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File 1993-0012

Name: Sherwin Williams Revocable Permit/SPR

**P** **S** 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.  
**r** **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**s** **e** 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.  
**n** **e**  
**d** **d**

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		<b>*Review Sheet Summary</b>
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		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Site Plan	X	General Notes Details
X		E-mails/Fax Transmittal Sheets	X	Mechanical Site Plan / Electrical Site Plan
X	X	City Council Minutes - 9/1/93 - **	X	Mechanical Plan / Plumbing
X	X	Correspondence	X	Sections Details
X		Deeds - not conveyed to the City	X	Lighting Plan Schedules
X	X	Development Improvements Agreement - sent to City Clerk for scanning and retention - ** and Release (to be sent)	X	Electrical Plans Details
X		Floor Plan	X	X
X		Exterior Elevations		
X		Sections Details		
X		Reflected Ceiling Plan Details		
X		Foundation Plan Sections & Details		
X		Roof Framing Plan Sections		



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

303 243 1275

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. \_\_\_\_\_

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 type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit			845 NORTH AVE	C-1	LANDSCAPING & ACCESS

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

THE SHERWIN-WILLIAMS COMPANY

Name	Name	Name
10440 E. NORTHWEST HIGHWAY		
DALLAS, TEXAS 75238		
(214) 553-2992		

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.

Signature of Person Completing Application

Date

*[Handwritten Signature]*

THE SHERWIN-WILLIAMS COMPANY  
 SENIOR PROJECT ENGINEER  
 SOUTHWESTERN DIVISION 8-18-93

Signature of Property Owner(s) - Attach Additional Sheets if Necessary



COATINGS

The Sherwin-Williams Company  
10440 E. Northwest Highway  
Dallas, Texas 75238-4608  
P.O. Box 38469  
Dallas, Texas 75238-0469

OVERNIGHT EXPRESS

Ms. Kristen Ashbeck  
Community Development Department  
City Of Grand Junction  
250 North 5th Street  
Grand Junction, Colorado 81501

September 7, 1993

RE: #7194 Sherwin-Williams  
845 North Avenue  
Grand Junction, Colorado

Dear Ms. Ashbeck,

Enclosed is the Development Improvements Agreement you transmitted to me earlier. I have filled out what I believe is correct based on our earlier phone conversation and signed on page 2 of 2 as the "developer". Also enclosed is a check for \$7,600 to be placed in the escrow account with the City Of Grand Junction as requested in the enclosed agreement.

I will appreciate your coordinating the establishment of the escrow account with the city Finance Department. As I mentioned, this account has to be established as a prior condition of our obtaining a building permit for this site. Please let me know if there are any problems with the enclosed material. Thanks.

Sincerely,  
The Sherwin-Williams Company

Don Scarborough  
Senior Project Engineer

c.c. Randall Higgins  
Frank Pruess (Architect)



September 15, 1993

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

Mr. Frank Preuss  
PA / DS Design Partnership  
917 Main Street  
Grand Junction, CO 81501

RE: 12-93 SHERWIN-WILLIAMS - SITE PLAN

Dear Frank,

I have reviewed the revised copy of the Sherwin-Williams site plan based on review comments received during the Revocable Permit process. I have only a few remaining comments regarding landscaping:

- 1) All hand-written notes regarding landscaping and additional planting areas that had been added on a previously-submitted plan were not included on the latest plan I received.
- 2) Street trees along Belford Avenue approved for the American Furniture site to the east are to be Shademaster Honeylocust. Suggest that Sherwin-Williams use the same-- Blue Ash is probably not an appropriate street tree.
- 3) Now that American Furniture landscape plan has been finalized, consider continuing the same scheme along Belford on the Sherwin-Williams site (see enclosed copy).

Sherwin-Williams is working on finalizing the Improvements Agreement. Once it and the site plan are complete, a Planning Clearance for a building permit can be issued. Please give me a call if you have questions regarding these comments.

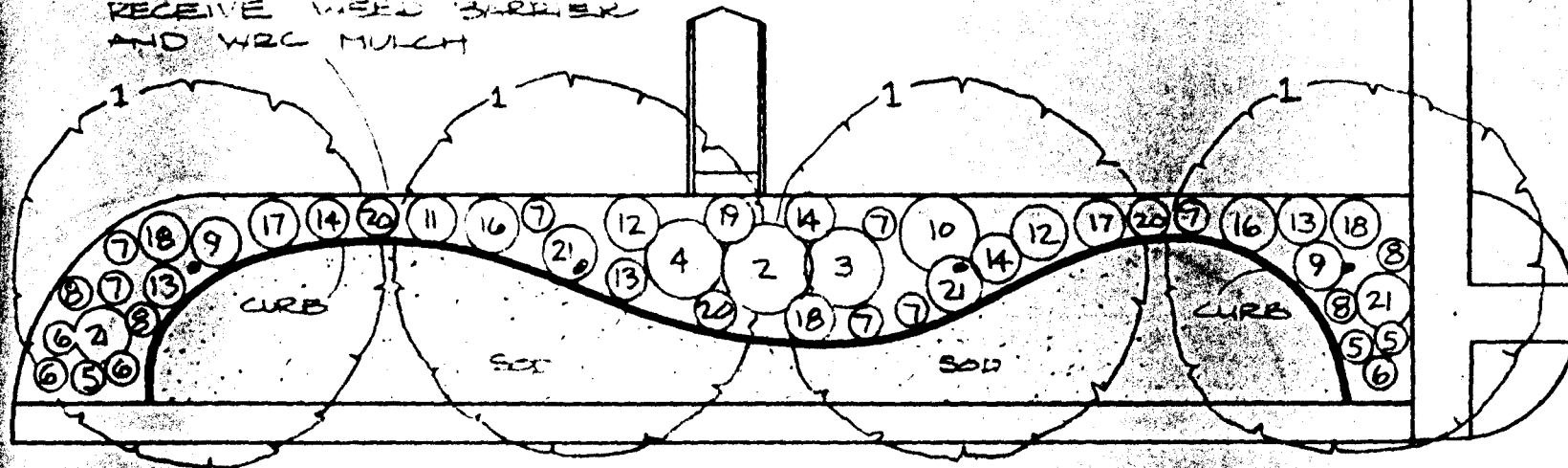
Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

encl

ENTIRE PLANTING AREA TO  
RECEIVE WEED BARRIER  
AND WRC MULCH



### PLANTING NOTES

1. ALCC specifications shall pertain; omit staking; add tree wrap for first winter.
2. For planting soil, amend approved landscape fill material with 25% peat moss by volume.
3. Raised planters to be filled with amended planting soil; raised planters to be planted with annual bedding plants as provided by Owner.
4. Guarantee plant materials for one growing season after acceptance of work.
5. Turf to be established by the installation of Bluegrass blend sod.

MEMORANDUM

DATE: SEPTEMBER 15, 1993

TO: MARK ACHEN  
FROM: KRISTEN ASHBECK

RE: Request your signature on Sherwin Williams Improvements Agreement

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Sherwin Williams has received site plan approval through the Community Development Department for renovation and new construction at its new location at 845 North Avenue. Part of the approval required the applicant to construct certain improvements on and off site for which an Improvements Agreement and Guarantee are required. Attached is a signed copy of the Improvements Agreement which will be guaranteed by a cash escrow. The signed exhibit will then be recorded and will be kept in the development file. Thank you.

1/14/93

Kathy - 244-1440  
Kris - 244-1437

**PLANNING CLEARANCE REQUIREMENTS**  
**GRAND JUNCTION COMMUNITY DEVELOPMENT**

BUILDING ADDRESS: 865 North Ave. FILE NO: \_\_\_\_\_  
PROPOSAL: New Building Expansion of existing building  
DEVELOPER: American Furniture & Shurwin Williams TELEPHONE: \_\_\_\_\_

**REQUIRED**

- A. Impact Statement / Project Narrative
- B. Site Plan  
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- C. Drainage & Grading Plan / Report
- D. Utilities Composite *show on site plan*  
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- E. Landscaping / Screening / Buffering
  - 1) Types of Open Space *(a) 75% of lot 5' along North*
  - 2) Maintenance
  - 3) Irrigation Rights *5% of parking deck*
  - 4) Irrigation Plan
- F. Roadway Plan / Profile
- G. Traffic Circulation Patterns *site plan*
  - 1) Pedestrian / Bike paths / Crosswalks
  - 2) Curb Cuts <sup>(a)</sup>
  - 3) Dimensions of Curb Cuts / Driveways
  - 4) Internal Circulation Detail
- ?  H. Traffic Analysis / Impact Study
- I. Floodplain Analysis and/or Permit <sup>(b)</sup>
- J. Geology Report / Soils Report
- K. Gamma Radiation Report
- L. CDOT Access Permit <sup>(b)</sup>  
*check with State Hwy Dept.*  
(a) Existing and Proposed (b) Requires a Separate Permit
- M. Section 404 Permit <sup>(b)</sup>
- N. Environmental Site Assessment
- O. Structural Information
  - 1) Heights, Elevations, Square Footage
  - 2) Percent of Building Coverage
  - 3) Setbacks
  - 4) Lighting <sup>(a)</sup>
  - 5) Signage Detail <sup>(a) (b)</sup>
  - 6) Fences <sup>(a) (b)</sup>
- P. Subsurface Soils Investigation
- Q. Sewer/Water Tap (Power of Attorney)
  - 1) Water Supply
  - 2) Water Usage
  - 3) Sewage Generation Estimates
- R. Parking Plan
  - 1) Total Number <sup>(a)</sup>
  - 2) Handicapped Spaces / Symbols
  - 3) Space Dimensions / Striped / Blocks
- S. Improvements Agreement
- T. Improvements Guarantee
- U. Application / Planning Clearance
- V. Review Sheet
- W. Other: \_\_\_\_\_

*\* May need easement vacation through separate process*

NUMBER OF REVIEW PACKETS REQUIRED: \_\_\_\_\_

- Community Development
- City Attorney
- City Utilities Engineer
- City Development Engineer
- City Property Agent
- City Traffic Engineer
- Parks & Recreation
- Fire Department
- Police Department
- Building Department
- GJ Drainage District
- \_\_\_\_\_

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

Fee: \$125.00

1/14/93

Jeff Williams  
Ray Meacham

North

Sherwin Williams  
American Furniture

365 North Ave

Parking

Furniture store - 1 sp/250 sq sales area

Sherwin Williams 1 sp/200 sq sales area

Vacation of easement?

Landscaping - 75% of 5' setback (North)  
" " 5' setback (Relford)  
+ 5% of parking lot





RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 02 1993

March 2, 1993

Community Development  
Kristen Ashbeck

**WRITTEN RESPONSE TO REVIEW COMMENTS  
FILE NO. 12-93  
MEACHAM SUBDIVISION**

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

In response to the review agency comments for the easement vacation and replat for American Furniture and Sherwin Williams, I have enclosed a Plat for Planning Department review, as well as a revised site plan to address some of the concerns of the Planning Departments.

As detailed in the site plan an easement shall be provided for the sewer line west of the proposed Sherwin Williams store. The existing sewer line will be abandoned and capped including the existing manhole west of the existing building. The new building for Sherwin Williams will retain the sewer line to the west and the existing building will tap into the sewer line in ninth street.

**EASEMENT VACATION**

Petitioner has discussed and delivered site plans for the proposed utility relocation with Public Service and U.S. West and will attend the utilities coordinating committee March 10, 1993.

**FINAL PLAT & SITE PLAN**

We have included a subdivision plat showing all proposed utilities and ingress/egress easements. We believe the most efficient traffic circulation through the site is one way to Belford Avenue. With the low traffic count on Belford our development will have minimal impact. Our revised site plan has addressed the access to ninth street by rearranging the parking area and placing the curb cut away from Belford to the south side of the

Valley Federal Plaza  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

proposed addition to the existing building. The developers of the site agree that all existing curb cuts not to be retained shall be removed and replaced with curb and gutters and landscaping as appropriate.

Petitioner would appreciate the planning department's approval that sidewalks not be required along Belford Avenue. Current conditions of sidewalks in the area are very deteriorated as well as non-existent on neighboring parcels.

I believe the greatest concern as to our site plan is the parking requirements, 1 space per 250 square feet. The proposed Sherwin Williams building has only 3,000 square feet of sales area. The balance in warehouse which serves the area contractors. Their current parking has been adequate for many years, however with the proposed new store, they will have the benefit of a truck ramp. We have made the two dead-end spaces on the west side of the front parking the required accessible spaces.

American Furniture averages 7 customer visits per day with six employees. Their current location has been in operation for thirty years with virtually no exclusive parking. We have attached sales records for June and December of 1992 to clarify customer count.

We believe our landscaping of the area to be sufficient and will agree to a berm as a visual buffer to the residential area to the south. Our new site plan details landscaping to indicate spacing and species.

Both Sherwin Williams and American Furniture look forward to opening their new locations on North Avenue and will continue to work with the Grand Junction Planning Department with their comments and suggestions.

Jeffrey K. Williams  
Representative

June 1992	
1st	16 Sales
3rd	5 Sales
5th	11 Sales
6th	5 Sales
9th	5 Sales
11th	2 Sales
12th	7 Sales
13th	7 Sales
15th	9 Sales
17th	9 Sales
18th	8 Sales
19th	5 Sales
20th	10 Sales
22nd	4 Sales
23rd	4 Sales
25th	9 Sales
26th	7 Sales
27th	6 Sales
30th	11 Sales
TOTAL	140 Sales (26 Days, 5 People per day average)

December 1992	
1st	5 Sales
2nd	3 Sales
3rd	10 Sales
4th	11 Sales
5th	5 Sales
8th	10 Sales
9th	8 Sales
10th	6 Sales
11th	12 Sales
12th	11 Sales
14th	8 Sales
16th	14 Sales
17th	10 Sales
19th	10 Sales
21st	12 Sales
22nd	9 Sales
23rd	13 Sales
26th	9 Sales
29th	18 Sales
30th	6 Sales
31st	1 Sale
TOTAL	191 (26 days, 7 people per day average)

Violet L. Owen  
601 Horizon Pl.  
Grand Junction, CO 81506

MSSW Inc.  
P. O. Box 2797  
Grand Junction, CO 81502

Lawrence B. Dowd  
2660 Paradise Dr.  
Grand Jct., CO 81506

Velva V. Carnes  
212 Country Club Park  
Grand Junction, CO81503

John L. Moss  
2519 I Road  
Grand Junction, CO 81505

Newton L. Koser  
2360 S. Garfield  
Denver, CO 80210

Don Adams  
900 North Ave.  
Grand Junction, CO 81501

Bud r. Blaney  
1635 Maple Ct.  
Grand Junction, CO 81505

Fannie R. Susman  
601 Horizon Pl., #215  
Grand Jct., CO 81506

Chris Joufflas  
748 Golfmore Dr.  
Grand Junction, CO 81506

Elizabeth A. Browning  
P. O. Box 57  
Debeque, CO 81630

Rankin & Company, Inc.  
1043 North Ave.  
Grand Jct., CO 81501

Howard Shevlin  
936 North Ave.  
Grand Junction, CO 81501

Dorothy A. Johnson  
512 Riara Dr.  
Grand Junction, CO 81503

Harold A. Stortz  
775 Kennedy  
Grand Jct., CO 81501

Central Bank  
P. O. Box 608  
Grand Junction, CO 81502

Palma Rachela Loveridge  
940 N. 8th St.  
Grand Junction, CO 81501

Carolyn D. Beldon  
898 Texas Ave.  
Grand Jct., CO 81501

Carl A. Davis  
825 Belford Ave.  
Grand Junction, CO 81501

James M. Flynn  
3918 S. Seville Circle  
Grand Junction, CO 81506

Margaret R. Valles  
847 Belford Ave.  
Grand Jct., CO 81501

Allene B. Koontz  
949 N. 9th St.  
Grand Junction, CO 81501

Grace E. Blaney  
929 N. 9th St.  
Grand Junction, CO 81501

Steven O. Payne  
915 Belford Ave.  
Grand Jct., CO 81501

A. W. Else  
926 N. 9th St.  
Grand Junction, CO 81501

Dwight D. Guthrie  
632 Americana Dr.  
Grand Junction, CO 81504

Nan Carolyn Howard  
923 N. 8th St.  
Grand Jct., CO 81501

Beth V. Brodak  
925 N. 8th St.  
Grand Junction, CO 81501

Ruth T. Bowhay  
751 Belford Ave.  
Grand Junction, CO 81501

Buescher-Sparkman Inv.  
P. O. Box 1789  
Grand Jct., CO 81502



Sewer - An easement is required for the sewer line west of the proposed building. The easement shall be 20 feet in width, centered on the sewer line, and extend 10 feet east of the manhole. Provide narrative for abandoning sewer line and manhole west of existing building. Contact Persigo Treatment Facility for "Industrial Pretreatment" application. 244-1489.

**CITY PROPERTY AGENT**

**Tim Woodmansee** **244-1565**

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**Kristen Ashbeck** **244-1437**

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See attached comments.

**COUNTY & STATE AGENCIES:**

**BUILDING DEPARTMENT**

**Bob Lee** **244-1656**

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It appears from the narrative and the site plan that the gas main will need to be relocated. It will cross property lines and is presently located under the proposed Sherwin/Williams building.

No other comments.

**OTHER REVIEW AGENCIES:**

**PUBLIC SERVICE**

**Dale Clawson** **244-2695**

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Gas & Electric - No objections.

**U.S. WEST**

**Leon Peach** **244-4964**

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No comments at this time.

12-93

**AMERICAN SUBDIVISION - EASEMENT VACATION  
REVIEW COMMENTS - COMMUNITY DEVELOPMENT DEPARTMENT  
KRISTEN ASHBECK 244-1437**

**EASEMENT VACATION**

1. Petitioner must obtain quit claim deeds from U.S. West and Public Service for easement to be vacated.
2. Petitioner must obtain approval of Utilities Coordinating Committee (UCC) - earliest meeting March 10, 1993.

**FINAL PLAT / SITE PLAN ISSUES**

1. Subdivision plat must indicate all proposed utilities and ingress/egress easements.
2. Legal documentation required to allow building encroachment into North Avenue right-of-way since the building is no longer occupied by City Market (as specified in the deed).

3. **CIRCULATION**

- One-way circulation through the site significantly increases traffic on Belford Avenue.
- Access on 9th Street will not be allowed--it is too close to Belford/9th intersection.
- Sidewalk attached to curb will be required along Belford Avenue.
- All existing curb cuts on Belford and North Avenues not to be retained must be removed and replaced with curb/gutter/sidewalk and landscaping as appropriate.
- Provide documentation of State Highway access approval (if required) for North Avenue access.

4. **PARKING**

- It appears parking is inadequate to meet on-site requirements for both employees and customers for both buildings. Code requires 1 space per 250 square feet sales area (furniture store) plus 1 space per 200 square feet sales area (paint store). This may be excessive; however, petitioner must provide more justification for not meeting code requirement.
- Eliminate 2 dead-end spaces on the west side of Sherwin-Williams front parking area or consider making these the required accessible spaces.



## 5. LANDSCAPING

- Total amount of landscaping may be inadequate (75% of first 5 feet along North and Belford Avenues plus 5% of parking area). Landscaping within the public right-of-way cannot be counted towards the on-site requirement.
- Some visual buffer should be provided to the residential area to the south. A planted berm similar to that provided by Taco Bell (850 North Avenue) along Glenwood Avenue is recommended.
- A more detailed landscape plan is required to indicate location/spacing/species of plantings and groundcover materials.

## REVIEW COMMENTS

Page 1 of 3

FILE NO. #12-93

TITLE HEADING: Replat/Site Plan Review

LOCATION: 865 North Avenue

PETITIONER: Sherwin Williams

PETITIONER'S ADDRESS/TELEPHONE: 874 North Avenue  
Grand Junction, CO 81501  
242-6515

PETITIONER'S REPRESENTATIVE: Jeffrey K. Williams

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 1, 1993.**  
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**CITY DEVELOPMENT ENGINEER** 3/16/93  
Gerald Williams 244-1591

1. Unused curb cuts must be closed.
2. Traffic access, particularly for truck unloading, has not been adequately addressed.
3. Fire protection must be provided.  
(see attached redline plans)

**CITY UTILITIES ENGINEER** 3/15/93  
Bill Cheney 244-1590

### SEWER

1. New construction to be built and inspected per City specifications.
2. Manhole to be abandoned and filled with sand and the top cone removed. The existing line shall be plugged to prevent future piping of water through the existing conduit.

**CITY ATTORNEY** 3/16/93  
Dan Wilson/John Shaver 244-1501

The goal, of course, of land use planning is to bring non-complying buildings and uses into compliance, i.e., to upgrade existing facilities over time. This resubdivision seems to present opportunities in this regard. The developer and Community Development Department should examine ways to incorporate landscaping, et cetera, somehow, into the project.

As well, has there been a resolution of the revocable permit issues? Such certainly is necessary and is clearly in line with the need to monitor/upgrade non-complying uses.

**FILE 12-93 / REVIEW COMMENTS**

page 2 of 3

**U.S. WEST** 3/18/93  
**Leon Peach** 244-4964

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1. Would need easement from south 10' easement along east 10' of Lot 17 for continuation of loop around south edge of property.

**BUILDING DEPARTMENT** 3/17/93  
**Bob Lee** 244-1656

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Building permits are required for each building as well as compliance to all other laws and ordinances of the City of Grand Junction. No objections or other comments.

**COMMUNITY DEVELOPMENT DEPT.** 3/23/93  
**Kristen Ashbeck** 244-1437

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See attached.

PROVIDED  
BY PETITIONER



**AMERICAN SUBDIVISION  
865 NORTH AVE.**

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

*We respectfully submit application for a re-subdivision and easement vacation. This brochure also includes a preliminary site plan to clarify our proposal.*

*The legal address for the property is 865 North Avenue, which was the home of City Market until 1982. During an expansion of the City Market store in 1973, the City of Grand Junction granted an ordinance vacating a portion of the alley between 8th Street and 9th Street subject to an easement for existing utilities.*

*Our proposal is to re-subdivide this property into two parcels. Lot one will be the new home of Sherwin-Williams, a community business since 1956. Lot two will be the new home of American Furniture, a downtown merchant since 1951.*

*This proposal, if approved, would allow the construction of the new Sherwin-Williams store and the renovation of the City Market store to begin this spring. As shown on the site plan, American Furniture will be built in phases. The construction this spring will be to renovate the entire existing building, with future construction of a warehouse south to Belford Avenue. The Sherwin-Williams building will consist of 10,000 square feet with an additional 2,000 square feet for future expansion for additional warehouse.*

*The surrounding area consists of commercial properties with frontage on North Avenue. To the south of this property is both single and multi-family residential. This proposal shall have little impact on North Avenue traffic with the existing curb cut, traffic will flow through the property to Belford.*

Valley Federal Plaza  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

#12 93

***Sherwin-Williams has provided a 25 foot common area for ingress and egress. Both owners have agreed to an easement and maintenance agreement. The residential area will benefit from the approved aesthetics of the area as well as landscaping along Belford Avenue.***

***This proposal would require special consideration to current parking requirements. American Furniture has been located on Main Street with very limited parking for 40 years. The furniture business is a very low customer volume operation. This proposal will actually benefit North Avenue traffic with increased parking and a truck loading area for Sherwin-Williams.***

***This proposal meets the zoning for this area. We have re-subdivided the property at the request of Community Development to provide detail of utility easements for the relocation of utilities at owners expense. The only utilities to be relocated will be Public Service Company and U. S. West. City water is located in both Belford and 9th Street. The sewer line currently in this easement will no longer be needed. American Furniture will tap in on 9th Street and Sherwin-Williams will remain on the sewer line flowing west.***

***This expansion for both stores indicate Grand Junction's further growth of existing businesses. This proposal will benefit the community as well as increase the beauty of North Avenue.***

# 12 93  
JAN 12 1993  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT



- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

Valley Federal Plaza  
225 North Fifth St.  
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FAX 303/241-6223

## PLANNING CLEARANCE

**BUILDING ADDRESS:** 865 North Avenue

**PROPOSAL:** New building and expansion of existing building.

**DEVELOPER:** American Furniture and Sherwin-Williams

*We respectfully submit application for Site Plan Clearance for the construction for the new Sherwin-Williams store and the renovation of the existing building for American Furniture.*

*The legal address of the property is 865 North Avenue. Our proposal is to re-subdivide this property into two parcels. Lot one, the new home of Sherwin-Williams; Lot two, the new home of American Furniture.*

*This proposal, if approved, would allow the construction of the new Sherwin-Williams store and the renovation of the City Market store to begin this spring. As shown on the site plan, American Furniture will be built in phases. The construction this spring will be to renovate the entire existing building, with future construction of a warehouse south to Belford Avenue. The Sherwin-Williams building will consist of 10,000 square feet with an additional 2,000 square feet for future expansion for additional warehouse.*

*The surrounding area consists of commercial properties with frontage on North Avenue. To the south of this property is both single and multi-family residential. This proposal shall have little impact on North Avenue traffic. With the existing curb cut, traffic will flow through the property to Belford. The developers have submitted an application for the State Highway Access Permit which is required for the change of use created by the new construction.*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAR 12 1993

June 1992	
1st	16 Sales
3rd	5 Sales
5th	11 Sales
6th	5 Sales
9th	5 Sales
11th	2 Sales
12th	7 Sales
13th	7 Sales
15th	9 Sales
17th	9 Sales
18th	8 Sales
19th	5 Sales
20th	10 Sales
22nd	4 Sales
23rd	4 Sales
25th	9 Sales
26th	7 Sales
27th	6 Sales
30th	11 Sales
TOTAL	140 Sales (26 Days, 5 People per day average)

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAR 12 1993

December 1992	
1st	5 Sales
2nd	3 Sales
3rd	10 Sales
4th	11 Sales
5th	5 Sales
8th	10 Sales
9th	8 Sales
10th	6 Sales
11th	12 Sales
12th	11 Sales
14th	8 Sales
16th	14 Sales
17th	10 Sales
19th	10 Sales
21st	12 Sales
22nd	9 Sales
23rd	13 Sales
26th	9 Sales
29th	18 Sales
30th	6 Sales
31st	1 Sale
TOTAL	191 (26 days, 7 people per day average)



***Sherwin-Williams has provided a 25 foot common area for ingress and egress. Both owners have agreed to an easement and maintenance agreement. The residential area will benefit from the approved aesthetics of the area as well as landscaping along Belford Avenue.***

***This proposal would require special consideration to current parking requirements. American furniture has been located on Main Street with very limited parking for 40 years. The furniture business is a very low customer volume operation. Enclosed with this narrative are copies of sales receipts to verify the low customer volume. This proposal will actually benefit North Avenue traffic with increased parking and a truck loading area for Sherwin-Williams.***

***This proposal meets the zoning for this area. We have re-subdivided the property at the request of Community Development to provide detail of utility easements for the relocation of utilities at owners expense. The only utilities to be relocated will be Public Service Company and U. S. West. City water is located in both Belford and 9th Street. The sewer line currently in this easement will no longer be needed. American Furniture will tap in on 9th Street and Sherwin-Williams will remain on the sewer line flowing west.***

***This expansion for both stores indicate Grand Junction's further growth of existing businesses. This proposal will benefit the community as well as increase the beauty of North Avenue.***

3/18/93

**12-93 MEACHAM SUBDIVISION / SITE PLAN REVIEW  
REVIEW COMMENTS - COMMUNITY DEVELOPMENT  
KRISTEN ASHBECK 244-1437**

1. A revocable permit is required to allow the existing building encroachment in the North Avenue right-of-way and the landscaping in the Belford Avenue right-of-way. Contact the City Property Agent, Tim Woodmansee at 244-1565.
2. A sidewalk attached to the curb will be required along Belford Avenue.
3. Provide documentation of state highway access approval for North Avenue access.
4. Based on the site plan submitted, total landscaping required on site is 4,537 square feet, of which, approximately 2,600 square feet is shown on the site plan. The deficit of 1,937 square feet can be made up by providing landscaping in the end islands of the angled parking spaces and the off-site landscaping as shown in the North Avenue and Belford Avenue rights-of-way.
5. Provide more detailed information for the landscaped areas in front of the existing building, in the end islands of the angle parking areas, and along North Avenue. What is the groundcover and other plant material proposed? What is the plant size and spacing?
6. Total parking required per the City of Grand Junction Zoning and Development Code for both stores is 127 spaces (this might be less if the petitioner provides information regarding sales area in each building). City staff recognizes that this seems excessive for the service intensity at retail establishments such as those proposed; however, the petitioner must provide sufficient information to justify lowering this requirement in order for staff to consider the request.  
  
If it is intended that parking on both lots will be available for customers of both stores, a cross easement between the two lots is required.
7. Indicate dumpster location(s) on the site plan and provide screening around them.
8. The following structural information has yet to be submitted: building heights and elevations, lighting, signage details, and fences (if used for dumpster screening).
9. Provide a bicycle rack in front of one of the buildings.
10. Show striped aisle areas for the accessible spaces.



Public Service®

Public Service  
Company of Colorado

March 18, 1993

Mr. Jeffrey K. Williams  
Sherwin Williams  
874 North Avenue  
Grand Junction, CO 81501

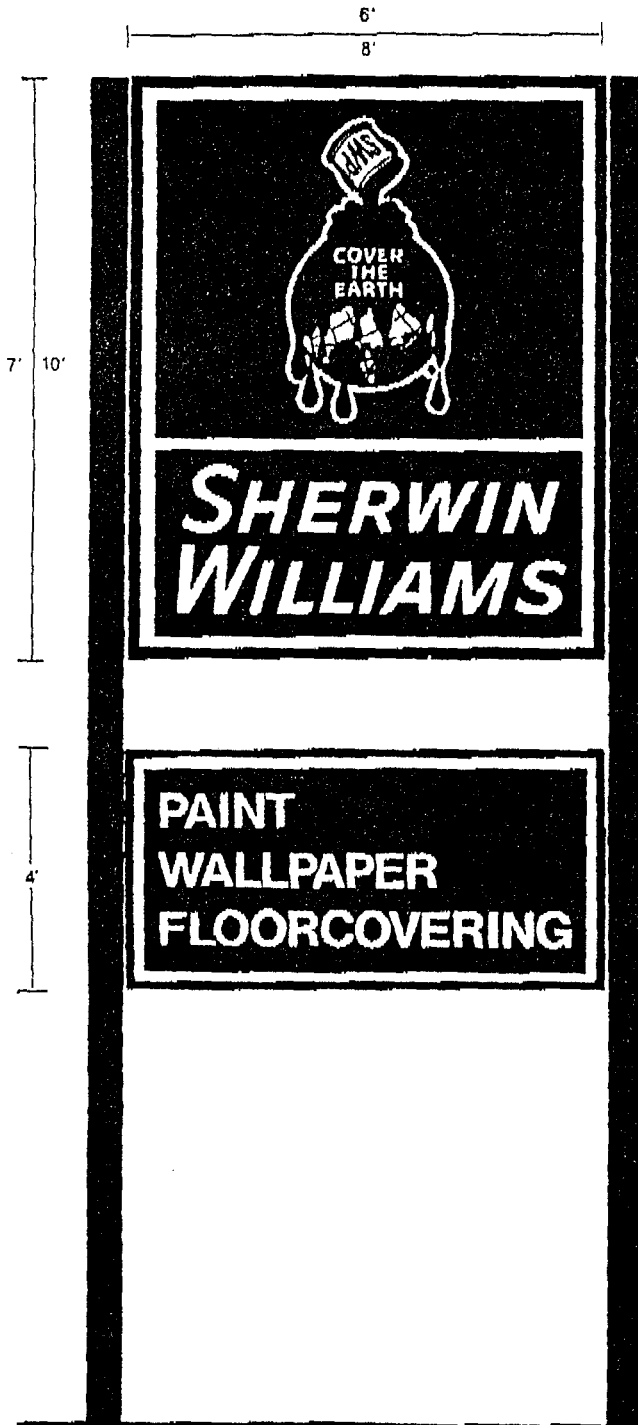
Dear Mr. Williams;

The renovation of the old City Market building at 865 North Avenue makes it necessary to relocate existing electric and gas facilities and eliminate a portion of the existing utility easement. Public Service Company of Colorado will Quit Claim this easement and will relocate facilities at customers expense. The easement will be Quit Claimed at time of construction so that our existing facilities will be protected until the new lines are installed.

Respectfully,

Dale Clawson

**DOUBLE POLE LOGO SIGN/PRODUCT SIGN—DOUBLE FACE**



**DOUBLE POLE LOGO SIGN/PRODUCT SIGN—DF**

Double face sign with prescreened faces of flexible face material. Logo and SHERWIN-WILLIAMS copy is decorated in two colors on a white material. The sign box is made of extruded aluminum and designed to meet 30 PSF wind load. Electrical meets standards of National Electrical Code and Underwriters' Laboratories, Inc. Sign bears U.L. label. Support columns are made of square steel tubing.

4'x8' product sign is decorated in one color on a white material.

At least one and where appropriate two of the 10'x8' signs with 4'x8' product signs are recommended at all locations.

**NOTE:**

An optional 7'x6' logo sign is available when codes restrict sign size. The 7'x6' logo sign does not come with a product sign.

**Electrical:**

- 10'x8' - 1-15 AMP CIRCUIT
- 4'x8' - 1-15 AMP CIRCUIT
- 7'x6' - 1-15 AMP CIRCUIT

**Colors:**

Sign box and poles are painted Shutter Brown BM #73-16. SHERWIN-WILLIAMS in white on a blue bkgd. Product sign is white on red bkgd. "Cover The Earth" logo sits on blue bkgd. separated by a white outline around logo. A white border surrounds entire graphics. For breakdown in colors on SWP logo, see neon building letter insert.

**Columns:**

- 10'x8' - 8"x8" tubes
- 7'x6' - 5"x5" tubes



- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

Valley Federal Plaza  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

March 31, 1993

*Community Development  
Kristen Ashbeck  
520 Rood Ave.  
Grand Junction, CO 81501*

**RE: *Site Plan Review Comments  
File No. 12-93  
865 North Avenue***

**COMMUNITY DEVELOPMENT -**

*Enclosed is our corrected Site Plan for the property. We have made use of the review comments for landscaping, and closing unused curb cuts. We also have approval from the State Highway Department for access off of North Avenue. A Sidewalk attached to the curb will be provided on Belford Avenue.*

*Sherwin-Williams is currently preparing architectural drawings for their proposed new building. Submittal of architectural drawings to the Building Department will be in approximately 60 days. We would ask of the Planning Department to make it a requirement that petitioner provide quit-claim deeds from both U. S. West and Public Service prior to recording this plat. Public Service requires that the existing lines must be relocated prior to any quit-claim of their existing lines.*

*The parking area for this development, although under the cities current code, we believe is sufficient. Sherwin-Williams has only 3,000 square feet of retail with the balance used for warehouse. We have visited several comparable properties and have enclosed a summary of parking for these different sites. We believe American Furniture has more parking than other furniture stores as well as area for landscaping, which no other store has. Warehouse for American Furniture is 9,000 square feet. With the low volume business in furniture sales, Our available parking will be adequate.*

***It is not intended that parking in both lots be available for customers of either store. The only easement on the property is the ingress and egress for one way traffic.***

***Petitioner is pursuing a revokable permit for the existing building encroachment in the North Avenue right-of-way. We are working on this with Tim Woodmansee and Dan Wilson, City Attorney.***

***Structural information will be submitted to the Building Department upon completion of architectural drawings for both buildings. Both developers will comply with all Building Department requirements.***

***Our truck loading plans for Sherwin-Williams is to allow semi - trailers to back into the loading dock off Belford. The loading door shown for American Furniture is the entry for the delivery van. American Furniture will have very few semi trailers unloading at this site, All labor is performed manually with no forklifts.***

***The developers of this site want this development to be appealing to customers and neighboring properties. This resubdivision presents opportunities for upgrading these buildings. We respectfully ask your approval of this site plan. The amount of improvement of this site should outweigh our lack of parking under current city code.***

***Jeffrey K. Williams, Petitioner***

April 8, 1993

Mr. Jeffrey K. Williams  
Bray and Company Realty  
225 North 5th Street Suite 1020  
Grand Junction, Colorado 81501

RE: 12-93 Site Plan Review / Meacham Subdivision

Dear Jeff,

Upon review of the most recently-submitted site plan for the Sherwin-Williams/American Furniture development at 865 North Avenue, it appears that the Sherwin-Williams portion of the site meets the parking and landscaping requirements per the Grand Junction Zoning and Development Code. However, there may be problems with the parking requirement for the American Furniture portion of the site of which Sherwin-Williams should be aware. There may be a need for American Furniture to share the excess parking shown on the Sherwin-Williams site. Another suggestion would be that the proposed sign be lowered. Most signs along North Avenue are at the height proposed--lower signs are actually more visible.

This preliminary approval of the Sherwin-Williams site plan is still subject to review of finalized documents including the following: quit claim deeds from Public Service and US West for easements to be vacated, Meacham Subdivision final plat, building plans, and signage and other site details.

If you have questions regarding this preliminary review, please do not hesitate to contact me.

Sincerely,



Kristen Ashbeck  
Planner

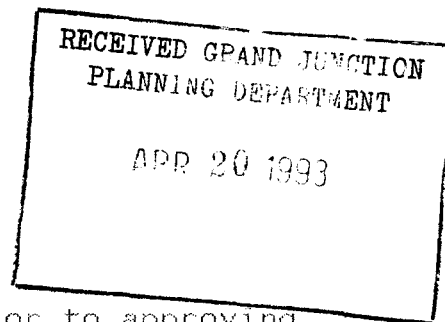
MESA COUNTY SURVEYOR  
FRED A. WEBER  
544 ROOD AVE.  
P.O. BOX 20000-5026  
GRAND JUNCTION, CO 81502  
PHONE: 244-1822, 244-1823

APRIL 19, 1993

SUBDIVISION REVIEW: SB-19-93

**MEACHAM SUBDIVISION**

SURVEYOR: Dennis Johnson  
Professional Surveying Services  
227 So. 9th  
P.O. Box 4506  
Grand Junction, CO 81502  
PHONE: 241-3841



The following issues need to be clarified prior to approving the plat:

- Jeff (1) DEDICATION: Sherwin Williams Development Corporation is not the owner of record indicated by the assessor's records. Please, provide the current deed which indicates this ownership and show the Book and Page.
2. REVOCABLE PERMIT FOR PARKING: Please, verify that the page numbers are 581 & 582, not only 581. *Need only put on 1st page number*
  3. A benchmark based on USGS datum is required by County regulations.
  4. ALLEY: Book 988, Page 413 specifies the alley vacation but retains an easement for "operation and maintenance or replacement of existing utilities." A note to this effect should be shown on the plat.
  5. EXTINGUISHED EASEMENT: Since this easement involves a third party (PSCO and the Mountain States Telephone and Telegraph Company) not in ownership, their approval or UCC's approval in their behalf should be shown on the plat.
  6. LOT 7: The dimension of 154.59' appears to more correctly be 144.59'. If this change is correct the deposited plat, S17-92, should reflect this change also.
  7. Encroachment of the building into the right-of-way for North Avenue should be shown and the City of Grand Junction should be advised.

Please, contact this office if we can be of further assistance.

Sincerely,  
Fred A. Weber *K.S.*  
County Surveyor

cc: City of Grand Junction, Community Development



July 22, 1993



City of Grand Junction, Colorado

81501-2668

250 North Fifth Street

Mr. Greg Dillon  
Dillon-Hunt P.C.  
804 Grand Avenue  
Grand Junction, CO 81501

RE: 12-93 AMERICAN FURNITURE - REVISED SITE PLAN

Dear Greg,

Having reviewed the most recent site plan for the American Furniture store at 865 North Avenue, the following comments are made and numbered in reference to the attached red-lined drawing.

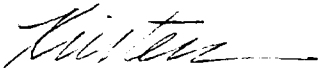
1. A revocable permit (processed through the Community Development Department) is required for the landscaping in the public right-of-way along Belford Avenue.
2. A third one way sign is required to be placed on the end island on the south end of the proposed Sherwin-Williams building. Relocate the other signs as shown.
3. Show landscaping proposed (containers) along the front of the building.
4. Place a note on the plan that all landscaping will be irrigated with an underground, pressurized system.
5. Place a note on plan indicating caliper of tree to be planted (minimum is 1-1/2 inches).
6. A bicycle rack is required somewhere on the Sherwin-Williams/American Furniture site. The most likely location is (as shown on a previous plan) along the front of the American Furniture building.
7. Please revise plan to correctly show easement which is to be vacated.
8. Prior to issuing a building permit for any construction over the easement which is to be vacated, the following must occur:
  - existing utility lines must be relocated to the new utility easement along the south property line
  - US West and Public Service must transfer by quit claim deed their interest in the old easement

- ✓ provide verification of approval of state highway access permit
- the Meacham Subdivision plat must be recorded (fees paid by petitioner)
- an Improvements Agreement and Guarantee (either cash escrow or Letter of Credit) must be provided for all landscaping/irrigation, sidewalk, curbing and gutter

I realize that many of these comments do not pertain to your scope of services for Mr. Meacham. However, they are all relevant to the process of ultimately obtaining a building permit for the proposed addition and, thus, must be addressed at some point by someone responsible for management and completion of the project.

Should you have questions regarding these comments, please do not hesitate to contact me.

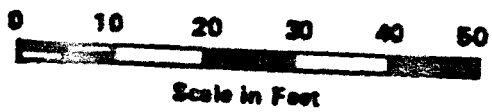
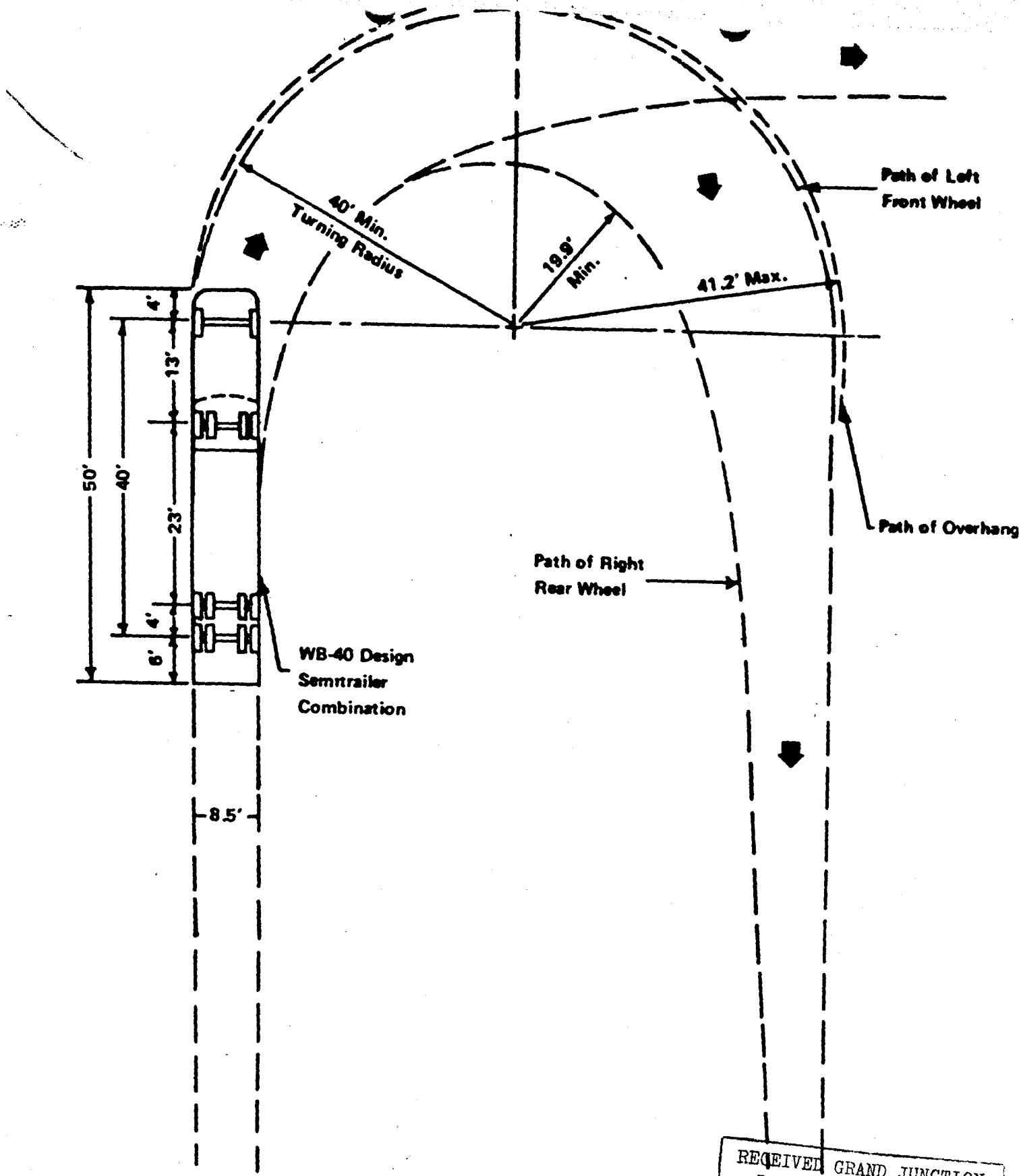
Sincerely,



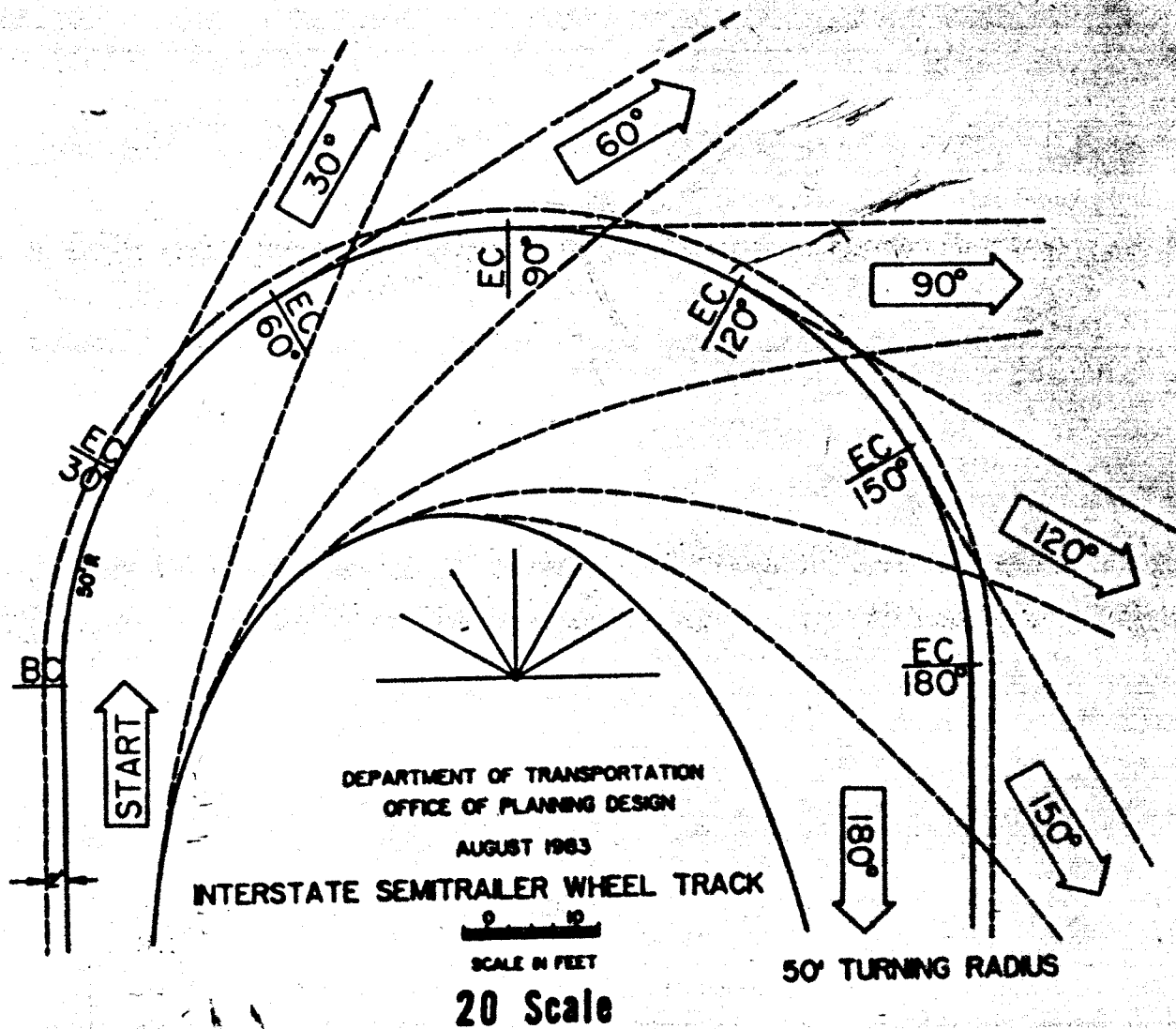
Kristen Ashbeck  
Planner

encl

xc: Mr. Ray Meacham



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAY 10 1993



LEASE

1642411 11:32 AM 06/15/93  
MONIKA TODD CLK&REC MESA COUNTY CO

THIS LEASE, dated on June 15, 1993, is between Sherwin-Williams Corp.  
by Lamar L. Holmes, as the Landlord, and Ray E. Meachum  
DBA American Furniture Co., as the Tenant.

The Landlord, in consideration of the covenants of the Tenant hereinafter set forth, hereby leases to the Tenant the following described property:  
12 parking stalls on Lots 9 and 24, Block 4, City of Grand Junction.

also known by street and number as 855 North Avenue

SAID PREMISES are to be leased to the Tenant from June 15, 1993 to  
June 15, 2013. The Tenant, in consideration of the leasing of the premises as set forth above,  
covenants and agrees to pay the Landlord as rent the sum of \$ 10.00 per year, payable as follows:

The Tenant further covenants with the Landlord, that at the expiration of the time mentioned in this Lease, peaceable possession of said premises shall be given to the Landlord, in as good condition as they now are, the usual wear, inevitable accidents, and loss by fire excepted.

It is agreed that if the Tenant shall be in arrears in the payment of any installment of rent, or any portion thereof, or in default of any of the covenants or agreements herein contained to be performed by the Tenant, which default shall be uncorrected for a period of three (3) days after Landlord has given written notice thereof, Landlord may, at his option, without liability for trespass or for damages; enter into and upon said premises, or a portion thereof; declare the term of this lease ended; repossess the said premises as of the Landlord's former estate; peacefully expel and remove the Tenant, those claiming under him, or any person or persons occupying the same and their effects; all without prejudice to any other remedies available to the Landlord for arrears of rent or breach of covenant.

IT IS FURTHER COVENANTED AND AGREED, between the parties aforesaid that  
the parking area described above is for customer use only and shall not include any employee use.

landlord and tenant agree that no termination of this lease will occur until 90 days advance written notice has been given by certified mail to the City of Grand Junction at the following address:

Director  
Grand Junction Community Development Department  
250 North 5th Street  
Grand Junction, Colorado 81501

Should any provision of this lease violate any federal, state or local law or ordinance, that provision shall be deemed amended to so comply with such law or ordinance, and shall be construed in a manner so as to comply.

The covenants herein shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties to this Lease.

Where used herein, the singular shall include the plural and the use of any gender shall include both genders.

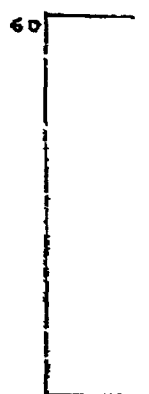
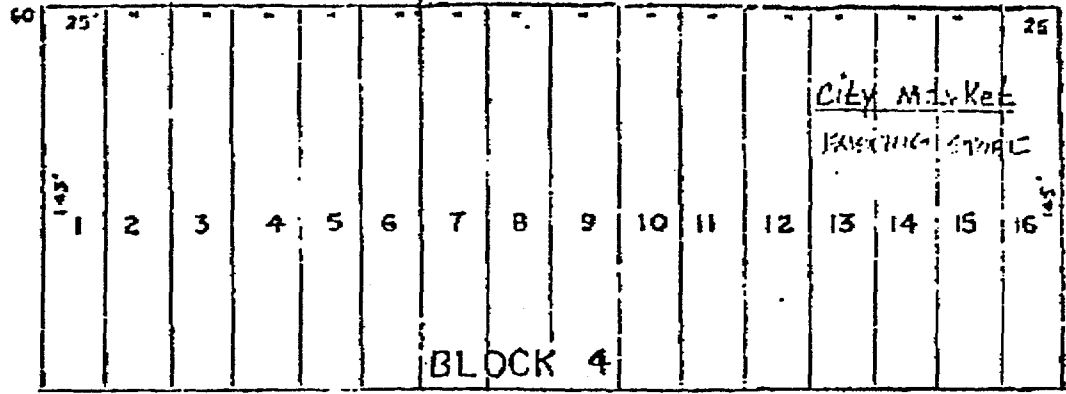
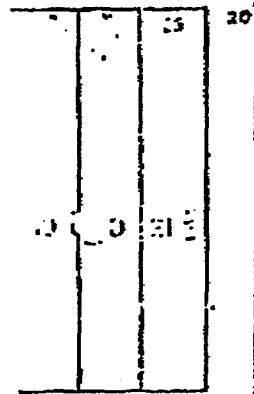
Ray E. Meachum  
Tenant(s)

L. L. Holmes  
Landlord

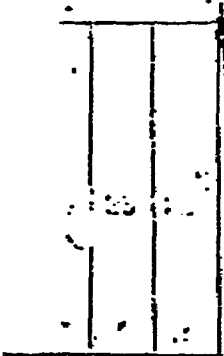
NORTH AVE

12" WATER

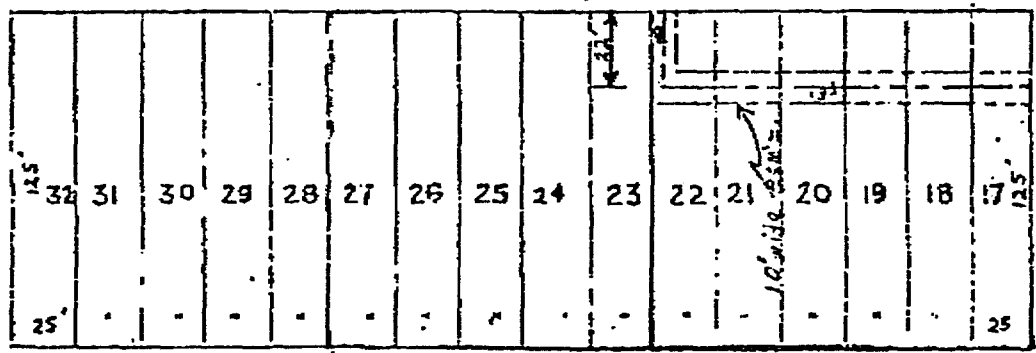
BOOK 1445 PAGE 84



12" SEWER



8th ST



9th ST

BOOK 1445 PAGE 84

BELFORD AVE

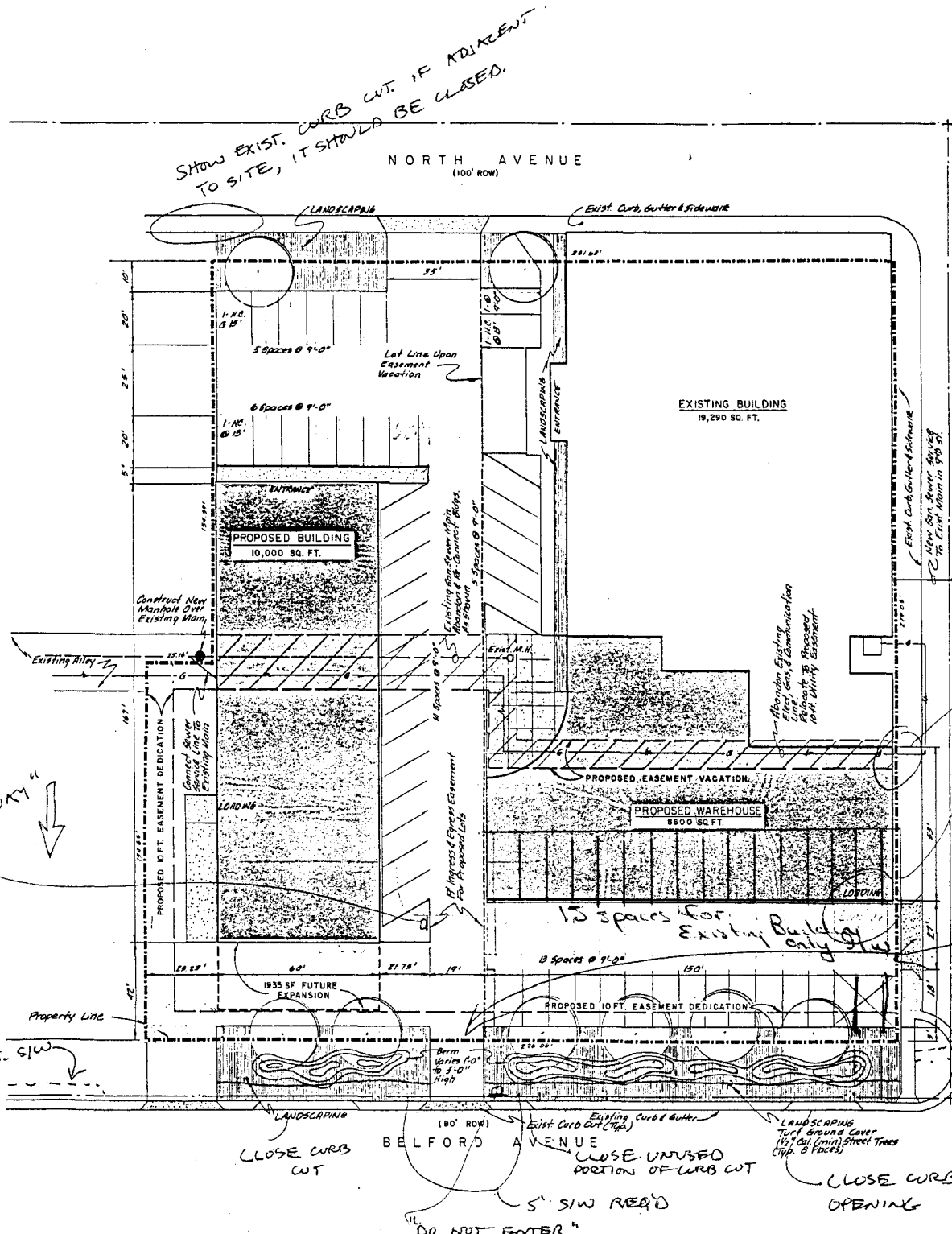
Exhibit "A"

PLAT City of Grand Junction





REVISIONS	BY



WHERE ARE F.H.'S?  
FIRE PROTECTION MUST MEET CODE.

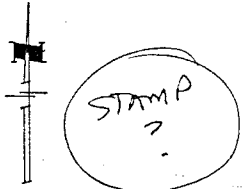
LAND USE SUMMARY		
USE	AREA IN SF	% OF TOTAL
SITE AREA	76,168	
EXISTING BUILDING	19,290	25.3
EXIST. & PROPOSED BLDGS.	37,890	49.7
ULTIMATE BUILDING AREA	39,825	52.3
LANDSCAPED AREA	3,000	4.7
TOTAL PARKING: 48 SPACES		
EXISTING LAND USE ZONE: C-1		

SHOW CURB CUT, CALL FOR CLOSURE  
SHOW HOW THIS WORKS

NOTE: All Existing Curb-Cuts Which Are Not To Be Used Are To Be Replaced To Match Existing on Each Side.

- TRUCK ACCESS?
- TRUCK SIZE & TURNING RADIUS?
- SHOW HOW TRUCK MAY MANUEVER (USE TURNING RADIUS CURVES)
- ACCESS TO PARKING DURING UNLOADING?

SHOW EXIST SW & HC RAMP



SITE PLAN  
 EASEMENTS  
 GRAND JUNCTION  
 CO  
 COLORADO  
 ZONING  
 ORDINANCE  
 0

DRAWN	TRC
CHECKED	JLW
DATE	Jan, 1999
SCALE	1"=20'
JOB NO.	
SHEET	





# AMERICAN FURNITURE IRRIGATION PLAN



1" = 20'  
Scale

9/7/93  
Date Issued

Date Revised

L-2  
Sheet

REVISION BOARD DIRECTOR  
PLANNING DEPARTMENT  
SEP 9 1993

### IRRIGATION LEGEND

- TAP POINT, 1-1/4" Gate Valve
- SLEEVE, 4" PVC CL 200 or Schedule 40
- \*\*\*\*\* PRESSURE LINE, 1-1/4" PVC CL 200
- LATERAL LINE, 1" PVC CL 200
- ▼ STOP & WASTE VALVE, 1-1/4" with key  
2" surface access sleeve with string fit cap
- QUICK COUPLE VALVE, 3/8" with 3/8" key
- △ PRESSURE VACUUM BREAKER  
Watts Series 890, 1-1/4"
- ⊙ ANGLE VALVE, 1" with 4" surface access sleeve  
with two keys
- RAINBIRD 1804 POP-UP SPRAY HEAD
- RAINBIRD 1608 POP-UP SPRAY HEAD
- M HAND WATER, via existing hose connections

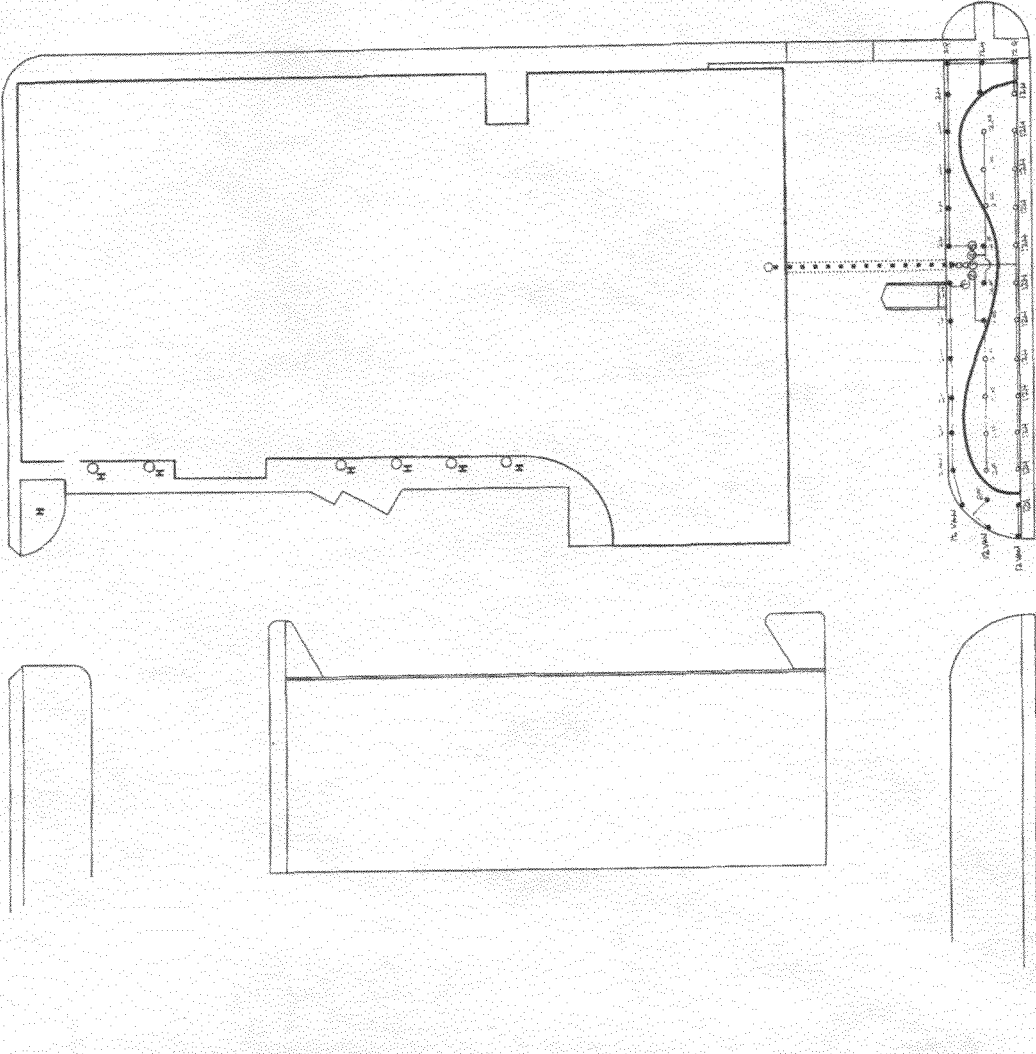
ZONE	TOTAL HEADS	TOTAL IRRIG. AREA	TOTAL GPM
1	11	0	11
2	5	4	13,000
3	10	10	13,000
4	6	2	13,000
5	10	1	13,000
	41	17	24

### NOZZLE SCHEDULE: Rainbird 1800 Plastic Series

13 F	11
8 F	1
12 H	23
13 O	2
13 VAN	4
	41

### IRRIGATION NOTES:

- Build according to all applicable codes, permits, requirements, and specifications.
- Provide 12" minimum cover over all lateral lines, provide 18" minimum cover over all pressure lines.
- Compact trenches sufficiently to prevent subsequent settlement. Test and adjust systems. Prevent overspray, including installation of windbreaks.
- Locate PVB behind plant enclosures for protection. Set PVB 12" above highest head.
- Locate valve manifold along parking lot curb for easy access.
- Provide "as-built" drawings.
- Warrant system for one year from acceptance of work.



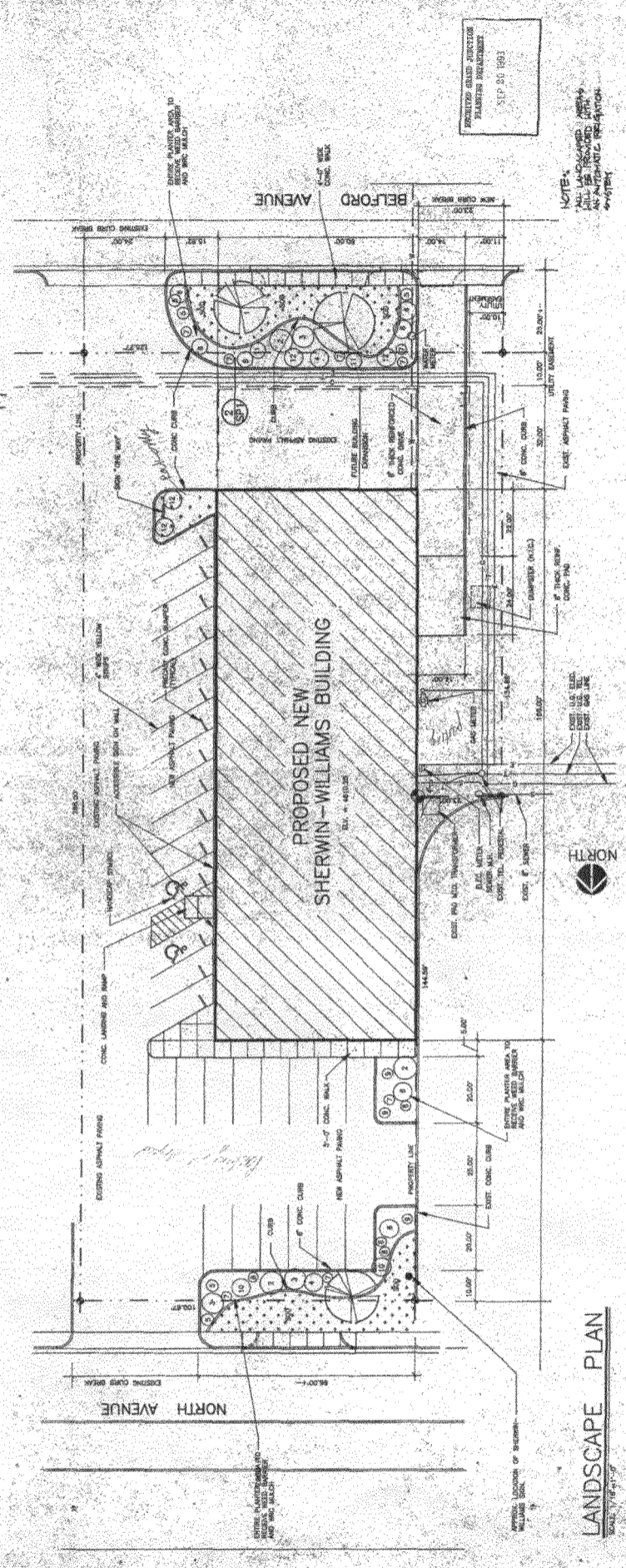


**SCHEDULE OF PLANT MATERIALS**

KEY	BOTANICAL/COMMON NAME	AMOUNT	SIZE
1	SELECTION TREES/SHRUBS "SPECIMENARY"	3	2 1/2" DIA.
2	SELECTION TREES/SHRUBS "SPECIMENARY"	3	3" DIA.
3	SELECTION TREES/SHRUBS "SPECIMENARY"	3	3 1/2" DIA.
4	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
5	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
6	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
7	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
8	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
9	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
10	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
11	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.
12	SELECTION TREES/SHRUBS "SPECIMENARY"	1	3 1/2" DIA.

**PLANTING NOTES**

1. ALL SPECIFICATIONS SHALL REFLECT DATE STAMPED AND THIS WORK FOR THIS DATE.
2. ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S FIRM.
3. ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S FIRM.
4. ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S FIRM.
5. ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S FIRM.



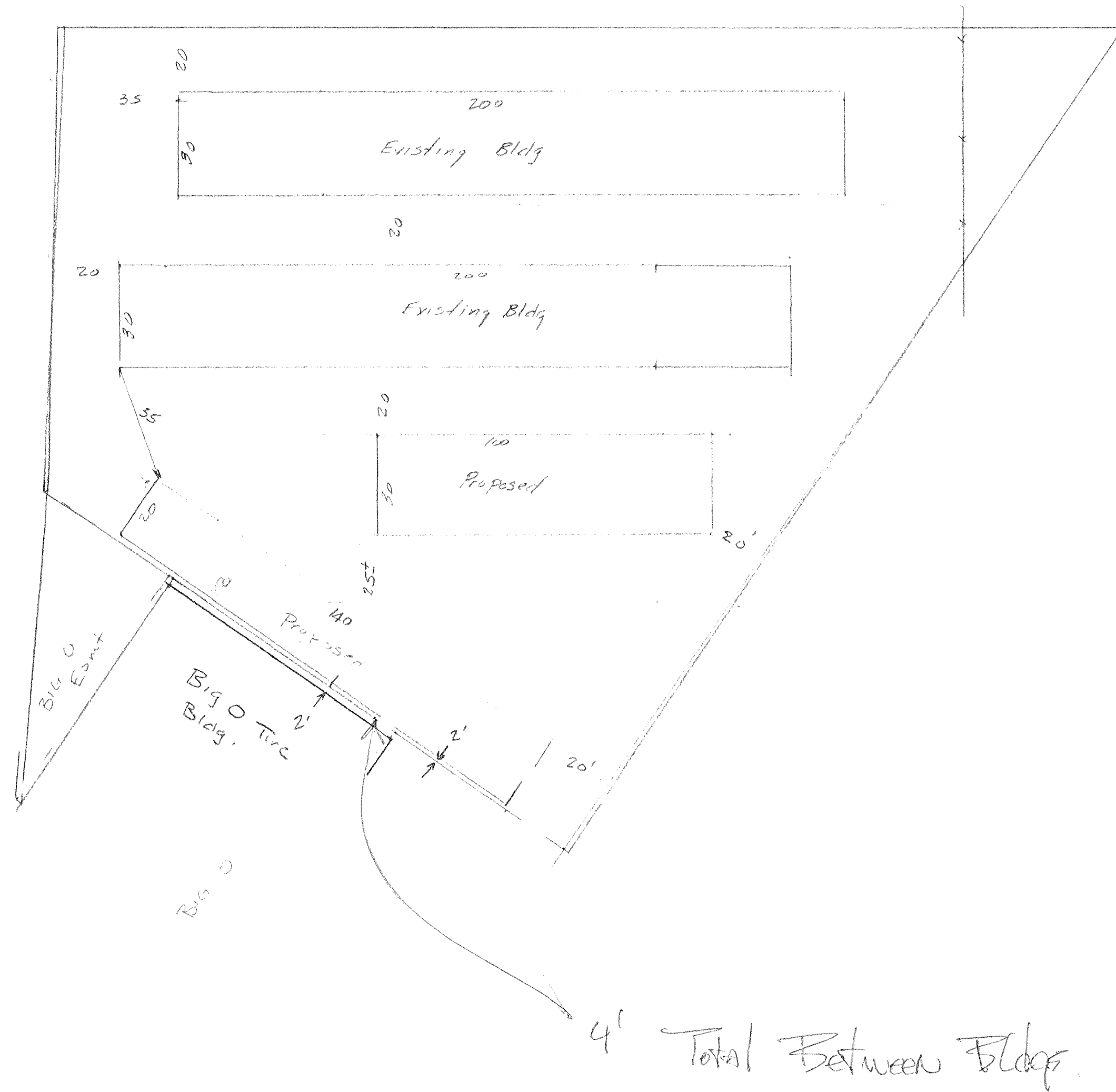
NOTE:  
 ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S FIRM.




LANDSCAPE PLAN

Brew Hill

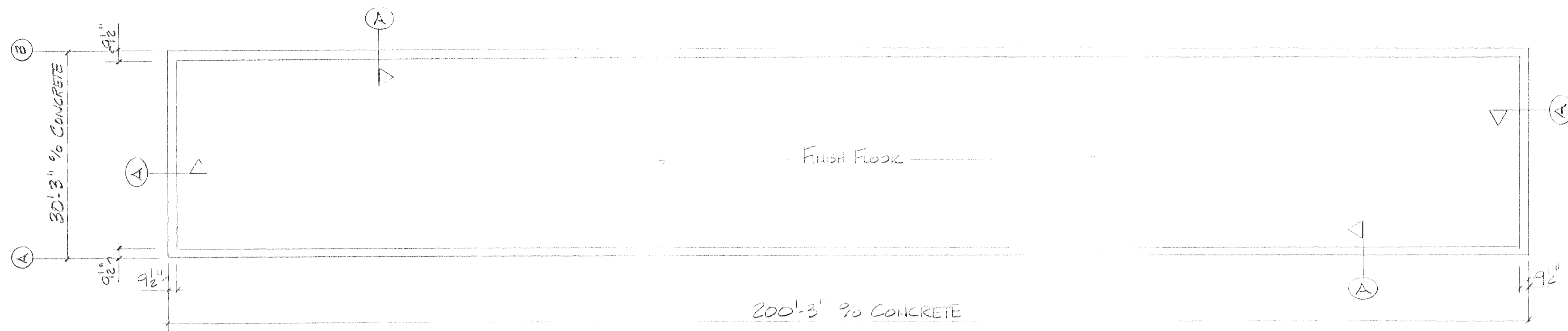
MINI STORAGE  
2462 B Highway 6 & 50



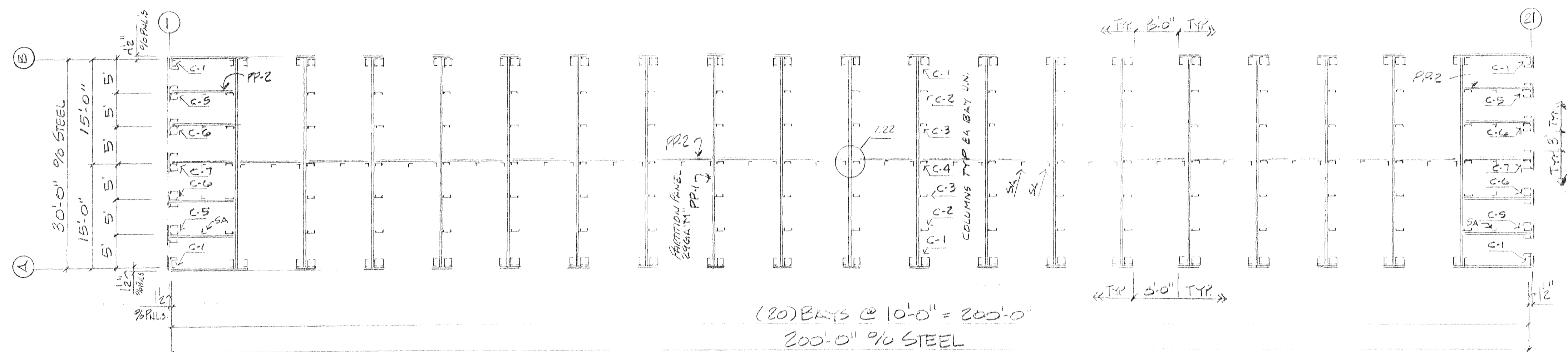
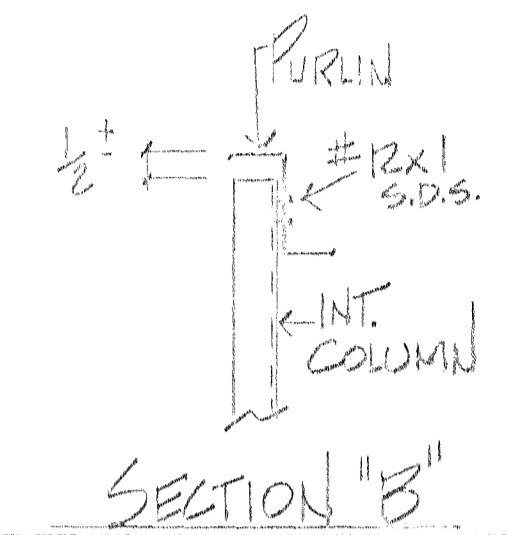
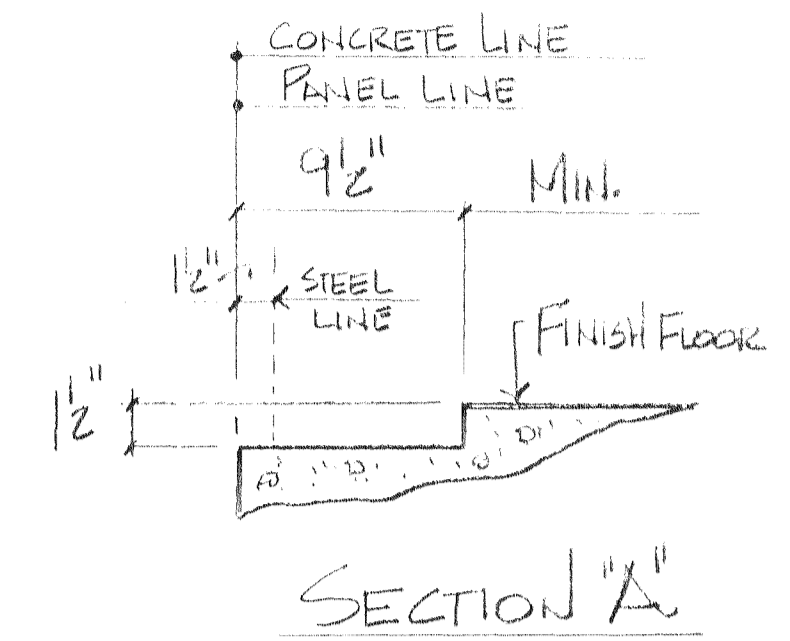
1" = 30'

ACCEPTED  9/9/94  
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.

Brew Hill  
241-7653

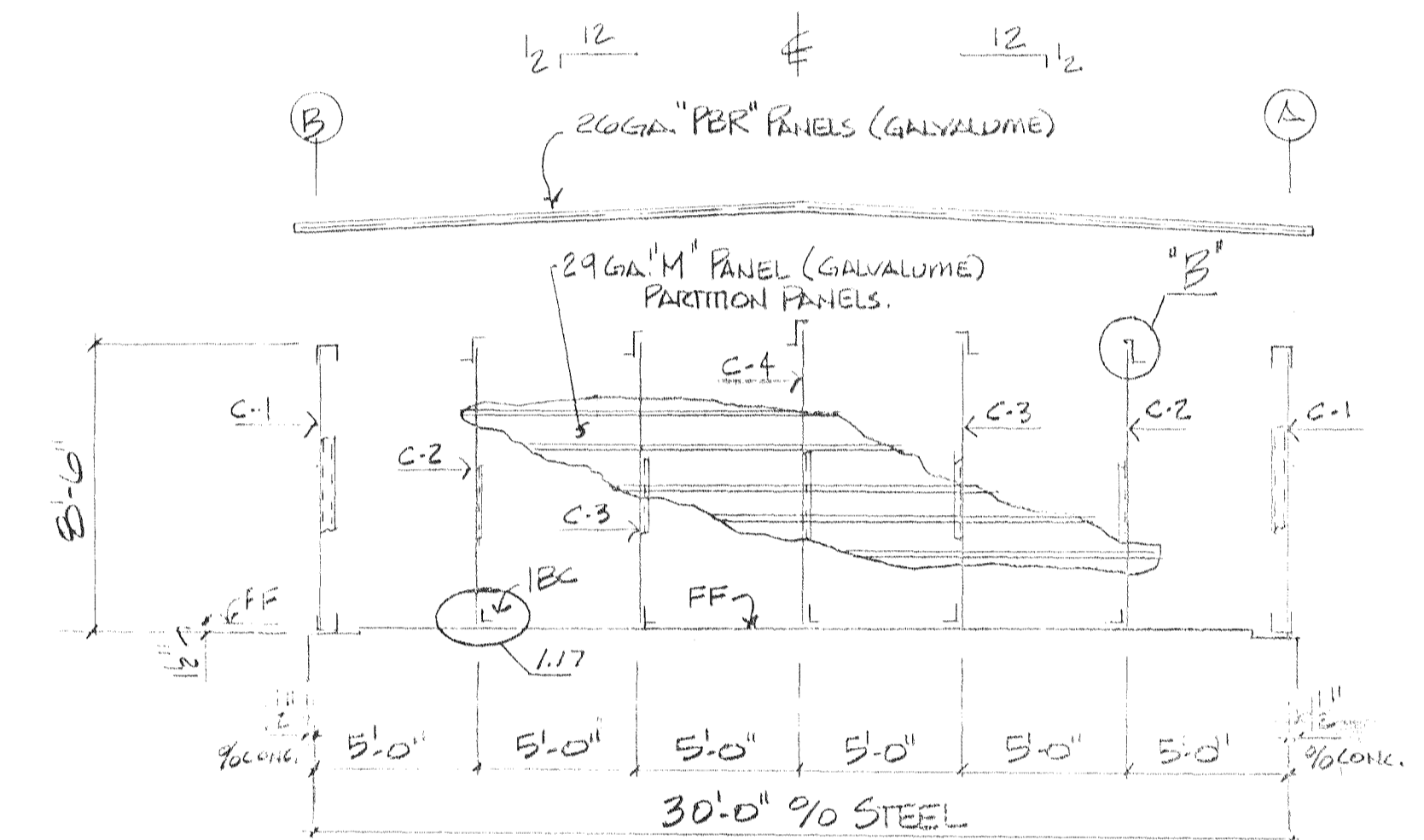


FOUNDATION LAY-OUT

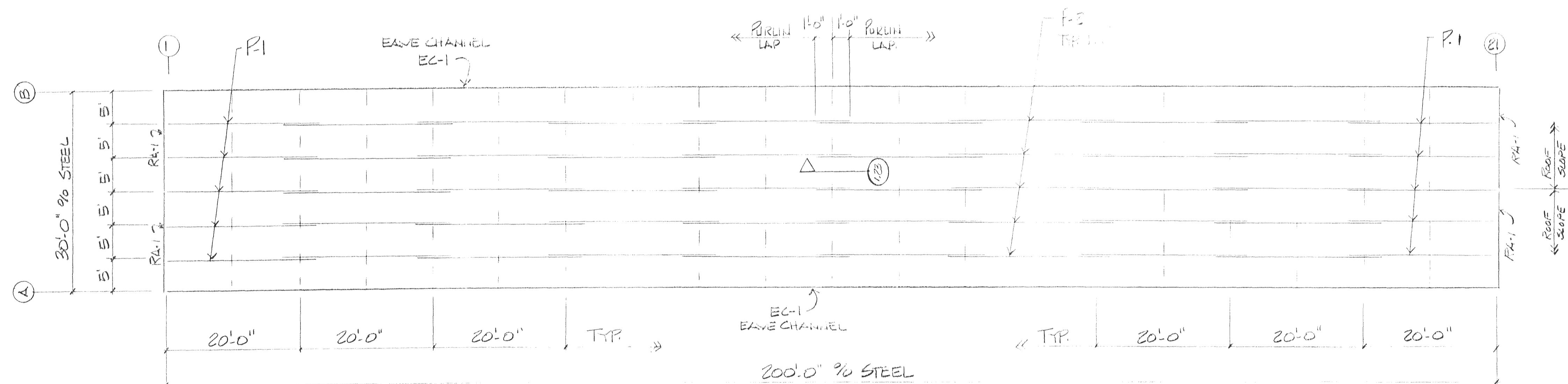


FLOOR PLAN

C = COLUMN : 4" x 2 1/2" C x 16 GA.  
SA = SHEETING ANGLE : 2" x 2" L x 14 GA.



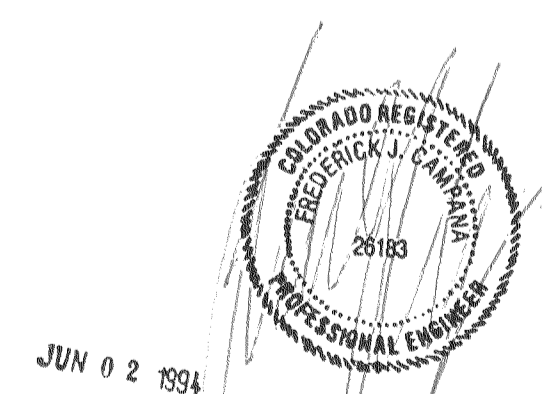
TYP. CROSS SECTION LINE "2" THRU "20"



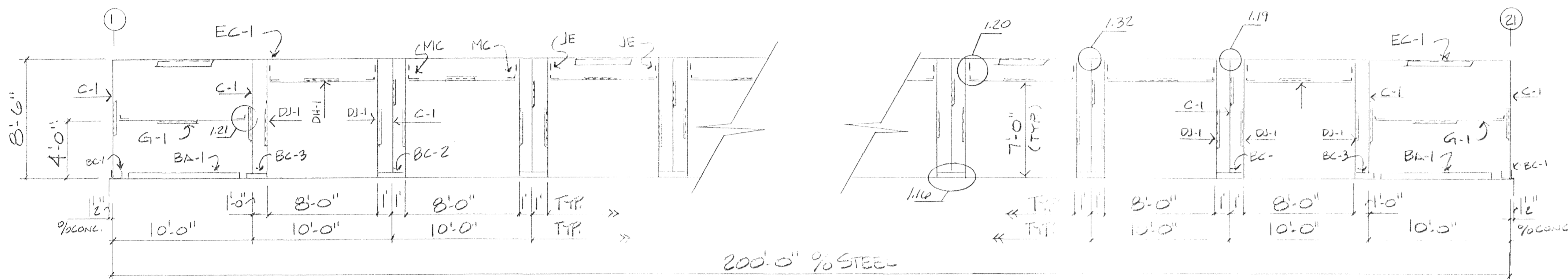
ROOF FRAMING PLAN

EC = EAVE CHANNEL : 4" x 4" M x 14 GA.  
P = PURLIN : 6" x 2 1/2" Z x 16 GA.

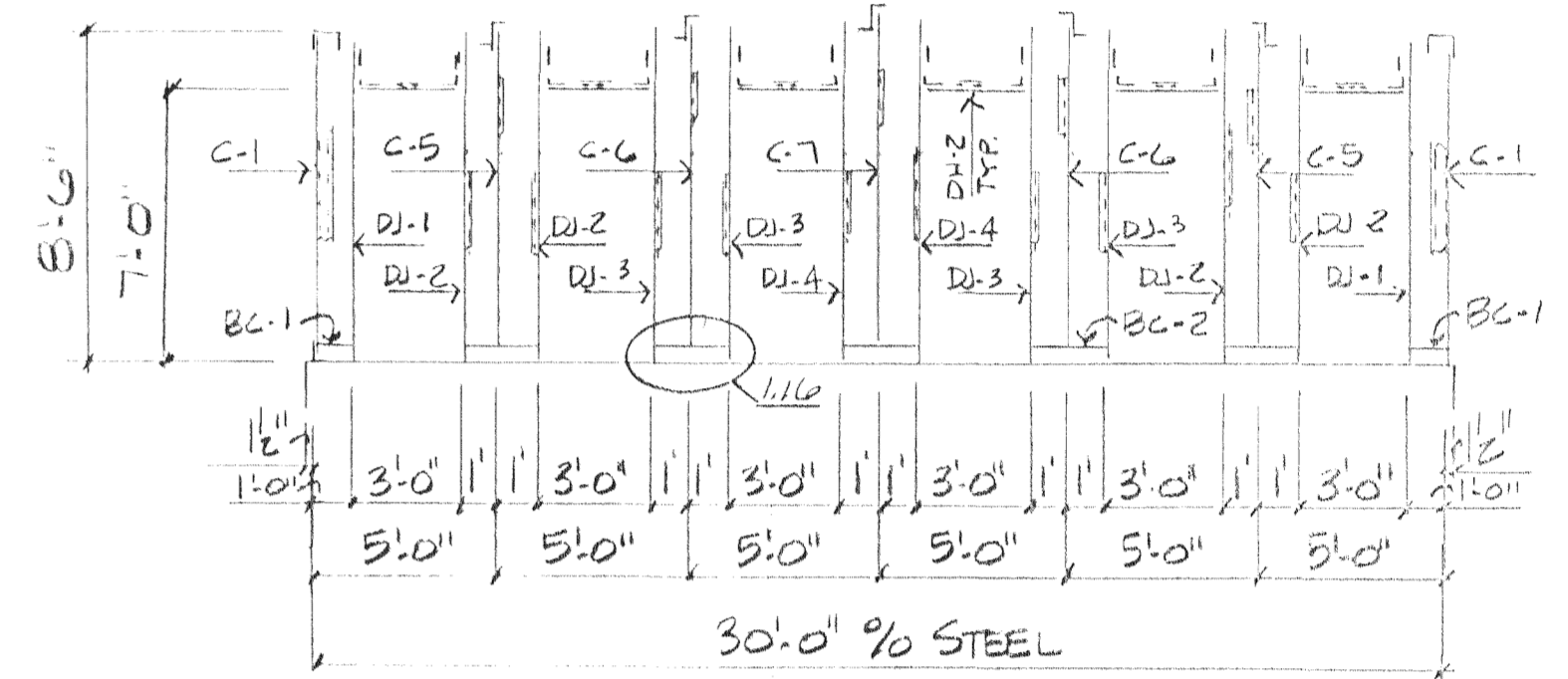
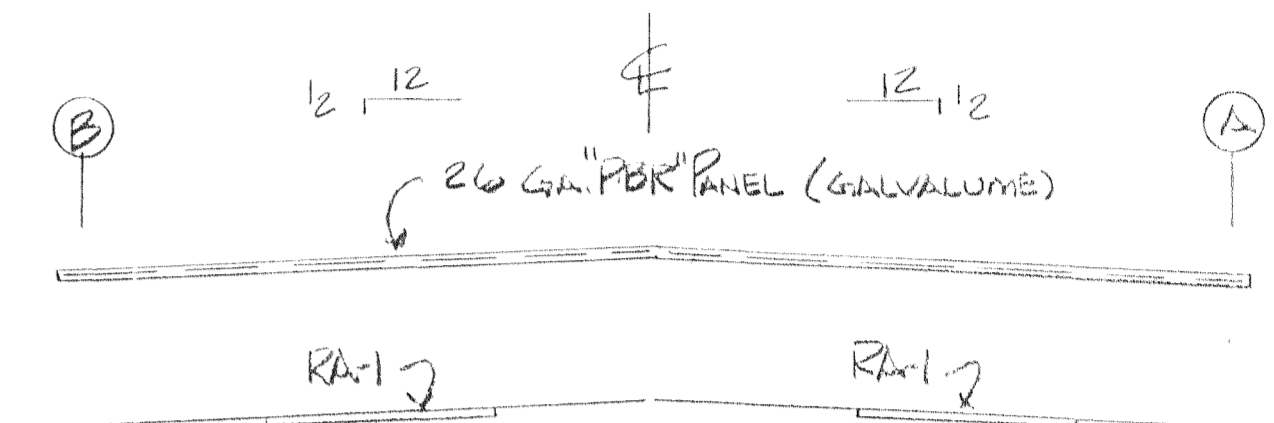
- NOTE:
- 1) FIELD CUT RAKE ANGLE (RA-1) AS REQ'D.
  - 2) FIELD BEND ROOF PANELS OVER AT PEAK



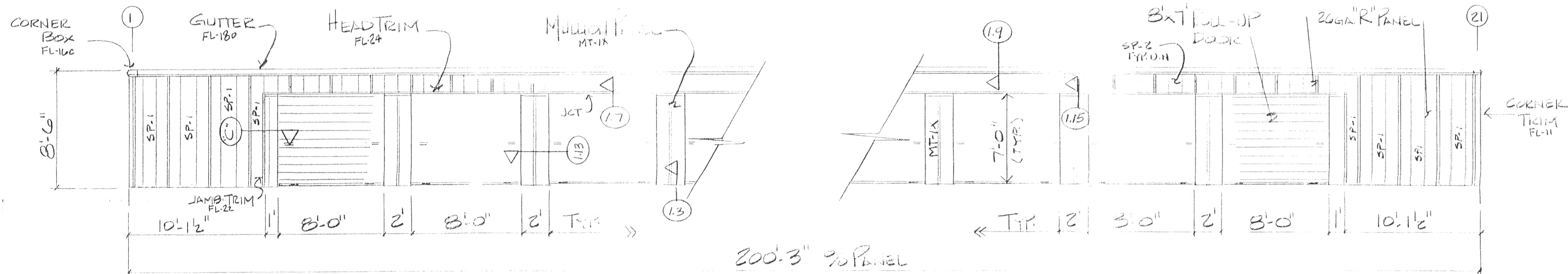
	<p>PHASE II</p>			
	SCALE: N.T.S.	APPROVED BY:	DRAWN BY: MATITZA	
DATE: 5-28-94	REVISED:	REVISED:		
<p>BEN HILL GRAND JUNCTION, CO.</p>		DRAWING NUMBER		
<p>JOB# 24253</p>		<p>13-1</p>		
<p>A &amp; M BUILDING SYSTEMS, INC. P.O. Drawer 1450*2610 E. Mabry Dr. Clovis, New Mexico 88101 (505) 769-2611</p>				



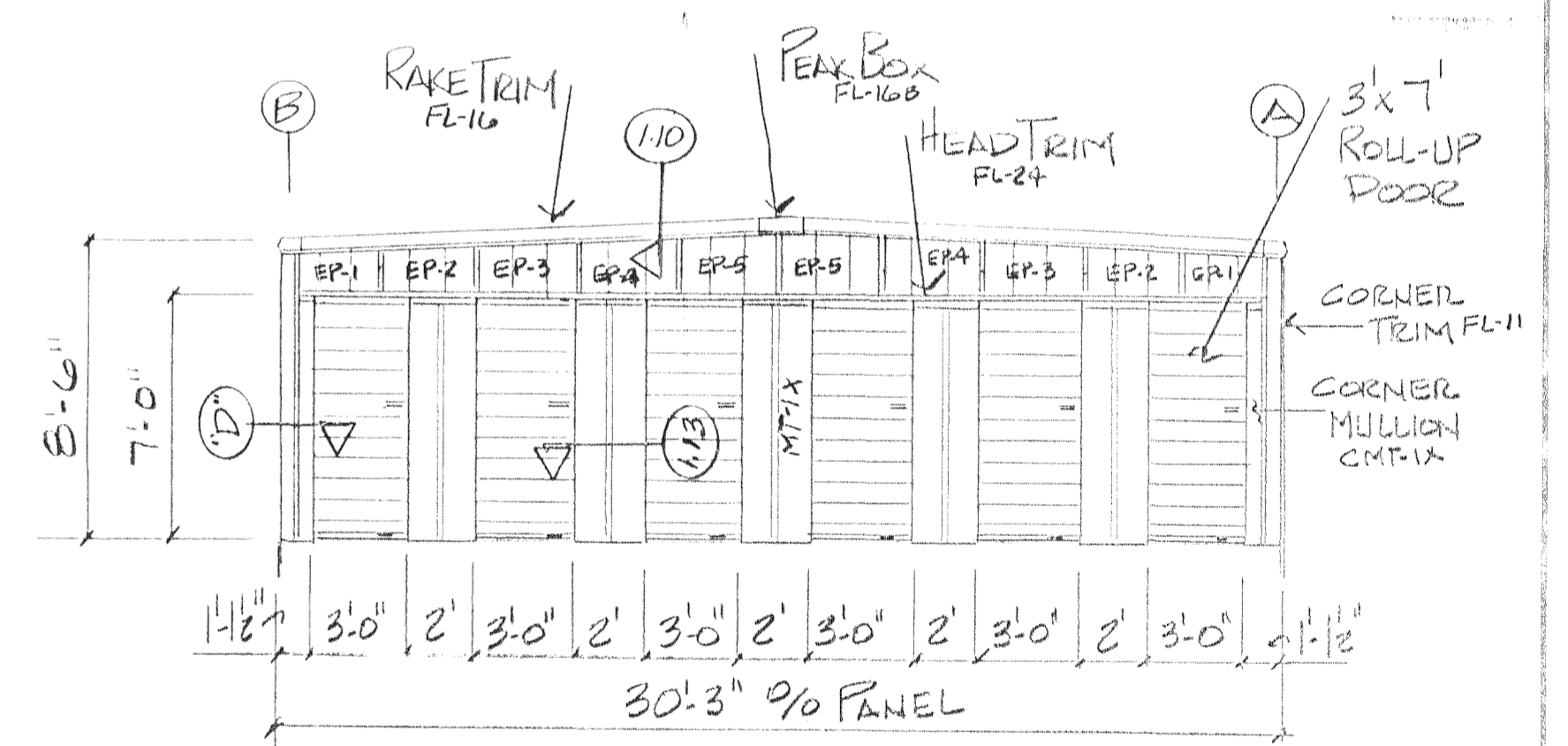
SIDEWALL FRAMING @ LINE "A" SHOWN  
@ LINE "B" OPP. HAND



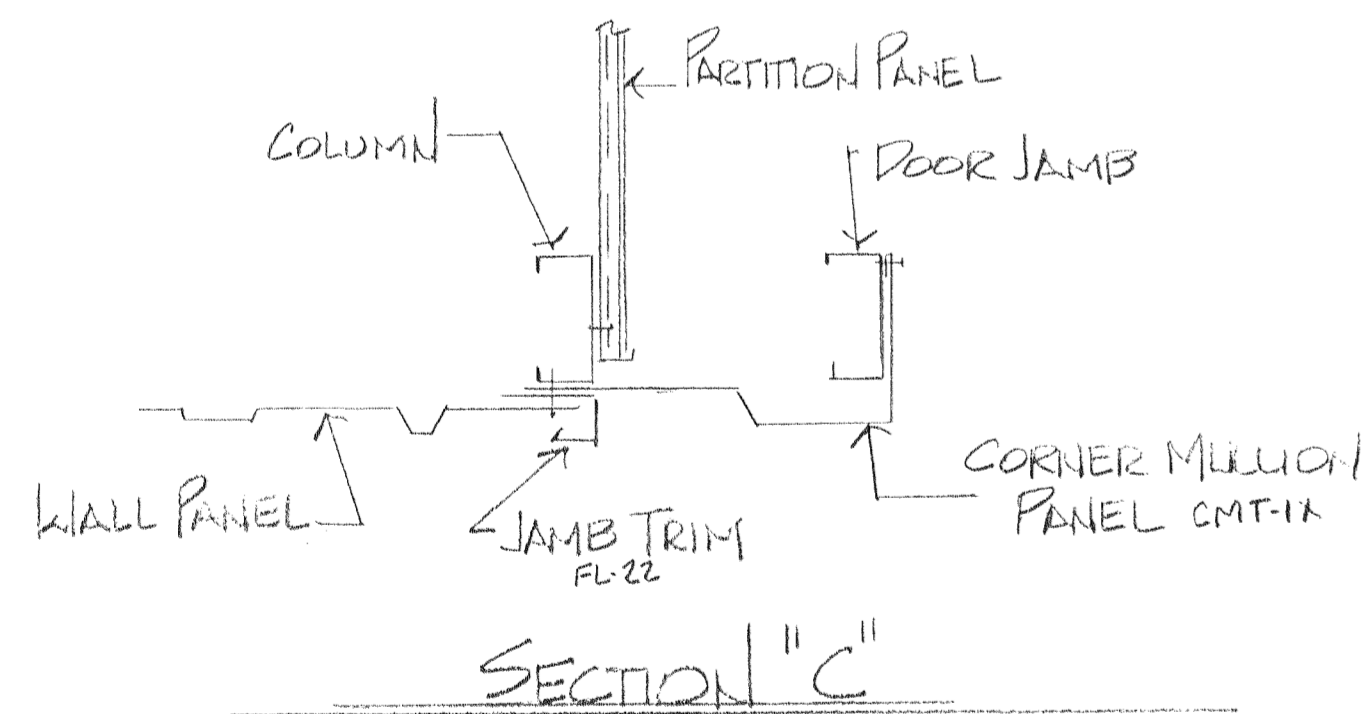
ENDWALL FRAMING @ LINE "1" SHOWN  
@ LINE "2" OPP. HAND



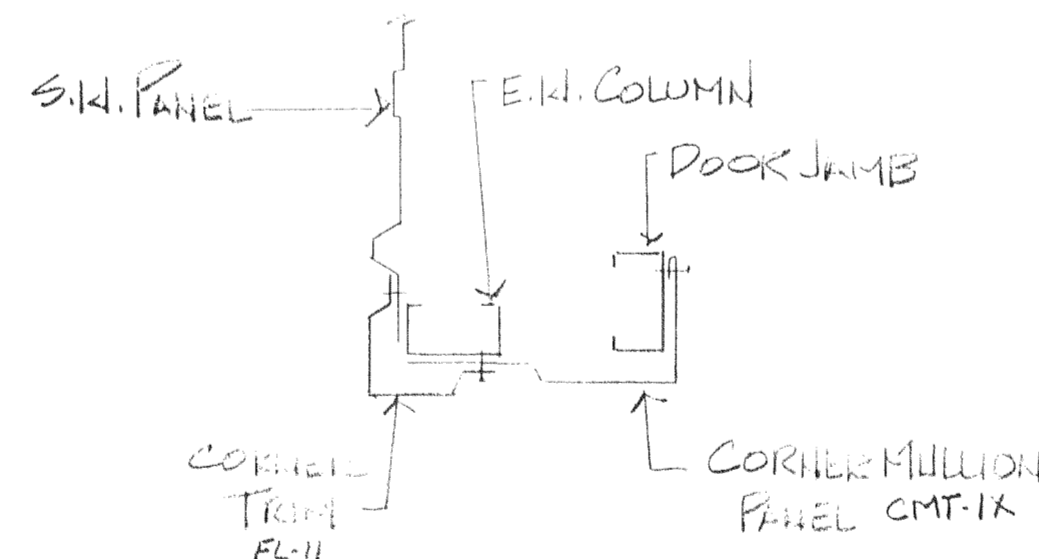
TYP. SIDEWALL ELEVATION



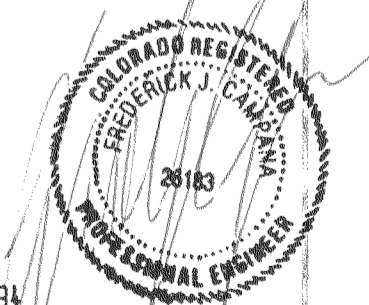
TYP. ENDWALL ELEVATION



SECTION "C"



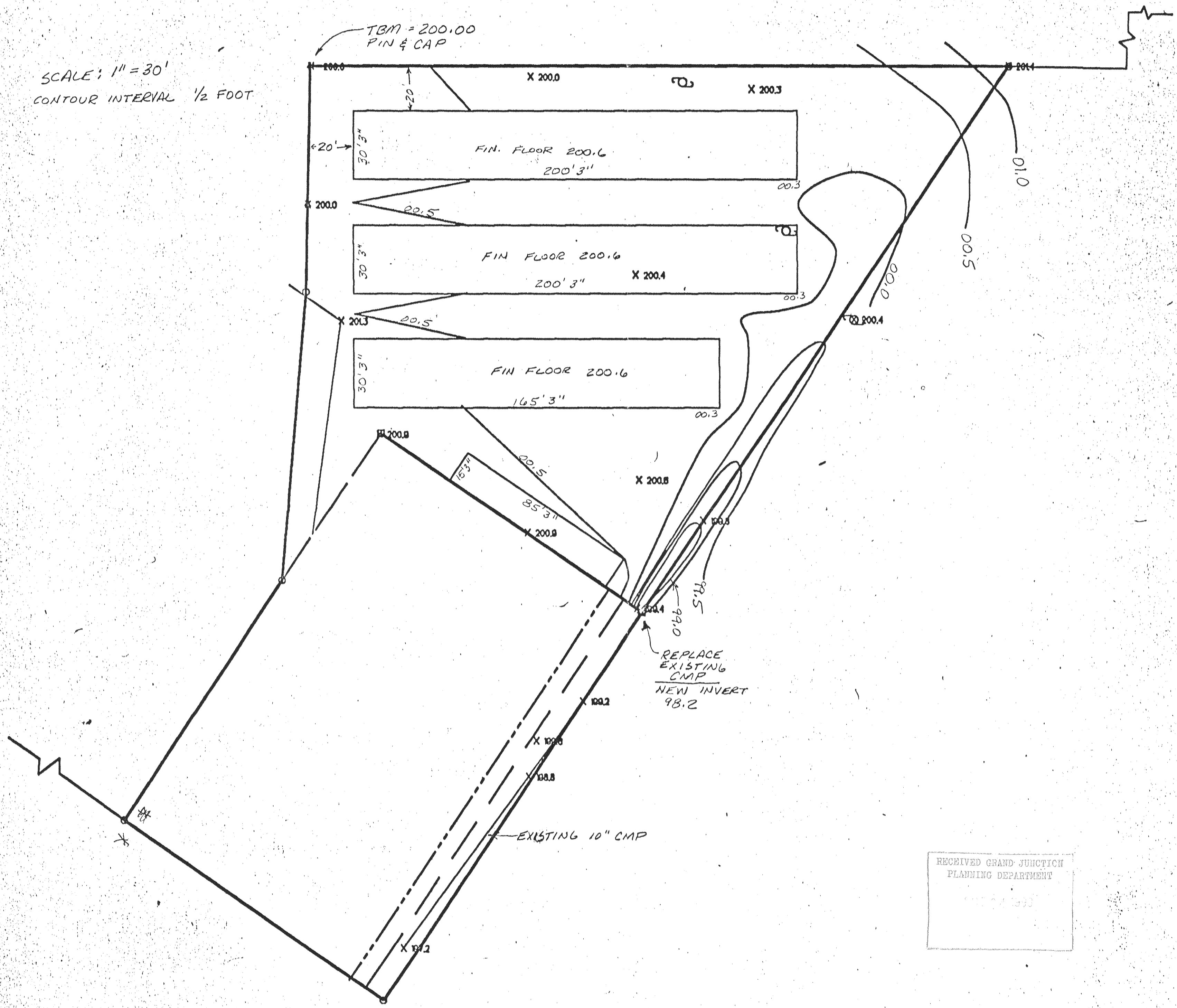
SECTION "D"



JUN 02 1994

	<p><b>PHASE II</b></p>			
	<p>SCALE: N.T.S.</p>	<p>APPROVED BY:</p>	<p>DRAWN BY: MATITZA</p>	
<p>DATE: 5-28-94</p>	<p>REVISION:</p>	<p>REVISED:</p>		
<p>BEN HILL GRAND JUNCTION, CO.</p>				
<p>Job # 24203</p>			<p>DRAWING NUMBER E-2</p>	
<p>A &amp; M BUILDING SYSTEMS, INC. P.O. Drawer 1450-2610 E. Mabry Dr. Clovis, New Mexico 88101 (505)-769-2611</p>				

SCALE: 1" = 30'  
CONTOUR INTERVAL 1/2 FOOT



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
APR 24 1993