal and execute in its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA and all the acts of said Attorney, pursuant to the authority hereby given are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company:

"Article VI—Execution of Obligations and Appointment of Attorney-in-Fact

Section 2. Appointment of Attorney-in-fact. The President or Vice President may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority, shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President or any Vice President or the Board of Directors may at any time revoke all power and authority previously given to any attorney-in-fact."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 11th day of November, 1966:

"Resolved, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted pursuant to Section 2 of Article VI of the By-Laws, and the signature of the Secretary or an Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power, and any power or certificate bearing such facsimile signatures and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

In Witness Whereof, AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed this 12th day of June, 1987.

State of Illinois)
County of Cook) ss



AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA

J. E. Purtell
J. E. Purtell Vice President.

On this 12th day of June, 1987, before me personally came J. E. Purtell, to me known, who, being by me duly sworn, did depose and say: that he resides in the Village of Glenview, State of Illinois; that he is a Vice-President of AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA, the corporation described in the which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.



Leslie A. Smith
Leslie A. Smith Notary Public.

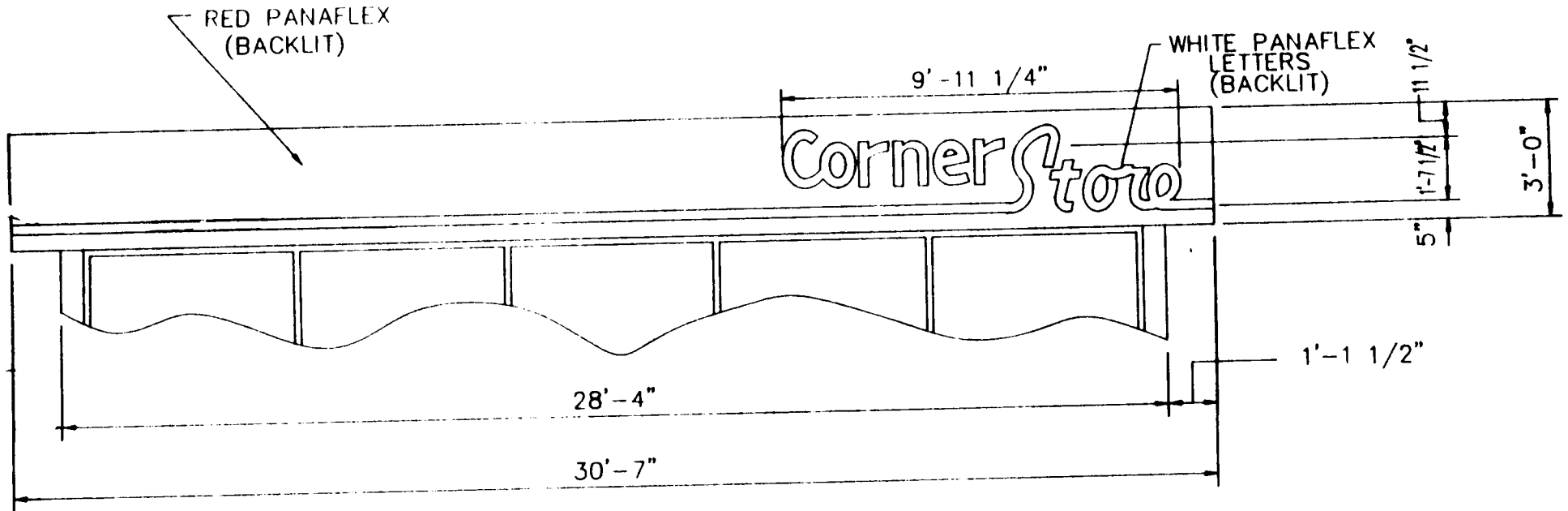
CERTIFICATE My Commission Expires November 12, 1990

I, Robert E. Ayo, Assistant Secretary of AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA, do certify that the Power of Attorney herein above set forth is still in force, and further certify that Section 2 of Article VI of the By-Laws of the Company and the Resolution of the Board of Directors, set forth in said Power of Attorney are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said Company this 9th day of January, 1991.



Robert E. Ayo
Robert E. Ayo Assistant Secretary.

(1)



CORNER STORE

(1) REQUIRED 1/4" = 1'-0"

Bldg Facade linear feet = 28' 4"
 (Along North Ave)

MAXIMUM signage = 50 #

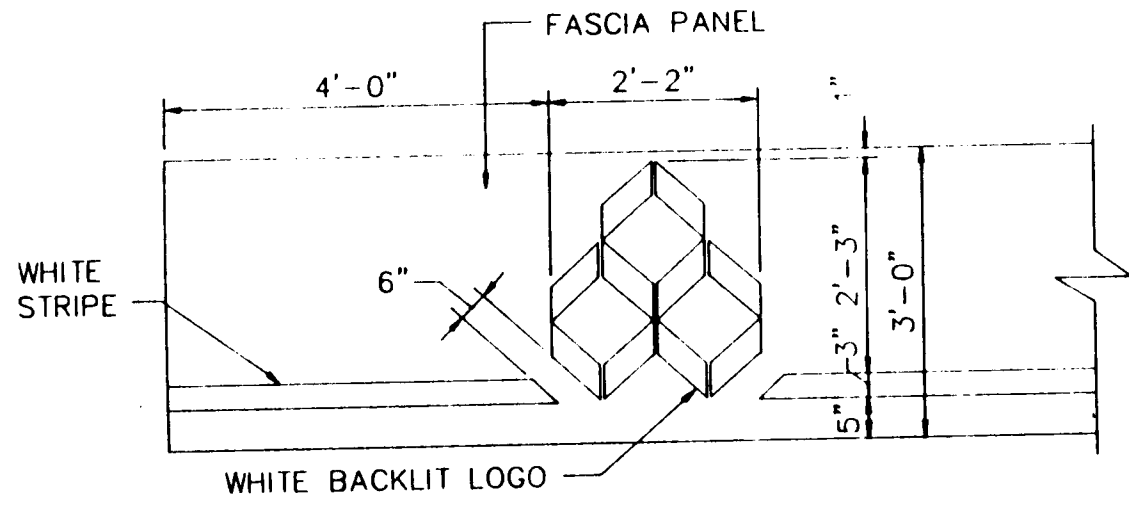
Calculation for "CORNER STORE"
 9' 11 1/4" x 3' = 30 #

USING CANOPY

TOTAL Allowed SIGNAGE ALONG NORTH AV
 is 103' x 2 = 206 # → 3 Logos at 5.4 # each

TOTAL Allowed SIGNAGE along 2nd ST.
 is 49' x 2 = 98 # → 2 Logos at 5.4 # each

NOTE: COMBINE SIGNAGE MAY NOT EXCEED 300 # for North Ave signage!

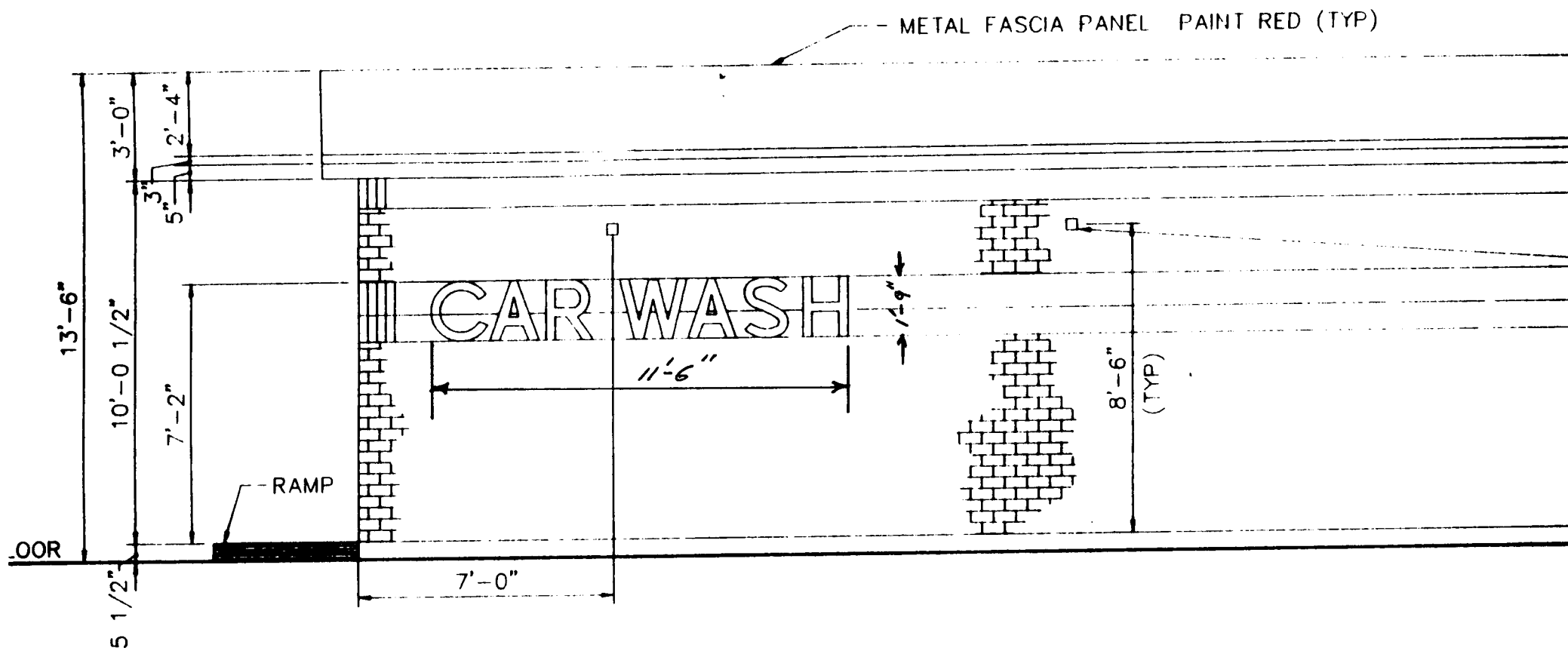


FASCIA LOGO DETAIL

1/2" = 1'-0"

(6)

EACH Logo is 2'2" x 2'6" = 5.4 ⌘



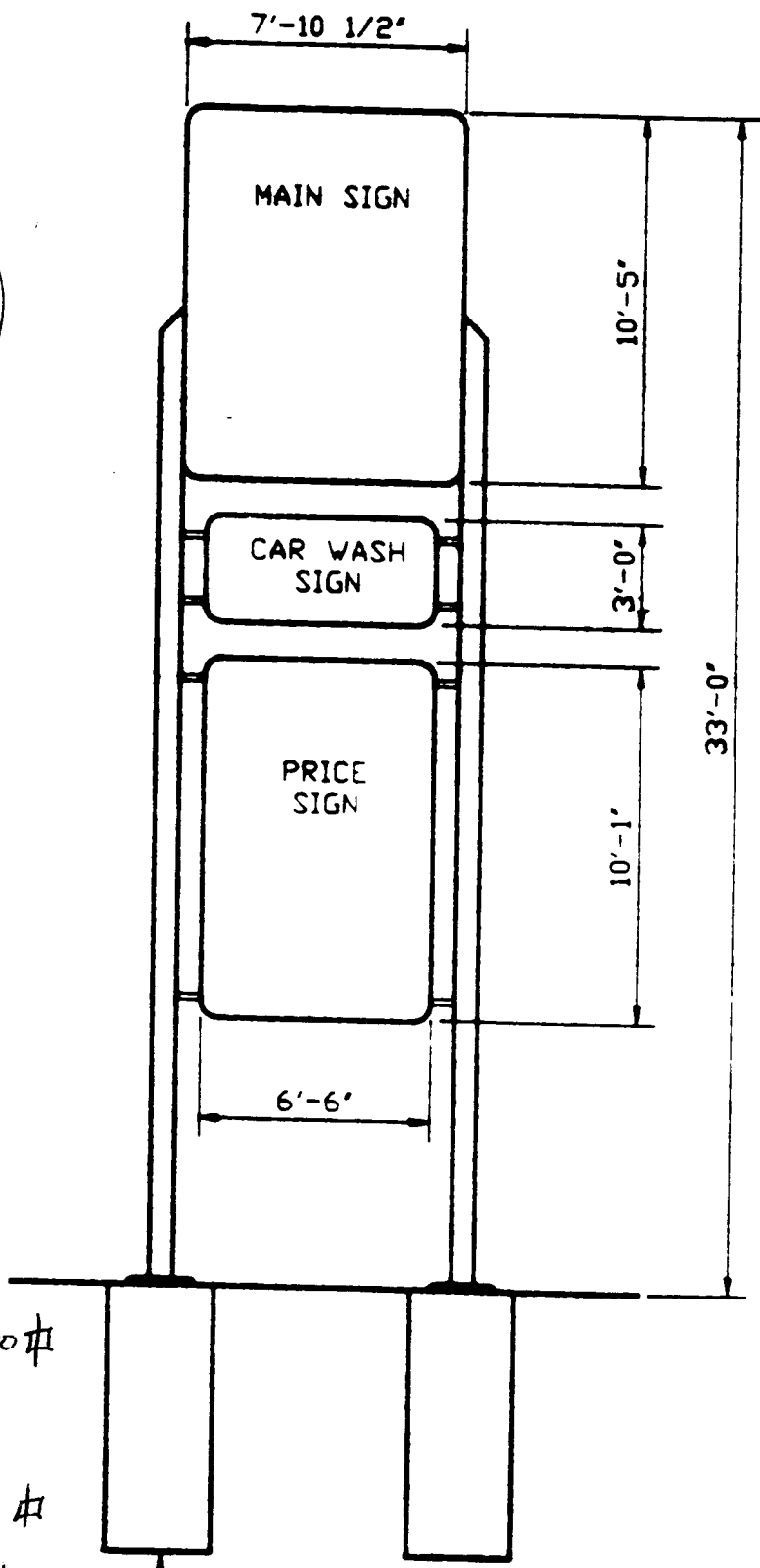
EAST ELEVATION

Bldg. Facade linear feet = 22' 2"
(Along North Ave)
 MAXIMUM SIGNAGE = 44 #

Calculations
 11.5 x 1.75 = 20 # for "CAR WASH" + 1 Logo at 5.4 #
 TOTAL SIGNAGE = 25.4 #

20.125 59 FT

(1)



CONCRETE FOOTING BY OTHERS

STANDARD SIGN DETAIL

NORTH AVENUE
STREET FRONTAGE = 200'
Freestanding Sign MAX. = 300 #

Calculations

$$\begin{aligned} 7.875 \times 10.4167 &= 82.03 \# \\ 6.5 \times 3 &= 19.5 \# \\ 6.5 \times 10.0833 &= 65.54 \# \end{aligned}$$

167 #

DATE SUBMITTED: _____

PERMIT # _____

TAX SCHEDULE #: _____

FEE _____

SIGN PERMIT

GRAND JUNCTION PLANNING DEPARTMENT

BUSINESS NAME: _____

BUSINESS ADDRESS: _____

ALONG NORTH AVENUE

STREET FRONTAGE: FRONT 200 FT. SIDE 135 FT.

BUILDING FRONTAGE: FRONT 103 FT. SIDE 49 FT.

TRAFFIC LANE: FRONT _____ FT. SIDE _____ FT.

HEIGHT OF SIGN: _____ FT. CLEARANCE TO GRADE: _____ FT.

AREA OF SIGN: 167 ft + 30 ft + 16 ft + 26 ft
total = 239 SQ. FT. AREA OF EXISTING SIGNS: _____ SQ. FT.

TOTAL ALLOWED AREA: FRONT 300 SQ. FT. SIDE 101 SQ. FT.

using 239 ft

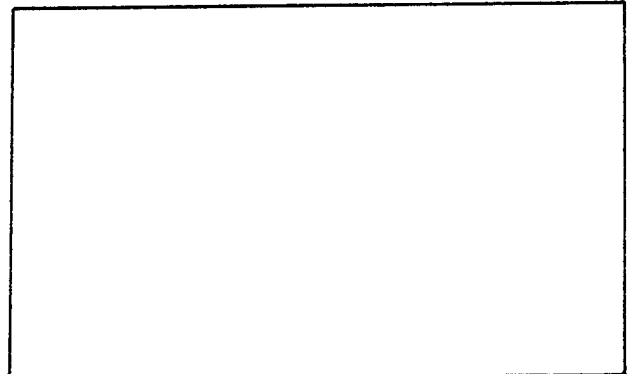
on bldg no more than 98 ft
using 11 ft

TYPE OF SIGN

*SKETCH

- ON PREMISE
- OFF PREMISE
- FREE STANDING
- PROJECTING
- ROOF
- FLUSH WALL
- ILLUMINATED
- OTHER

COMMENTS _____



*Include: Streets, Property Lines, Proposed Sign Location.

PROPERTY OWNER: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____

Signature

APPROVED BY: _____

DATE APPROVED: _____

- FINAL PERMIT
- WILL REQUIRE SEPARATE PERMIT

DATE SUBMITTED: _____

PERMIT # _____

TAX SCHEDULE #: _____

FEE _____

SIGN PERMIT

GRAND JUNCTION PLANNING DEPARTMENT

BUSINESS NAME: _____

BUSINESS ADDRESS: _____

STREET FRONTAGE: FRONT _____ FT. SIDE _____ FT.

BUILDING FRONTAGE: FRONT _____ FT. SIDE _____ FT.

TRAFFIC LANE: FRONT _____ FT. SIDE _____ FT.

HEIGHT OF SIGN: _____ FT. CLEARANCE TO GRADE: _____ FT.

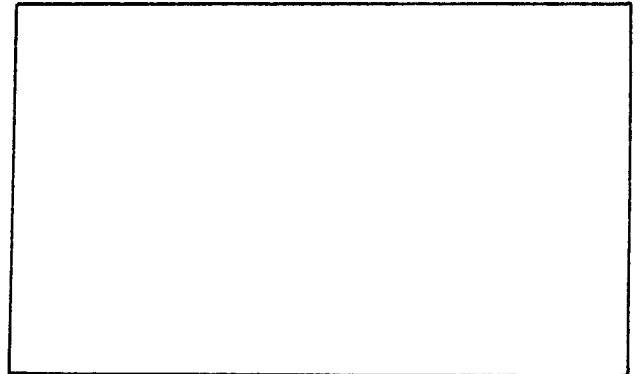
AREA OF SIGN: _____ SQ. FT. AREA OF EXISTING SIGNS: _____ SQ. FT.

TOTAL ALLOWED AREA: FRONT _____ SQ. FT. SIDE _____ SQ. FT.

TYPE OF SIGN

*SKETCH

- ON PREMISE
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ADDRESS: _____

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PHONE: _____

Signature

APPROVED BY: _____

DATE APPROVED: _____

- FINAL PERMIT
- WILL REQUIRE SEPARATE PERMIT

August 7, 1990

Ed Kress, Area Engineer
Diamond Shamrock
Colorado Division
520 E. 56th Avenue
Denver, Colorado 80216

RE: Site Plan for 201 North Avenue, Grand Junction, Colorado

Dear Mr. Kress:

The following requests are needed for our City Engineer, Don Newton, prior to receiving a Planning Clearance:

- 1) Note No. 18; need to change concrete approach thickness from 6 inches to 8 inches within the public right-of-way.
- 2) The contractor shall obtain a permit from the City engineer for all construction within the public right-of-way. All driveway approaches within the right-of-way shall be constructed in accordance with City standard drawing ST-1.
- 3) Need to provide detail for the proposed sand and grease trap for City Engineering review prior to construction.
- 4) Sewer and Water taps will be installed and extended to the property line by City crews. For tap locations and requirements, please contact Bill Cheney, Utilities Engineer, at 244-1590.

Planning Department recommends that if possible and practical that any trees along 2nd Street be preserved and Kentucky Blue grass not be use, rather a different species which needs less water to survive in arid climates would be more appropriate. We suggest a landscape architect be consulted as to the species that will survive in the soil type at this location.

Enclosed is a Planning Clearance which you will need to fill out and sign and bring to us next week or whenever its convenient for you. The fee is \$5. If you have any questions, please call.

Respectfully,

Dave Thornton
Planner

See PLANNING CLEARANCE

Blue grass?
Parking detail?
Remove existing trees?
Don Newton has a copy

August 6, 1990

To: City Planning

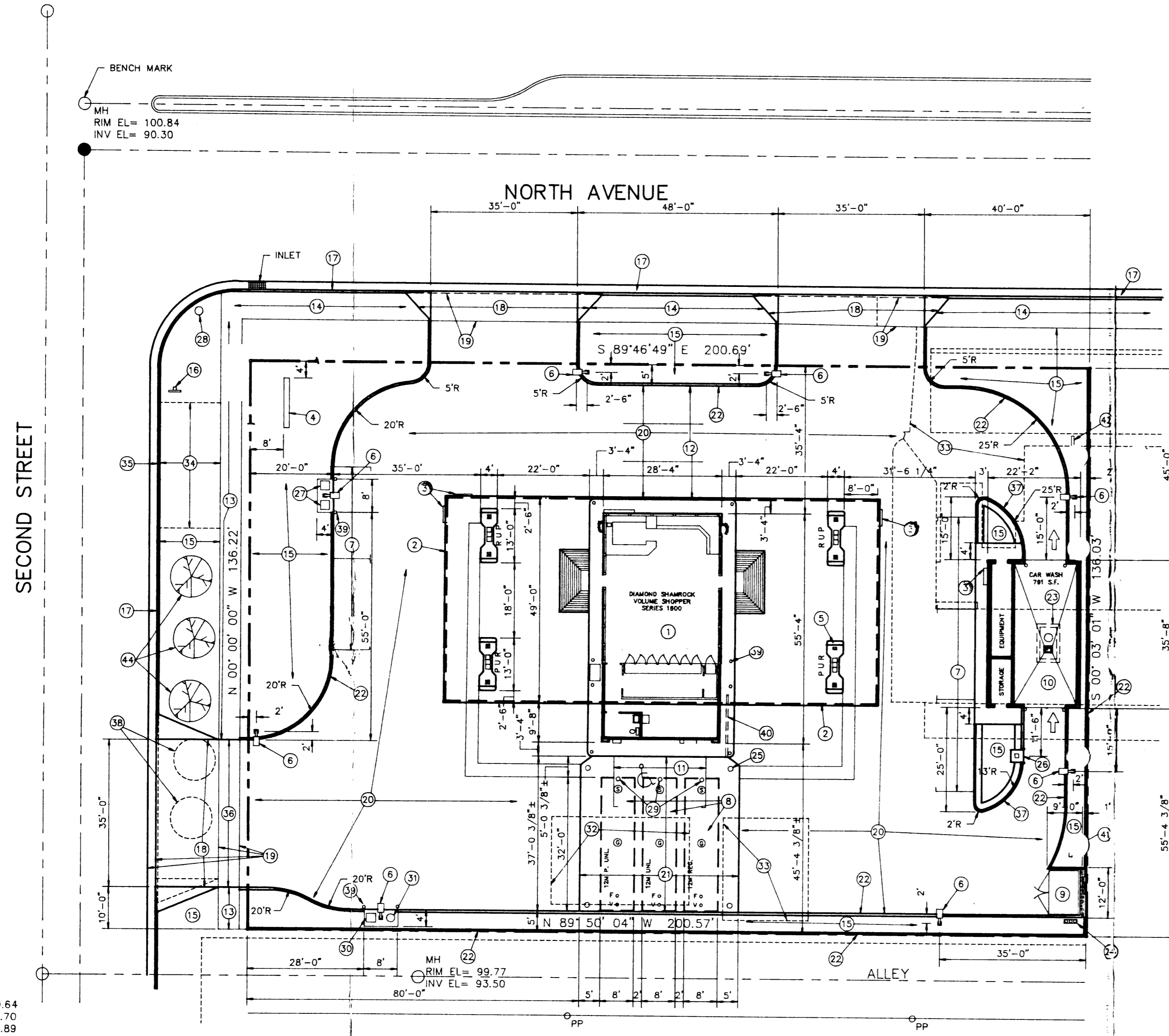
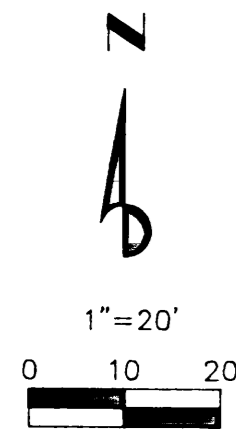
From: Don Newton

Re: Diamond Shamrock, 2nd & N. Ave Review
Comments.

~~to the~~

1. Note no. 18: Change concrete approach thickness from 6 inches to 8 inches ~~in~~ within the public right-of-way
~~at the removal and construction~~
2. ~~The~~ The contractor shall obtain a permit from the City Engineer for all construction within the public ~~right-of-way~~ ^{let} driveway approach ~~shall~~ ^{be} in accordance with city's ~~right-of-way~~ ^{ST-1} ~~in accordance with~~ ^{ST-1}.
3. Provide detail for proposed sand and grease trap for our review prior to construction.
4. Sewer and water taps ~~shall~~ ^{will} be installed and extended to the property line by city crews. For tap locations and requirements

contact Bill Cheney, Utilities
Engineer, 244-1590.



LEGEND:

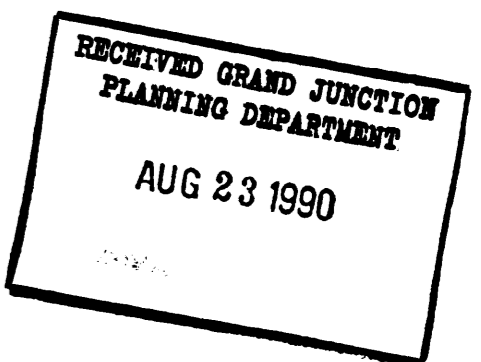
- 1 28'-4" X 55'-4" CONVENIENCE STORE
- 2 49'-0" X 103'-0" CANOPY, 18'-4" HIGH
- 3 30" CHANNEL LOGO SIGN, INTERNALLY ILLUMINATED
- 4 INTERNALLY ILLUMINATED I.D. & PRICE SIGN
- 5 MULTIPLE PRODUCT DISPENSER ON 4' X 13' CONCRETE PUMP ISLAND (TYP. 4)
- 6 AREA FLOODLIGHT, 400W SMH ON 16' POLE (TYP. 8)
- 7 5 - 9' X 22' PARKING SPACES
- 8 3 - 12,000 GALLON STI-PP3 UNDERGROUND STEEL TANKS WITH CATHODIC PROTECTION
- 9 PREFABRICATED TRASH ENCLOSURE
- 10 22'-2" X 35'-8" CAR WASH BUILDING
- 11 1 - HANDICAP PARKING SPACE (12' X 22')
- 12 3 - 9' X 19' PARKING SPACES
- 13 EXISTING 5' CONCRETE SIDEWALK TO REMAIN
- 14 EXISTING CONCRETE SIDEWALK TO REMAIN
- 15 LANDSCAPE AREA
- 16 EXISTING STOP SIGN TO REMAIN
- 17 EXISTING 6" VERTICAL CURB AND GUTTER
- 18 8" THICK REINFORCED CONCRETE APPROACH
- 19 EXISTING CURB, GUTTER & SIDEWALK TO BE REMOVED FOR NEW CONCRETE APPROACH
- 20 5" REINFORCED CONCRETE DRIVE - TYPICAL ALL INTERIOR DRIVES
- 21 8" THICK REINFORCED CONCRETE SLAB OVER TANKS
- 22 6" VERTICAL CURB
- 23 GREASE & SAND TRAP
- 24 2" DIA TANK VENT RISERS, 12'-0" ABOVE FINISHED GRADE
- 25 TANK MONITORING WELLS (TYP. 4)
- 26 CAR WASH COIN BOX
- 27 PAY TELEPHONE STANDS
- 28 WATER METER
- 29 12" MANHOLE OVER RISER
- 30 AIR STATION
- 31 VACUUM
- 32 REMOVE EXISTING 1 STORY MODULAR BUILDING
- 33 REMOVE EXISTING ASPHALT & CONCRETE SURFACES
- 34 REMOVE EXISTING DRIVEWAY
- 35 INSTALL 2' CURB & GUTTER TO MATCH EXISTING
- 36 INSTALL 5' CONCRETE SIDEWALK
- 37 6" VERTICAL CURB WITH 4" X 1'-6" CONCRETE SKIRT
- 38 REMOVE 4" DIA. TREES (TYP. 5)
- 39 6" PIPE BOLLARDS (TYP. 18)
- 40 2" X 14'-1" LONG PVC STORAGE FOR TANK STICK
- 41 CAR WASH ENTRANCE SIGN
- 42 EXIT ONLY SIGN
- 43 GASOLINE PIPING TRENCH
- 44 EXISTING TREES TO REMAIN

GENERAL NOTES:

1. ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ITEMS OF THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION SPECIFICATIONS AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE DIAMOND SHAMROCK ENGINEER.
2. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT. EXCEPTIONS FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNERS OR ENGINEER.
4. BIDDERS ARE HEREBY NOTIFIED TO MAKE A THOROUGH REVIEW OF THE JOB SITE AND SOIL BORING INFORMATION PROVIDED BY OWNER. NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK, SAND, GRAVEL, OR OTHER UNSTABLE CONDITIONS ENCOUNTERED IN ANY WORK IMPLIED BY THESE DRAWINGS.
5. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE SITE TO PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER THE FLOW LIMITS OF EXISTING NATURAL DRAINAGE.
6. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE SPECIFIED ON PLANS. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4-INCH CHAMFER. REINFORCING STEEL SHALL BE GRADE 60 MINIMUM.
7. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
8. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION (ON SURVEY PERFORMED BY OTHERS). UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH CONCRETE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
9. ANY EXISTING SITE IMPROVEMENTS OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACT'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR EXPENSE.
10. FOR LOCATION OF UNDERGROUND ELECTRIC, GAS, TELEPHONE AND WATER FACILITIES CALL THE LOCAL UTILITY LOCATION 48-HOURS BEFORE BEGINNING ANY EXCAVATION.
11. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAIN, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM." (LATEST REVISION)
12. (A) HEAD-IN PARKING PLACES SHALL BE 9' X 19' WITH PAINTED WHITE STRIPES.
(B) PARALLEL PARKING PLACES SHALL BE 9' X 22' STRIPED WITH WHITE PAINT.
13. ALL AREAS DESIGNATED FOR GRASS WITHIN THE PROPERTY LINES AND THE R.O.W. SHALL BE SODDED SOLID WITH NATIVE GRASS, UNLESS OTHERWISE SPECIFIED.
14. ALL DIMENSIONS ARE TO BE MEASURED FROM BACK OF CURB.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL TREES, INDICATED ON OR OFF THE SURVEY, WITHIN THE DESIGNATED LANDSCAPE AREAS OF THE SITE PLAN INCLUDING THE RIGHT-OF-WAY. TREES LOCATED WITHIN THESE LANDSCAPED AREAS ARE TO BE REVIEWED WITH THE LOCAL DIAMOND SHAMROCK AREA ENGINEER PRIOR TO REMOVING.
16. GENERAL CONTRACTOR MUST OBTAIN PERMITS FOR RIGHT-OF-WAY CONSTRUCTION FROM THE CITY OF GRAND JUNCTION.

SPECIAL CONDITIONS NOTES

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BACK-LIT LIGHT BOX ON REAR OF BUILDING.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SIDEWALK ON REAR OF BUILDING.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RESTROOM IN CAR WASH.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CORNER STORE TO BE BUILT OPPOSITE HAND.
		LOCATION OF TANK STICK GAUGE AS INDICATED.
		LOCATION OF CHANNEL LOGO(S) AS INDICATED.
		LOCATION OF BAG-ICE MACHINE AND BOLLARDS AS INDICATED.



LEGAL DESCRIPTION

COMMENCING AT THE GRAND JUNCTION BLOCK MONUMENT LOCATED AT THE INTERSECTION OF SECOND STREET AND BELFORD AVENUE FROM WHENCE THE GRAND JUNCTION CITY BLOCK MONUMENT LOCATED AT SECOND STREET AND NORTH AVENUE BEARS NORTH 00°00'00" EAST 352.35 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N 19°53'02" E 176.41 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 10, CITY OF GRAND JUNCTION AND THE TRUE POINT OF BEGINNING; THENCE N00°00'00"E 136.22 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 10, ALONG ADJOINING AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SECOND STREET, THENCE S89°46'49"E 200.69' ALONG THE NORTH LINE OF LOTS 1 THRU 8, BLOCK 10 ALONG, ADJOINING AND ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH AVENUE; THENCE S 00°03'01" W 136.03 FEET ALONG THE WEST LINE OF BLOCK 8, BLOCK 10 TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 10; THENCE N 89°50'04" W 200.57 FEET ALONG THE SOUTH LINE OF SAID LOTS 1 THRU 8, BLOCK 10, ALONG, ADJOINING AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 27,311.45 SQUARE FEET OR .627 ACRES MORE OR LESS.

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REVISIONS				
No.	Description	Des. By	Drn. By	Date
1	ADDED NOTES PER ED KRESS	CDG	ELS	8/9/90

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<p>SITE PLAN DIAMOND SHAMROCK CORNER STORE #1134 201 NORTH AVENUE GRAND JUNCTION, COLORADO</p>		<p>SP-1</p>
<p>Designed By: CDG Drawn By: ELS/CJH Checked By: CDG</p>	<p>Date: JULY, 1990 Scale: NOTED Disk File: DSSCNCR</p>	