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File 1992-0047

Name: Assemblies of God Office - Rezone and Final Plan

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.</p> <p>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
X	X	*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X		*General project report
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X	X	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		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
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 107/92	X	X	2 Sign Permits for 1401 N. 1 st Street **
X		Notice of Public Hearing - 9/1/92			
X	X	City Council Minutes and Agenda - 9/16/92 - **			
X		Computer Files Indexing Information Sheet			
X	X	Ordinance No. 2602 - **			
X	X	City Council Minutes - 9/16/92 - **			
X	X	Planning Commission Minutes - 9/1/92 - **			
X		Public Notice Posting - 10/1/92			
X		Legal Ad - 8/25/92			
X		Commitment to Insure from Abstract & Title Co. of Mesa County Inc. - 7/9/92			
X	X	Site Plan - (bad copy)			

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location: 1401 N. 1st St.

Project Name: Kemay Sign

ITEMS	DISTRIBUTION																		TOTAL REQ'D.	
<p>Submittal deadline - 1st working day of any month Hearing - 1st Tues. of following month</p> <p>Date Received _____</p> <p>Receipt # _____</p> <p>File # _____</p>	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development <input type="checkbox"/> City Dev. Eng. <input type="checkbox"/> City Utility Eng. <input type="checkbox"/> City Property Agent <input type="checkbox"/> City Parks/Recreation <input type="checkbox"/> City Fire Department <input type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City G.J.P.C. (8 sets) <input type="checkbox"/> City Downtown Dev. Auth. <input type="checkbox"/> County Planning <input checked="" type="checkbox"/> County Bldg. Dept. <input type="checkbox"/> Irrigation District <input type="checkbox"/> Drainage District <input type="checkbox"/> Water District <input type="checkbox"/> Sewer District <input type="checkbox"/> U.S. West <input type="checkbox"/> Public Service <input type="checkbox"/> GVRP <input type="checkbox"/> CDOT <input type="checkbox"/> Corps of Engineers <input type="checkbox"/> Walker Field <input type="checkbox"/> Persigo <input type="checkbox"/> TCI Cable																		
DESCRIPTION																				
● Application Fee <u>\$100</u>	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	
● Application Form *	VII-1	1	1	1	1	1	1	1	8	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	
● 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	
○ 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	
● 11"x17" Reduction of Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Grading and Drainage Plan	IX-16	1	2										1				1			
○ Storm Drainage Plan and Profile	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	IX-20	2	1	1					8											
○ Geotechnical Report	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			
● Sign Detail		1																		

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

PRE-APPLICATION CONFERENCE

Date: 5/2/96
Conference Attendance:
Proposal: Revised Plan to allow lighted sign
Location: 1401 N. 1st

Tax Parcel Number: 2945-104-13-031
Review Fee: \$100.00

(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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: #72-80, #47-92

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)

Robert J. Arcieri
1525 N. 1st. Street
Grand Jct. CO 81501

Pete S. Trujillo
139 Independent Ave.
Grand Jct. CO 81505

Donald R. Wiltse
1325 Balsam Street
Grand Jct. CO 81505

Carl A. Grondorf
244 Independent Ave.
Grand Jct. Co 81505

Michelle Bilyeu
129 Independent Ave.
Grand Jct. CO 81505

Curtis C. Rhyne
1315 Balsam Ct.
Grand Jct. CO 81505

A. W. Robbins
1049 21 1/2 Road
Grand Jct. CO 81505

Blane D. Ford
2522 Mira Vista Drive
Grand Jct. CO 81503

Merlynn E. Bruce
1305 Balsam St.
Grand Jct. CO 81505

Willard A. Robbins
PO Box 1387
Grand Jct. CO 81502

Trian Patsabtaras
130 W. Kennedy Ave.
Grand Jct. CO 81505

Duane E. Roberts
215 W. Kennendy Ave.
Grand Jct. CO 81505

David V. Christensen
3330 Norwalk
Grand Jct. CO 81502

Joseph Edward Higgins
140 W. Kennendy Ave.
Grand Jct. CO 81505

Francis E. Daly
205 W. Kennendy Ave.
Grand Jct. Co 81505

Eleanor M. Finkel
220 Independent Ave.
Grand Jct. CO 81505

Willian D. TRusty, Jr.
204 W. Kennendy Ave.
Grand Jct. CO 81505

Harlod R. Carter
139 W. Kennendy Ave.
Grand Jct. CO 81505

Clarice A. Moore
245 Independent Ave.
Grand Jct. CO 81505

Caroline D. Retoloza
214 W. Kennendy Ave.
Grand Jct. CO 81505

William E. Becker
124 W. Kennendy Ave.
Grand Jct. Co 81505

Francis J Maxsween
225 Independent Ave.
Grand Jct. Co 81505

Robert E. Colony
224 W. Kennendy Ave.
Grand Jct. CO 81505

C. V. Hamilton, Jr.
140 Franklin Ave.
Grand Jct. CO 81505

Leroy C. Forsberg
215 Independent Ave.
Grand Jct. CO 81505

James E. Niehues
244 W. Kennendy Ave.
Grand Jct. CO 81505

H. R. Thomas
3056 G Road
Palisade, CO 81526

Kristann A. Whaley
205 Independent Ave.
Grand Jct. CO 81505

Monte D. Kapple
235 W. Kennendy Ave.
Grand Jct. CO 81505

Mary E. Thornburg
1306 Balsam St.
Grand Jct. CO 81505

Matilda B . Desrosiers
2643 F 1/2 Road
Grand Jct. CO 81506

Teddy K Garretson
101 Elm Street
Grand Jct. CO 81501

Joe McVern
215 Franklin Ave.
Grand Jct. CO 81505

Joseph Bycroft
803 W. Creekbend Dr.
Salt Lake City, UT 84119

A. Arnold
616 Meander Dr.
Grand Jct. CO 81505

B. E. Kirkpatrick
121 Elm Ave.
Grand Jct. Co. 81501

Duward E. Lee
1005 Main St
Security, CO 80911

Emil D. Ericson
141 Elm St.
Grand Jct. CO 81501

M. J. Benton
PO Box 17127
Grand Jct. CO 81505

Geo. D. Hoocker
161 Elm St.
Grand Jct. CO 81501

Lyle R. Moss
1060 Orchard Ave.
Grand Jct. CO 81501

Herbert L. Sanders, II
1435 W. Sherwood Dr.
Grand Jct. CO 81501

Dennis Alan Morris
2120 Barberry Ave.
Grand Jct. CO 81506

Ivan S. Alkers
1421 W. Sherwood Dr.
Grand Jct. CO 81501

John W. Bull
1005 N. 12th. St.
Grand Jct. CO 81501

Charles C. Slavens
200 Kennendy Ave.
Grand Jct. CO 81501

Edward N. Behen
2217 N. 7th. St.
Grand Jct. CO 81501

John M. Sprague
130 Kennendy Ave.
Grand Jct. CO 81501

Michael B. Bossey
2150 Shenandoah Dr.
Grand Jct. CO 81505

Robert L. Johnson
955 Bunting Ave.
Grand Jct. CO 81501

Jack L. Walker
961 Lakeside Drive No. 201
Grand Jct. CO 81506

REVIEW COMMENTS

Page 1 of 2

FILE NO. #47-92 TITLE HEADING: Rezone & Final Plat

ACTIVITY: 1401 North 1st Street Office Building

LOCATION: NW Corner of 1st Street & Kennedy Avenue

PHASE: ACRES:

PETITIONER: Rocky Mountain District Council of the Assemblies of God, Inc.

**PETITIONER'S ADDRESS/TELEPHONE: ATTN: Ken Henry
1401 N. 1st Street
Grand Junction, CO
(303) 241-0804**

ENGINEER/REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 27, 1992**

**CITY POLICE DEPT. 08/06/92
Martie Currie 244-3563**

No problems noted.

**CITY ATTORNEY 08/10/92
Dan Wilson 244-1505**

No comments.

**CITY DEVELOPMENT ENGINEER 08/10/92
Gerald Williams 244-1591**

A site visit revealed that surrounding street, curb, gutter, and sidewalk exist and are in good condition, and that the entire site drains towards Kennedy Avenue without any reasonable means of runoff storage. Consequently, an improvements agreement for public facilities is not required, and City detention/retention requirements are waived. The site is currently on public sewer and water.

FILE #47-92
page 2 of 2

CITY UTILITIES ENGINEER **08/17/92**
Bill Cheney **244-1590**

Water and sewer utilities are available to the northwest corner of the intersection of 1st Street and Kennedy Avenue. No other comments.

COMMUNITY DEVELOPMENT **08/18/92**
Karl Metzner **244-1439**

This use was approved under a previous zoning code that allowed office uses in multi-family zones as a conditional use. Petitioners desire to remove the "non-conforming" status of the property by a more appropriately zoned Planned Business zoning that meets current requirements. No site changes are proposed, all improvements are existing. Approval recommended.



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

A Receipt _____
 Date _____
 Rec'd By _____

File No. #47 92

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 checked="" type="checkbox"/> Rezone				From: RM-F-6 ^u To: PB	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		1401 N. 1st St.		office
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

The Rocky Mtn. Dist. Council of the Assemblies of God, Inc
 Name *Attn. Ken Henry* Name
1401 North 1st Street
 Address Address
Grand Jct. CO. 81501
 City/State/Zip City/State/Zip
241-0804
 Business Phone No. Business Phone No.

Thomas A. Logue
 Name
537 Fruitwood Drive
 Address
Grand Jct. CO. 81504
 City/State/Zip
523-0017
 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 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.

Thomas A. Logue 6/30/92
 Signature of Person Completing Application Date

Rocky Mountain District Council of the Assemblies of God, Inc
by Attn. Ken Henry, Controller
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

from Office A.

PROJECT NARRATIVE FOR
AN OFFICE FACILITY LOCATED AT
1401 NORTH FIRST STREET

Introduction

The purpose of this Zone Change Request is to allow the current owners of the subject site to market the property to others who may wish to finance the transaction utilizing a financial institution.

Location

The subject site is located northwest of North First Street and Kennedy Avenue, about 330 feet north of North Avenue in Grand Junction, Colorado. The site is located in part of the SE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridan.

Existing Land Use

The site is almost square in shape and is approximately 133 feet long north and south and 145 feet east and west. The entire site has been developed as an office building use. A summary of the various existing land uses follows:

SITE AREA	0.44 AC
BUILDING AREA	6413 SF
LANDSCAPED AREA	7310 SF / 38.2% of Total
NUMBER OF PARKING SPACES	22 (21 Reqd.)

Hours of operation are between 8:00 A.M. and 5:30 P.M., Monday thru Saturday.

The subject property is zoned RMF-4 (residential multi-family, 64 dwelling units per acre) by the City of Grand Junction. A Conditional Use has also been granted by the City for an office use on the property.

Surrounding Land Use

Surrounding land uses are considered to be "moderate" intensity. Most of the land in the surrounding vicinity is vacant or single family in nature. Property immediately north of the subject site is vacant. A major multi-family use is located south of the property at Franklin Avenue. The closest non-residential use in the vicinity of the property is the First Christian Church located a short distance southeast of the site. Surrounding land use zones in the area include:

East	RSF - 8 (8 SF DU/AC)
West	RSF - 5 (5 DU/AC)
South	RMF - 64 (64 MF DU/AC)
North	RMF - 64 "do"

#47 92

Utility Service

Sanitary Sewer and Domestic Water service is existing to the property. The closest fire hydrant is located 60 feet away at the Northeast corner of North First Street and Kennedy Avenue. A pressurized irrigation watering system is being utilized to water the landscaped areas of the site.

Access

Primary access to the site is North First Street which is fully improved four lane roadway. Two existing driveways are located along Kennedy Avenue, a fully improved local street. Since the use is existing, traffic generation over the current levels will not occur as a result in the change in zoning.

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water is carried on the surface to Kennedy Avenue, and westerly to an existing storm sewer located at the westerly intersection of Kennedy Avenue and Franklin Avenue.

4-11-92
City of
Planning Department
Local Office

REZONE CRITERIA

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. The establishment of the Conditional Use by the City for an office in the RMF - 64 zone is considered to be in error. The Conditional Use application is typically considered for a short term use in nature with a known ending date of the use, not a permanent use such as an office building.

B. Substantial changes in the character of the surrounding area have occurred. Specific changes include:

1. The construction of North First Street to arterial standards.
2. The establishment of a non-residential use south-east of the subject site.
3. The the adoption of the First Street Policy.

C. It is widely accepted fact that any community that does not have some new development activity will wither and die economically. It is important for any community to encourage development of existing business endeavors which maintains its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state does not present major adverse impact on the adjoining areas since the use is existing and no increase in use is envisioned.

Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of development plans by the general public and various governmental agencies.

The Existing Site Plan achieved several goals during the development of the site:

1. Protect the adjoining residential uses from any adverse impacts.
2. Maintain visibility of the use from North First Street.
3. Maintain ease of accessibility for customers and employees.
4. Achieve a desirable surrounding for the employees #47 92 and projects a positive image to the consumer.

In meeting the goals established above the following key design elements were incorporated within the Existing Site Plan:

1. 38.2% of the total site is landscaped open space.
2. Adequate parking for employees and customers.

3. Utilization of screen fencing on the site for buffering from adjoining residential uses.
4. Hours of operation are 8:00 A.M. to 5:30 P.M.
5. Low intensity security lighting has been used.
6. The existing building setbacks are compatible with those found in the surrounding residential neighborhood.
7. The architectural style and character of the structure is compatible with residential uses.

E. Because the requested land use zone will not result in any changes within the site, the requirement upon local government services will not change beyond those which currently exist. Revenues generated by the proposed use should more than off-set costs incurred by the City in providing services. Revenues generated will be from the following:

1. Property Taxes
2. Utility Service Fees
3. Special Use Fees

F. The City of Grand Junction has adopted numerous land use policies. Of the adopted policies, the *First Street Corridor Guideline* is the most applicable to the request. According to the guideline, "Professional office developments in this section (Walnut Avenue to Franklin Avenue) of the 1st. Street Corridor should be compatible with, and enhance, the existing residential character of the corridor. The scale of development should be appropriate for the neighborhood with adequate setbacks and buffers and should no create adverse impact of noise, dust, lighting and traffic". The request for a Planned Business Zone meets the recommendations within this policy.

G. All public utilities required for the existing property exists within the adjoining roadways and have the available capacity to continue to serve the existing use.

92
Original
Do NOT Remove
From Office

SUMMARY AND CONCLUSIONS

The proposal calls for the rezoning of a parcel of land occupied by an existing office building located on 0.4 acres northwest of North First Street and Kennedy Avenue.

Access to the subject site is gained from a fully improved principle arterial and a local street. Given the current traffic volumes, the design capacity, and projected traffic increases from the existing use, no adverse affects occur.

All of the necessary utility services required for development of this type have available capacity. Adequate water supplies for fire protection exist, as well as, central sewage disposal.

Since the site is fully developed, fiscal impacts will not change one the site has been rezoned.

The proposal meets or exceeds the criteria set forth in the City's North First Street Policy Statement.

Original
Do NOT Remove
From Office

#47-92

ORDINANCE NO. 2602

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY
WITH A COMMON LOCATION AT
1401 NORTH 1ST STREET

Whereas, the Council finds that the applicant has complied with applicable regulations of the City's Development code, and that the Planning Commission has recommended that the rezoning request be granted:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION

That the zoning category on the following lands be changed as indicated:

Lots 5 and 7 in Block 1 of Replat of Blocks 1, 5, 6, and 7 of Monument Heights Subdivision, City of Grand Junction, Colorado
Is hereby zoned from RMF-64 to PB (Planned Business).

Passed and adopted this 7th day of October, 1992.



President of the Council

Attest:

Neva B. Lockhart, CMC
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2602, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 16th day of September, 1992, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of October, 1992.

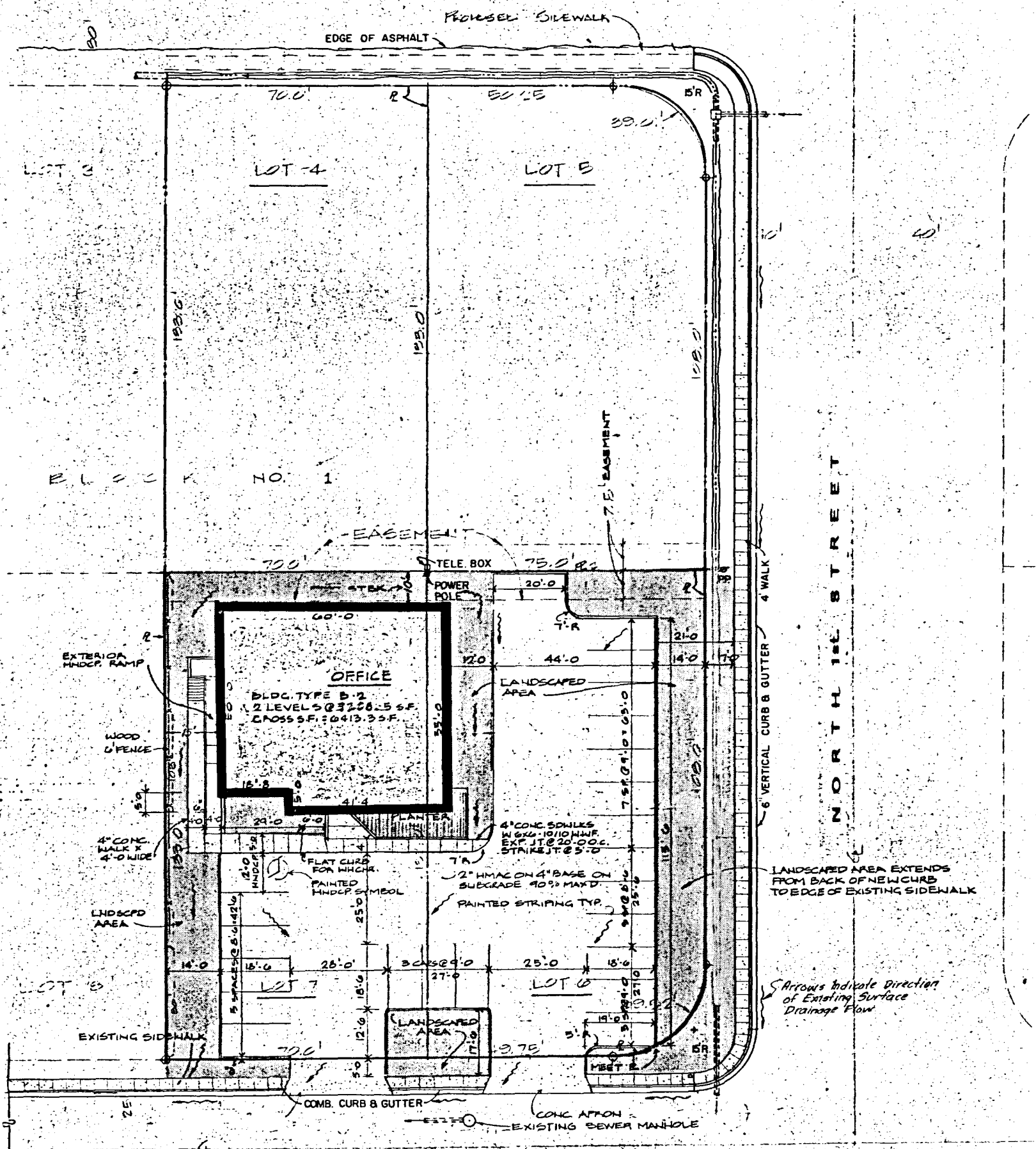
Neva B. Lockhart
Neva B. Lockhart, CMC
City Clerk

Published: September 18, 1992
Published: October 9, 1992
Effective: November 8, 1992

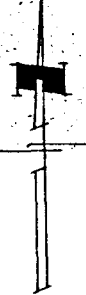
W. M. ARCERI

INDEPENDENT AVENUE

NORTH 1st STREET



NOTES:
 1. DIMENSIONS ARE SHOWN TO FACE OF CURB.
 2. COORDINATE SITE LAYOUT, WITH GRADING PLAN SHT. A-1A



REVISIONS	BY

EXISTING SITE PLAN FOR:
 AN OFFICE BUILDING AT:
 1401 N. 1st STREET, GRAND JUNCTION, COLORADO

DRAWN TAL
CHECKED
DATE JULY, 1992
SCALE 1" = 20'
JOB NO.
SHEET
OF SHEETS

#47 92
 Original
 Do NOT Remove
 From Office