

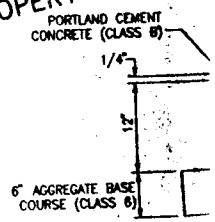
WALK DETAILS
NTS

LAND USE BREAKDOWN

BUILDING AREA:	0.14 ACRES	9.0%
PAVEMENT:	1.22 ACRES	81.3%
LANDSCAPING:	0.11 ACRES	7.4%
OFF-SITE LANDSCAPING:	0.02 ACRES	1.3%
OFF-SITE PAVEMENT:	0.01 ACRES	0.6%
TOTAL ON-SITE AREA:	1.47 ACRES	100.0%
TOTAL AREA:	1.50 ACRES	

ACCEPTED
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.

KRA 7/10/97



CURB & GUTTER

UTILITY PROVIDED BY:
WATER: UTE WATER
TELEPHONE: US WEST
POWER: GRAND VALLEY RURAL POWER
GAS: PUBLIC SERVICE CO.
SEWER: CITY OF GRAND JUNCTION
FIRE: GRAND JUNCTION FIRE DEPT.



SCALE: 1"=20'

END CURB & GUTTER CONST.
BOC=19.86
FL=19.34

EXISTING PHONE
EXISTING PED.