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File 1993-0062

Name: Berguin Minor Subdivision - 512 28 Road

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
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
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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
		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
X	X	*Petitioner's response to comments
X	X	*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 - 6/16/93	X	X	Required Signs: Design & Size Specifications
X	X	Correspondence	X	X	Resolution No. 43-94 - **
X		Planning Commission Notice of Public Hearing mail-out for 6/1/93 Mtg.	X	X	Minor Subdivision Plat
X		Commitment for Title Insurance - Chicago Title Ins. Co.- 3/11/93	X	X	Site Analysis Map
X		Display Ad - Notice in Daily Sentinel - 5/31/93	X		Special Warranty Deed - Bk. 1983/ Pg 563
X	X	Planning Commission Minutes/Agenda - 6/1/93 - **	X	X	Site Plan
X	X	Treasurer's Certificate for Taxes Due - 5/27/93	X		Floor Plan / Elevation Maps
X	X	City Council Minutes - 6/16/93, 6/1/94 - **	X	X	Plumbing Plan
X		Certification of Plat - 9/13/93	X		Condenser Piping Detail
X	X	Planning Clearance - issued 1/4/94 - **	X		Plumbing Isometric
X	X	Development Improvements Agrmt. - delivered to City Clerk for retention and scanning - **	X	X	Contour and Grading Plan
			X		Driveway Detail

BERGUIN CLINIC Project Report

The proposed project includes construction of a 3,372 square foot, single story professional office building for use as a dental clinic located at 514 28 Road. The site is Lot 1 of the Berguin Minor Subdivision at the southeast corner of 28 Road and Bunting Avenue. Lot 1 includes .58 acres, or 25,342 square feet.

The site is vacant at present and the construction of a new professional office building, together with paved parking and extensive landscaping, will contribute to existing commercial development on 28 Road from Norwest Bank, at the corner of 28 Road and North Avenue, to the Omega Business Park, north of Bunting Avenue.

Access to the site is from Bunting Avenue on the north, and from 28 Road on the west. The proposed curb cut on 28 Road will allow for right-turn-only traffic. Eighteen (18) parking spaces will be provided to accommodate both employee and patient needs.

Existing water taps along 28 Road will be used, as well as an existing four (4) inch sewer tap. Natural gas and power are available at the site. A fire hydrant exists on 28 Road, immediately north of Bunting Avenue, and another directly east of the building site on Bunting Avenue.

Site conditions provide for drainage off-site to Bunting Avenue on the north and 28 Road on the west. Existing soil conditions allow for the use of shallow foundations.

The dental office shall operate from 8:00 a.m. to 6:00 p.m. throughout the year. Area lighting shall be provided at both the south and east parking areas, and at both building entrances. There shall be a lighted, two-sided monument sign, 12 feet by four (4) feet, located within the property line along 28 Road.

Construction shall begin in December 1993 with completion and occupancy scheduled for June 1994.

BERGUIN CLINIC
Drainage Fee Option

As an approved option to a Formal Drainage Report, the site shall be surface drained to adjacent city streets, as shown on Sheet C1.2R1. The Owner shall remit a drainage fee as determined by the City Engineer. New hard surface areas on the site include the following:

Roof	4,692	sf
Concrete, sidewalks and driveways	2,970	sf
Asphalt paving	<u>10,913</u>	sf
Total	18,585	sf

Mesa United Bank of Grd. Jct.
c/o AVTAX
PO Box 2798
Littleton, CO 80161-2798

Fred Esposito
6065 Calvin Street
Tarzana CA 91356-1114

Junction Bell Fed. C.U.
504 Court Road
Grand Junction, CO 81501-6906

David Campbell
2649 Kennedy Avenue
Grand Junction, CO 81501-6514

Nina B. West
508 Court Road
Grand Junction, CO 81501-4906

Myron C. Bosshardt
2639 Kennedy Ave.
Grand Junction, CO 81501-6514

Hubert Maracle
510 Court Road
Grand Junction, CO 81501-4906

Helen M. Warren
2815 Patterson Road
Grand Junction, CO 81506-6065

Omega Investments
518 28 Road Suite B100
Grand Junction, CO 81501-6556

Robert L. Dorssey
2706 H Road
Grand Junction, CO 81506-1728

Donna B. Roath and Charles
L. Roth Trust
302 Gunnison Ave.
Grand Junction, CO 81501-2430

**PROJECT NARRATIVE FOR:
BERGUIN MINOR SUBDIVISION**

Introduction

The purpose of this application is to allow the combining of three existing parcels into two parcels.

Location

The subject site is located SE of 28 Road and Bunting Avenue, North Avenue is located approximately 500 feet to the south, in Grand Junction, Colorado. The site is located in part of the SW 1/4 of Section 7, Township 1 North, Range 1 East of the Ute Meridian.

Existing Land Use

The site is rectangular in shape and is approximately 140 feet long north and south and 403 feet east and west. The site has had structures on it in the past. However, it is currently vacant of any structures or dwellings. Ground cover is considered to be sparse. Several large trees can be found on the property. The accompanying Site Analysis Maps depicts the location of all existing surface features and the location of underground utilities.

The subject property is zoned C-1 (light commercial) by the City of Grand Junction. The C-1 zone is primarily for retail and service businesses requiring direct access onto a major street system.

Surrounding Land Use

Surrounding land uses are considered to be "moderate to high" intensity. Most of the land in the surrounding vicinity is non-residential in nature. Property immediately north of the subject site is vacant. Surrounding land uses and zones in the area include:

		NORTH
ZONE	USE	
	Bunting Avenue	
PB	undeveloped land approved for Phase Two of	
Omega	Business Park	
RSF-8	undeveloped land	
PR-41	Eastgate Village Townhomes	
		SOUTH
C-1	Car Wash	
C-1	undeveloped land	
C-1	Norwest Bank Drive Up facility	

EAST

	Court Road
C-1	2-single family residences
C-1	Junction Bell Federal Credit Union
C-1	Parking lot

WEST

	28 Road
	Indian Wash
C-1	Retail Store

Utility Service

Sanitary Sewer and Domestic Water service is existing and is located in the adjoining street right-of-way. Two fire hydrants are located nearby. One is located along 28 Road 115 feet north of the property, the other is located at the northeast property corner.

Access

Primary access to the site is from 28 Road which is fully improved four lane roadway. Other access is available from Bunting Avenue and Court road both of which have been recently improved.

Site Drainage

The subject site is not adversely affected by any off-site drainage influence. Storm water generated on the property is carried on the surface to Bunting Avenue, to an existing storm sewer system.

Proposed Land Use

The proposal call for the reconfiguration of three existing parcels of land which are currently described as "metes and bounds", into two separate parcels. Lots areas are 0.51 acres and 0.76 acres respectfully. In addition to the dedication of an additional ten feet of street right-of-way along part of the 28 Road frontage, the proposal calls for the dedication of a new multi-purpose easement adjacent to the existing right-of-way lines. Access to proposed Lot One includes utilization of an existing driveway cut located near the southwest lot corner, about 150 feet south of the intersection of Bunting Avenue and 28 Road. It should be pointed out that specific site plan review of any future development proposals will occur during the review process prior to obtaining a building permit.

462 93



May 2, 1993

Mr. Ron Teck
Mesa County Assessor
Courthouse
Grand Junction, CO 81501

Dear Mr. Teck:

Last week one of your staff members informed me that a Tax Map which we had ordered, could take up to one month before it could be picked up.

We hope that it is unnecessary to remind you of the importance of the Tax Maps as planning tools for the various planning commissions, councilmen and commissioners as they complete their review of land use proposals. The Tax Map is a key element of the development application by both the City and County Planning Departments.

Hopefully, the planning departments realize the position which your office has placed the petitioners when completing their application and will not delay the review process while waiting for the Tax Map to be submitted.

We would like to take this opportunity to thank you in advance for your timely response to this important matter.

By the way, the staff member which I spoke with was courteous in every way in dealing with your printing situation.

Respectfully,


Thomas A. Logue

xc: Mesa County Planning Division
Grand Jct. Community Development Dept.

REVIEW COMMENTS

Page 1 of 3

FILE NO. #62-93

TITLE HEADING: Minor Subdivision

LOCATION: 2030 North 8th Street

PETITIONER: Brandon S. Berguin, DDS

PETITIONER'S ADDRESS/TELEPHONE: 371 McFarland Court
Grand Junction, CO 81501
241-3483

PETITIONER'S REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1993.

U.S. WEST
Leon Peach

5/6/93
244-4964

No comments at this time.

CITY PARKS & RECREATION
Don Hobbs

5/10/93
244-1542

If this requires an open space fee, then we will need an appraisal for calculation of those fees.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

5/11/93
242-4343

The "storm drain" identified on the site analysis map north of the proposed subdivision is a Grand Junction Drainage District facility. It is 30" RCP not 36" RCP. It flows into Indian Wash. It was installed with the development of Omega Park. Easement was granted in book 1437, pages 516-518.

ALL tie-ins and other work should be done only under GJDD approval. Absolutely no water or sanitary sewer lines should be put through the 30" RCP in the ground. Elevations of finish floor(s) should be checked for clearance into the sanitary sewer prior to construction. The capacity of the drain line must not be reduced.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/10/93
244-1400

A fire flow survey will need to be conducted prior to issuance of a building permit.

In commercial subdivisions fire hydrants are required at intersections and spaced not greater than 300 feet apart. They are required to be within 150 feet of every exterior portion of buildings and serviced by a minimum of an eight inch water line.

FRUITVALE SANITATION DISTRICT
Art Crawford

5/11/93
243-1494

The sewer service to the property from Court Road is 36" deep. We have a 6" tap available that could service lot #2 providing Fruitvale and the developer make prior arrangements.

It would be advisable for the developer to contact this office as soon as possible so details of tap installations could be worked out.

CITY UTILITIES ENGINEER
Bill Cheney

5/14/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/17/93
244-1591

PLAT (see attached)

1. Why are not the existing lots shown?
2. Dedicate only the multi-purpose easement, or easements, which are labeled to be dedicated, not irrigation and drainage, and not for the purpose of irrigation and drainage.
3. The site plan shows an easement (existing or proposed) on the south side of the lots. This should be shown and identified on the plat.

COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

5/18/93
244-1447

See attached comments.

CITY POLICE DEPARTMENT
Mark Angelo

5/19/93
244-3587

Suggest permanently closing access to Lot #1 from 28 Road.

R E S P O N S E T O R E V I E W C O M E N T S

May 24, 1992^h

Title: BERGUIN MINOR SUBDIVISION, FINAL

File No: 62-93

Location: SE 28 ROAD AND BUNTING AVENUE

RESPONSE TO US WEST:

Comments do not require response.

RESPONSE TO CITY PARKS AND RECREATION:

According to Community Development comments, Open Space Fees are not required.

RESPONSE TO GRAND JUNCTION DRAINAGE DIST.:

The storm drain on the Site Analysis Map has been revised to reflect a 30" RCP not a 36" RCP.

Elevations of any future finished floors will be checked for clearance prior to any building construction.

RESPONSE TO FIRE DEPT.:

Comments do not require a response at this time.

RESPONSE TO FRUITVALE SANITATION DIST.:

Comments made are informational in nature and do not require a response.

RESPONSE TO CITY UTILITIES ENGINEER:

Comments do not require a response at this time.

RESPONSE TO CITY DEVELOPMENT ENGINEER:

1. The Mesa County Surveyor's Office has requested that the three existing metes and bounds parcel not be shown on the final plat since they will no longer exist once the Final Plat is recorded.
2. The Final Plat has been revised to reflect proper identification of which easement are to be dedicated to whom.
3. A Utility Easement has been added to the Final Plat along the south property line.

RESPONSE TO POLICE DEPT.:

See response to Community Development Dept.

RESPONSE TO COMMUNITY DEVELOPMENT DEPT.:

it is the petitioner's desire to maintain the existing drive cut near the Southwest property corner. Dr. Berguin is currently planning the construction of a new dental office on Lot One. The petitioner feels that the driveway is justifiable due to the following:

1. Usage of the drive would be low for a dental office. Maximum number patients would be 25 per day.
2. The likelihood of any additional driveways along the west side of 28 Road would be remote since it would require crossing the Indian Wash.
3. The existing driveway is located approximately 150 feet South of the centerline on Bunting Avenue.
4. The land owner south of the subject property is considering abandonment of the existing car wash and driveway on 28 Road.

County Treasurer's Tax Certificates are attached.

STAFF REVIEW

FILE: #62-93 BERGUIN MINOR SUBDIVISION

DATE: May 26, 1993

STAFF: David Thornton

REQUEST: A request for approval of a minor subdivision consisting of two lots. The purpose is to combine three parcels into two lots through the subdivision plat process.

LOCATION: 512 28 Road. (South side of Bunting Avenue between 28 Road and Court Road.)

APPLICANTS: Brandon S. Berguin
Representative: Tom Logue

EXISTING LAND USE: Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH -- Vacant

EAST -- Commercial and 2-single family residences

SOUTH -- Car Wash and Norwest Bank drive-up facility

WEST -- Retail/commercial

EXISTING ZONING: Light Commercial (C-1)

PROPOSED ZONING: "No Change"

SURROUNDING ZONING:

NORTH -- Planned Business

EAST -- Light Commercial (C-1)

SOUTH -- Light Commercial (C-1)

WEST -- Light Commercial (C-1)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Master Plan currently exists for this area.

STAFF ANALYSIS:

Due to potential traffic conflicts, access off of 28 Road will not be allowed. Therefore, the petitioner will be required to close off the existing driveway and construct curb, gutter and sidewalk. The actual construction or an acceptable guarantee for the improvements will be required prior to recording the final plat and issuance of any building permits. A "Non-Vehicular Access" easement shall be provided on the plat along the 28 Road frontage to prohibit access.

Except for some comments pertaining to the plat, review agency comments have mainly dealt with technical issues pertaining to the actual development of the proposed lots and will be dealt with during the site plan review process for each lot.

Any future development proposed for these lots will be required to go through the site plan review process for a building permit.

The petitioner has responded to the review comments requiring no access off of 28 Road by stating the following:

It is the petitioner's desire to maintain the existing drive cut near the southwest property corner. Dr. Berguin is currently planning the construction of a new dental office on lot one. The petitioner feels that the driveway is justifiable due to the following:

1. Usage of the drive would be low for a dental office. Maximum number of patients would be 25 per day.
2. The likelihood of any additional driveways along the west side of 28 Road would be remote since it would require crossing Indian Wash.
3. The existing driveway is located approximately 150 feet South of the centerline on Bunting Avenue.
4. The land owner south of the subject property is considering abandonment of the existing car wash and driveway on 28 Road.

STAFF RECOMMENDATIONS: Staff recommends approval subject to the following:

1. All technical issues being resolved on the plat
2. That no access be allowed to lot 1 from 28 Road
3. The dedication on the plat of a one foot non-vehicular access easement along the 28 Road frontage
4. The existing driveway on 28 Road shall be eliminated and the construction of curb, gutter and sidewalk shall be constructed in its place. Construction of or a guarantee for the curb, gutter and sidewalk improvements shall be required prior to recording the final plat.

R E S P O N S E T O R E V I E W C O M E N T S

May 24, 1992

Title: BERGUIN MINOR SUBDIVISION, FINAL

File No: 62-93

Location: SE 28 ROAD AND BUNTING AVENUE

RESPONSE TO US WEST:

Comments do not require response.

RESPONSE TO CITY PARKS AND RECREATION:

According to Community Development comments, Open Space Fees are not required.

RESPONSE TO GRAND JUNCTION DRAINAGE DIST.:

The storm drain on the Site Analysis Map has been revised to reflect a 30" RCP not a 36" RCP.

Elevations of any future finished floors will be checked for clearance prior to any building construction.

RESPONSE TO FIRE DEPT.:

Comments do not require a response at this time.

RESPONSE TO FRUITVALE SANITATION DIST.:

Comments made are informational in nature and do not require a response.

RESPONSE TO CITY UTILITIES ENGINEER:

Comments do not require a response at this time.

RESPONSE TO CITY DEVELOPMENT ENGINEER:

1. The Mesa County Surveyor's Office has requested that the three existing metes and bounds parcel not be shown on the final plat since they will no longer exist once the Final Plat is recorded.
2. The Final Plat has been revised to reflect proper identification of which easement are to be dedicated to whom.
3. A Utility Easement has been added to the Final Plat along the south property line.

RESPONSE TO POLICE DEPT.:

See response to Community Development Dept.

RESPONSE TO COMMUNITY DEVELOPMENT DEPT.:

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2. The likelihood of any additional driveways along the west side of 28 Road would be remote since it would require crossing the Indian Wash.
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County Treasurer's Tax Certificates are attached.

REVIEW COMMENTS

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PETITIONER'S ADDRESS/TELEPHONE: 371 McFarland Court
Grand Junction, CO 81501
241-3483

PETITIONER'S REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: David Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MAY 26, 1993.

U.S. WEST
Leon Peach

5/6/93
244-4964

No comments at this time.

CITY PARKS & RECREATION
Don Hobbs

5/10/93
244-1542

If this requires an open space fee, then we will need an appraisal for calculation of those fees.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

5/11/93
242-4343

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ALL tie-ins and other work should be done only under GJDD approval. Absolutely no water or sanitary sewer lines should be put through the 30" RCP in the ground. Elevations of finish floor(s) should be checked for clearance into the sanitary sewer prior to construction. The capacity of the drain line must not be reduced.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/10/93
244-1400

A fire flow survey will need to be conducted prior to issuance of a building permit.

In commercial subdivisions fire hydrants are required at intersections and spaced not greater than 300 feet apart. They are required to be within 150 feet of every exterior portion of buildings and serviced by a minimum of an eight inch water line.

FRUITVALE SANITATION DISTRICT
Art Crawford

5/11/93
243-1494

The sewer service to the property from Court Road is 36" deep. We have a 6" tap available that could service lot #2 providing Fruitvale and the developer make prior arrangements.

It would be advisable for the developer to contact this office as soon as possible so details of tap installations could be worked out.

CITY UTILITIES ENGINEER
Bill Cheney

5/14/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Gerald Williams

5/17/93
244-1591

PLAT (see attached)

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COMMUNITY DEVELOPMENT DEPARTMENT
David Thornton

5/18/93
244-1447

See attached comments.

CITY POLICE DEPARTMENT
Mark Angelo

5/19/93
244-3587

Suggest permanently closing access to Lot #1 from 28 Road.

PUBLIC SERVICE COMPANY
Dale Clawson

5/14/93
244-2695

Electric and Gas: No objections.

FILE: #62-93 Berguin Minor Subdivision

Community Development Review Comments:

Dave Thornton - Planner 5-19-93

1. Access off of 28 Road will not be allowed. Therefore, the petitioner will be required to close off the existing driveway and construct curb, gutter and sidewalk. The actual construction or an acceptable guarantee for the improvements will be required prior to recording the final plat and issuance of any building permits. A "No Access" easement shall be provided on the plat along the 28 Road frontage to prohibit access.

2. Approval through the City's site plan review process will be required prior to issuance of any planning clearance for building permit for either lot.

3. Please submit a County Treasurer's Tax Certificate.

4. No Open Space fees are required since there is no increase in the number of lots as proposed with this final plat submittal.

5. The site plan shows existing utilities along the south property lines of both lots. The plat needs to identify any existing easements and list the book and page number or dedicated a new utility easement.



Grand Junction Community Development Department:
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

June 3, 1993

Thomas A. Logue
227 South 9th Street
Grand Junction, CO. 81501

RE: Addressing on Corner Parcels

Dear Tom:

The City policy on addressing corner parcels is to assign two addresses, one on each of the streets. The property owner is then free to use whichever address he/she chooses regardless of how the building faces or where the access is. In the case of Berguin Minor Subdivision, we will assign the addresses as soon as the plat is recorded and Dr. Berguin may use a 28 road address if he desires even if there is no access on 28 road.

Sincerely


Karl G. Metzner
Senior Planner



June 3, 1993

Community Development Department
City of Grand Junction
250 North 5th. Street
Grand Junction, CO 81501

RE: BERGUIN MINOR SUBDIVISION

Dear Staff:

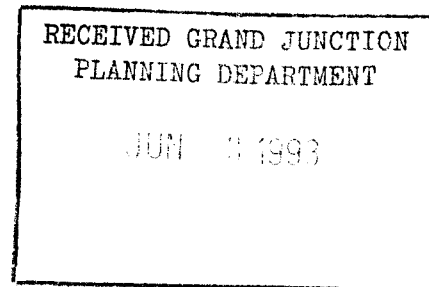
On behalf of the petitioner of the above indicated application, Dr. Brandon Berguin consider this a request to schedule the application for consideration by the City Council at their next Public Hearing.

If you have any further questions do not hesitate to contact myself, or Dr. Berguin

Respectfully,


Thomas A. Logue

xc: Dr. Brandon Berguin



SUBMITTAL CHECKLIST

SITE PLAN REVIEW "Berguin Clinic"

Location: 514 28 ROAD

Project Name: Berguin Dental OFFICE

ITEMS		DISTRIBUTION													TOTAL REQD.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GVRP	CDDI	Corps of Engineers	Walker Field
● Application Fee \$ 185 ⁰⁰	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	1
● Planning Clearance*	VII-3	1																		
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1	1	1	1															
○ Appraisal of Raw Land	VII-1	1		1	1															
○ Deeds	VII-1	1		1	1															
○ Easements	VII-2	1	1	1	1															
○ Avigation Easement	VII-1	1		1	1															
○ ROW	VII-3	1	1	1	1															
● Improvements Agreement/Guarantee	VII-2	1	1	1																
○ CDOT Access Permit	VII-3	1	1																	
○ Industrial Pretreatment Sign-off	VII-4	1	1	1																
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	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	1
○ 11"x17" Reduction of Site Plan	IX-29			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2																	
○ Storm Drainage Plan and Profile	IX-30	1	2																	
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1				
○ Roadway Plan and Profile	IX-28	1	2																	
○ Road Cross-Sections	IX-27	1	2																	
● Detail Sheet	IX-12	1	2																	
● Landscape Plan	IX-20	2	1	1																
○ Geotechnical Report	X-8	1	1																	
○ Final Drainage Report	X-5.6	1	2																	
○ Stormwater Management Plan	X-14	1	2																	
○ Phase I and II Environmental Report	X-10.11	1	1	1																
○ Traffic Impact Study	X-15	1	2																	
● DRAINAGE Fee OPTION																				
● Plumbing PLAN		1	1	1																

- NOTES:
- 1) An asterisk in the Item description column indicates that a form is supplied by the City.
 - 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 - 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

RE-APPLICATION CONFERENCE

Date: 12-1-93

Conference Attendance: Rob Jenkins, Jody, Dave Thornton, Don Newton

Proposal: Dental Office

Location: 514 28 Road (2801 Bunting Av)

Tax Parcel Number: 2943-073-31-001

Review Fee: \$185.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A

Adjacent road improvements required? N/A

Area identified as a need in the Master Plan of Parks and Recreation? N/A

Parks and Open Space fees required? N/A

Estimated Amount:

Recording fees required? Yes

Estimated Amount: 5.00

Half street improvement fees required? N/A

Estimated Amount:

Revocable Permit required? If landscaping occurs in R.O.W.

State Highway Access Permit 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? NA

Avigation Easement required? N/A

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

Other City Council approved this subdivision with an access restriction along 28 Road

Related Files: #62-93 with Right turn only from Northbound lane of 28 Rd. into Lot 2 Begun sub. and would be restricted by the design of the curb cut.

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to curb cut, 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.

X _____
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

~~SUBDIVISION PROCESS CHECKLIST~~

COMPLETE

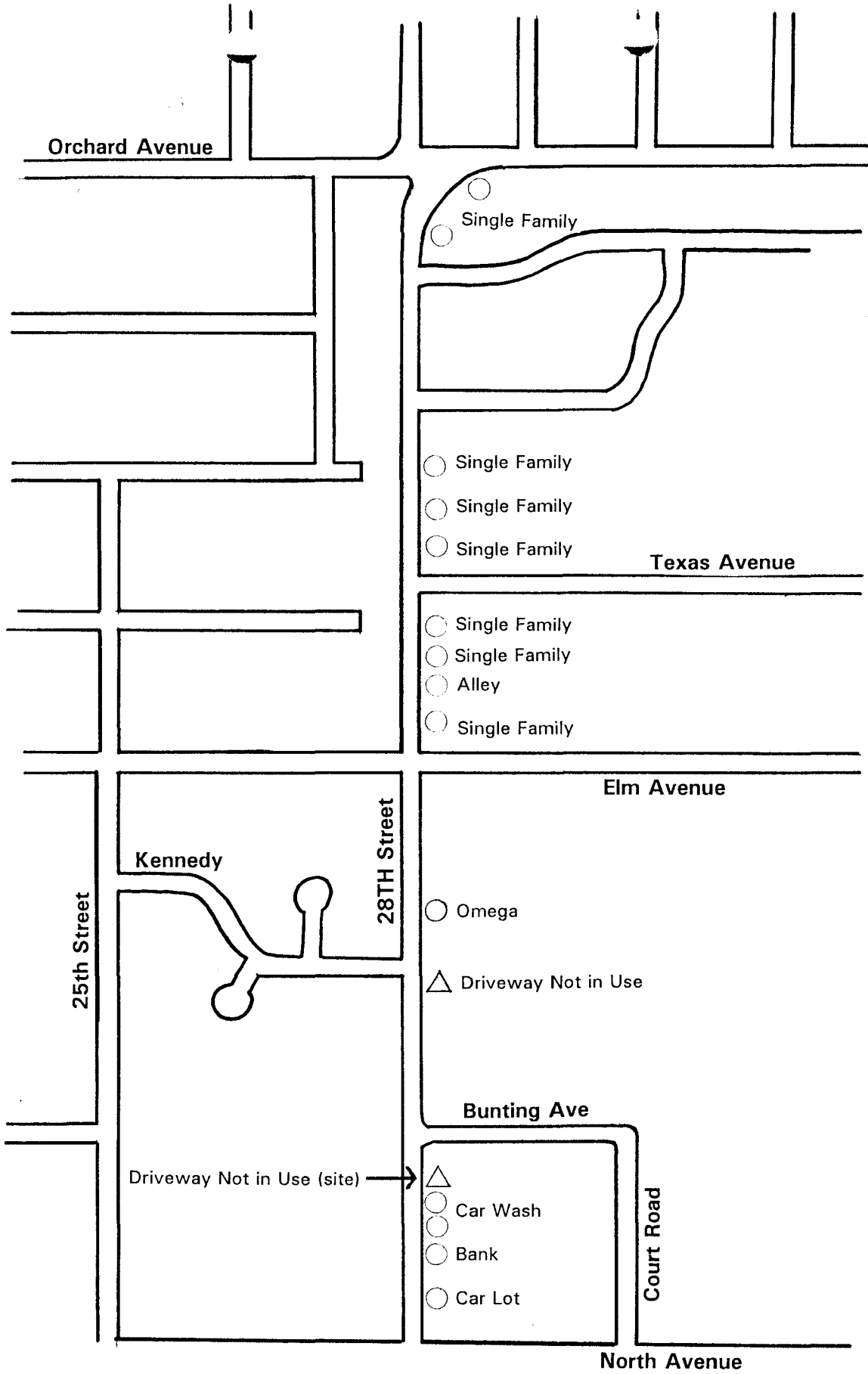
DATE / NOTES

-
- PRE-APPLICATION CONFERENCE 3-30-93
 - SUBMITTAL 5-1-93
 - FEE
 - NZA* SIGN DEPOSIT
 - FILE NUMBER ON ASSESSOR MAP
 - PACKETS TO REVIEW AGENCIES
 - REVIEW COMMENTS DUE
 - SITE CHECK
 - DEVELOPMENT REVIEW MEETING 5-11-93
 - REVIEW COMMENTS TO PETITIONER
 - LEGAL ADVERTISEMENT
 - NOTICE TO SURROUNDING PROPERTY OWNERS
 - PICK UP PUBLIC NOTICE SIGN
 - POST PUBLIC NOTICE SIGN
 - PETITIONER'S RESPONSE TO COMMENTS
 - STAFF REPORT
 - PLANNING COMMISSION HEARING
 - RETURN PUBLIC NOTICE SIGN
 - PC MINUTES IN FILE
 - CITY COUNCIL COVER SHEET
 - LEGAL ADVERTISEMENT
 - CITY COUNCIL HEARING
 - COUNCIL MINUTES IN FILE
 - UCC APPROVAL FORM
 - UCC MEETING
 - ROUTE IMPROVEMENTS AGREEMENT FOR SIGNATURES
 - LETTER OF CREDIT
 - OPEN SPACE FEE
 - ROAD IMPACT FEE (cash for 1/2 street impr)
 - ROUTE PLAT FOR SIGNATURES
 - 2 - FULL SIZE AND 1 - 11" X 17" MYLARS
 - REVIEW FILE FOR COMPLETENESS
 - PLANNING CLEARANCE MAY BE ISSUED AS OF _____
 - PERTINENT INFO ON PLAT (zone, ACC, setbacks, etc.)
 - COMPUTER FILE INDEX
 - ROLODEX

RECORD AS APPLICABLE

- Recordation Fee
- Improvements Agreement
- Covenants
- Avigation/Other Easement(s)
- Final Plan/Plat
- Other

File No. _____ Address _____ Staff Assigned _____



△ EXISTING DRIVEWAY NOT IN USE

○ DRIVEWAY IN USE

Existing Used and Unused Driveways along 28 Road between North Ave. and Orchard.

North Avenue to Bunting:

1. One driveway used by the Used Car Sales Lot.
2. One driveway used by Norwest Bank.
3. Two driveways used by the carwash business.
4. One driveway accessing Lot 1 of Berguin Subdivision, a vacant lot and not currently being used.

Bunting Avenue to Elm:

1. One driveway accessing a vacant lot in the Omega Subdivision and not being used.
2. One driveway accessing the Omega business complex.

Elm Avenue to Texas:

1. One driveway accessing a single family house.
2. One driveway accessing an alley.
3. One driveway accessing a single family house.
4. One driveway accessing a single family house.

Texas Avenue to Mesa:

1. One driveway accessing a single family house.
2. One driveway accessing a single family house.
3. One driveway accessing a single family house.

Mesa Avenue to Hall:

No driveways

Hall Avenue to Orchard:

1. Two driveways accessing a single family house.

SUMMARY:

14 driveways are currently being used

2 driveways are not currently being used

5 local roads heading East off of 28 Road between North Ave. and Orchard Ave.

2 local roads heading West off of 28 Road between North Ave. and Orchard Ave.

No driveways exist on the West side of 28 Road between North Ave. and Orchard.

REVIEW COMMENTS

Page 1 of 2

FILE #62-93(2)

TITLE HEADING: Site Plan Review - Berguin Clinic

LOCATION: 514 28 Road

PETITIONER: Brandon Berguin, DDS

PETITIONER'S ADDRESS/TELEPHONE: 371 McFarland Court
Grand Junction, CO
241-3483

PETITIONER'S REPRESENTATIVE: Rob Jenkins, AIA
242-6804

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/13/93
244-1591

1. Drainage fee calculated at \$3,251.35.
2. Has the City Attorney looked over the Improvements Agreement?
3. City standard for handicap ramp requires a 3' landing.
4. Need to show distance and location from building to fire hydrants to be sure it meets Fire Code maximum distance of 150'.
5. Redesign driveway on 28 Road to positively emphasize the right turn in only. AS shown on the red-lined plan, there should be a protrusion of the curb to make this obvious. Also, additional signing needs to be incorporated. One suggestion is shown below, with additional exit signing on site.

CITY UTILITY ENGINEER
Bill Cheney

12/15/93
244-1590

WATER - Contact City of Grand Junction Utility Billing Department for information pertaining to tap fees for water service.

SEWER - Contact Fruitvale Sanitation District for information relating to sewer service hookup and fees. A "Utility Cut Permit" will be required for any sewer work done in the 28 Road right-of-way.

No other comments.

CITY COMMUNITY DEVELOPMENT
Dave Thornton

12/17/93
244-1447

1. Dumpster area needs to be screened.
2. According to the Development Engineer the drainage fee due is \$2,391.00 rather than \$3,251.35 as previously required. This must be paid prior to issuance of a planning clearance for a building permit.
3. Please see attached comment regarding landscaping.



REVIEW AGENCY COVER SHEET

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

FILE NO. 62-93(2)

Petitioner Please Fill In:

Petitioner Please Fill In:

Review Agency

City Community Development

PROPOSAL Berguin Clinic
(DENTAL OFFICE)

LOCATION 514 28 ROAD

ENGINEER/REPRESENTATIVE _____

ROB JENKINS, MA 242-6804

PETITIONER BRANDON BERGUIN, DDS

ADDRESS 371 McFARLAND CT

PHONE NO 241-3483

Return to Community Development By 12-15-93

Staff Planner DAVE THORNTON

COMMENTS

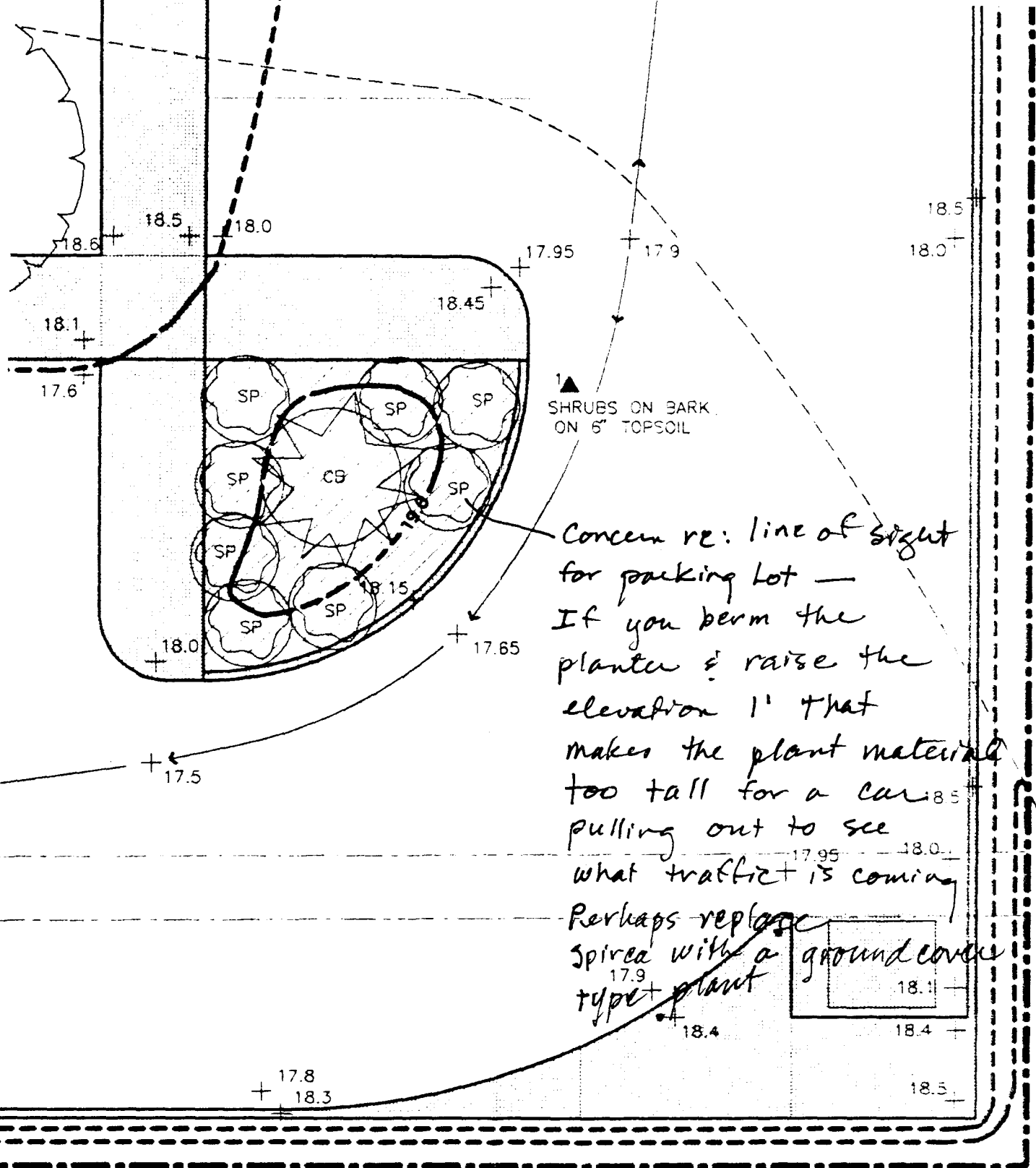
- ① Dumpster area needs to be screened.
- ② According to the Development Engineer, the Drainage fee due is \$2391⁰⁰ rather than ~~\$~~ \$3,251.35 as previously required. This ~~amount~~ ^{must} be paid prior to issuance of a planning clearance for building permit.
- ③ Please see attached comment regarding landscaping.

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY [Signature]

PHONE 244-1447

DATE 12-17-93



CONTOUR & GRADING PLAN

1/8" = 1'-0"

---17.0--- EXISTING CONTOUR

---17.0--- NEW CONTOUR



December 28, 1993

Grand Junction Fire Department
330 South 6th Street
Grand Junction, Colorado 81501-7784

John Cunningham
Burke Associates, Incorporated
2518 Monument Road
Grand Junction, CO 81503

Mr. Cunningham:

A follow-up review of the proposed clinic at 28 Road and Bunting Avenue found existing hydrant spacing to be adequate. Our earlier comments regarding the installation of an additional hydrant were based on plans submitted by your firm. Actual hydrant distance measurements found them to be in compliance with City ordinances dealing with spacing.

I apologize for any inconvenience you experienced as a result of our initial comments. Please contact me if you should require further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Johnson", is written over the typed name and title.

Ken Johnson
Administrative Officer

cc: **City Planning Department**
County Building Department

NAME Thunderbird Enterprises LLC

ACCT. NO. 3003879

12-30 19 93

Pay to the Order of City of Grand Junction \$ 2391.00

Two thousand three hundred ninety one ⁰⁰/₁₀₀ Dollars



Bank Name Norwest Bank 65

Memo Drainage Fee File # 62-93(2)

⑆ 102100918⑆ 606 3003879⑈

*Drainage fee for Bureau Clinic
514 28 Road
File # 62-93 (2)*

*Pay
to
Bureau
Clinic
514 28 Road
Grand Junction
CO 81505
2/1/94*

STAFF REVIEW

FILE: 62-93(2)

DATE: May 24, 1994

STAFF: Michael Drollinger

REQUEST: Revocable Permit for Landscaping

LOCATION: 2801 Bunting Avenue

APPLICANT: Brandon Berguin, DDS

EXISTING LAND USE: Medical Office

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH: Vacant

SOUTH: Commercial

EAST: Vacant

WEST: Commercial/Single Family Residential

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow construction of landscaping in the right-of-way of 28 Road and Bunting Avenue adjacent to the site.

STAFF ANALYSIS: The applicant has recently constructed a medical office building on the site and is proposing landscaping in the right-of-way as part of the landscape improvements to the parcel. The proposed grass in the right-of-way will help to beautify the development.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution.

FILE



City of Grand Junction, Colorado
250 North Fifth Street
81501-2888
FAX: 303-244-1888

June 20, 1994

Brandon Berguin, DDS
371 McFarland Court
Grand Junction, CO

RE: Berguin Clinic, 514 28 Road

Dear Mr. Berguin:

According to our records, a Certificate of Occupancy (C.O.) for the above referenced building has not yet been issued. Required directional signs at the 28 Road driveway as per the Site Plan have not been installed as per our field inspection of June 15th. These improvements must be completed prior to the issuance of a C.O.

Failure to comply with the aforementioned requirements may result in the invitation of civil and/or criminal legal proceedings. Without a certificate of occupancy continued use of the building may be limited or enjoined. If you should have any questions please feel free to contact me at 244-1439.

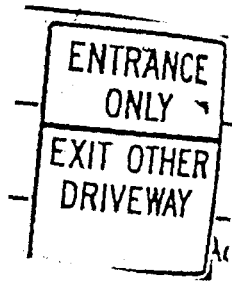
Sincerely yours,



Michael T. Drollinger
Senior Planner

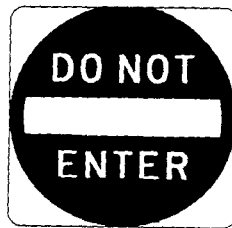
cc: Rob Jenkins, AIA
Building Department

Required Signs: Design & Size Specifications

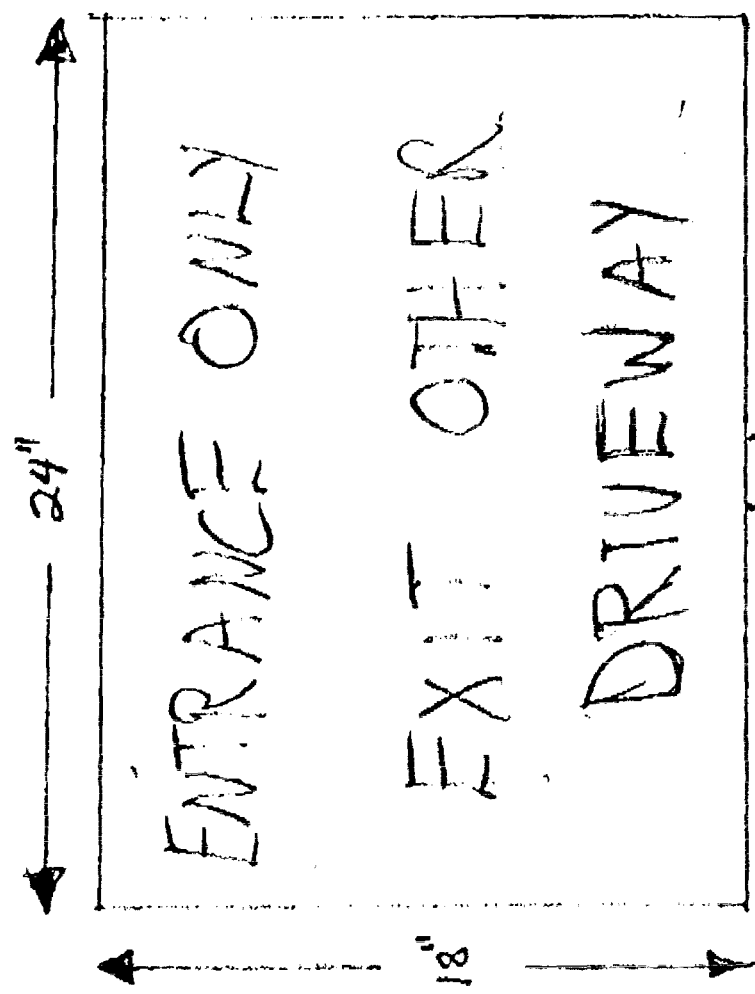
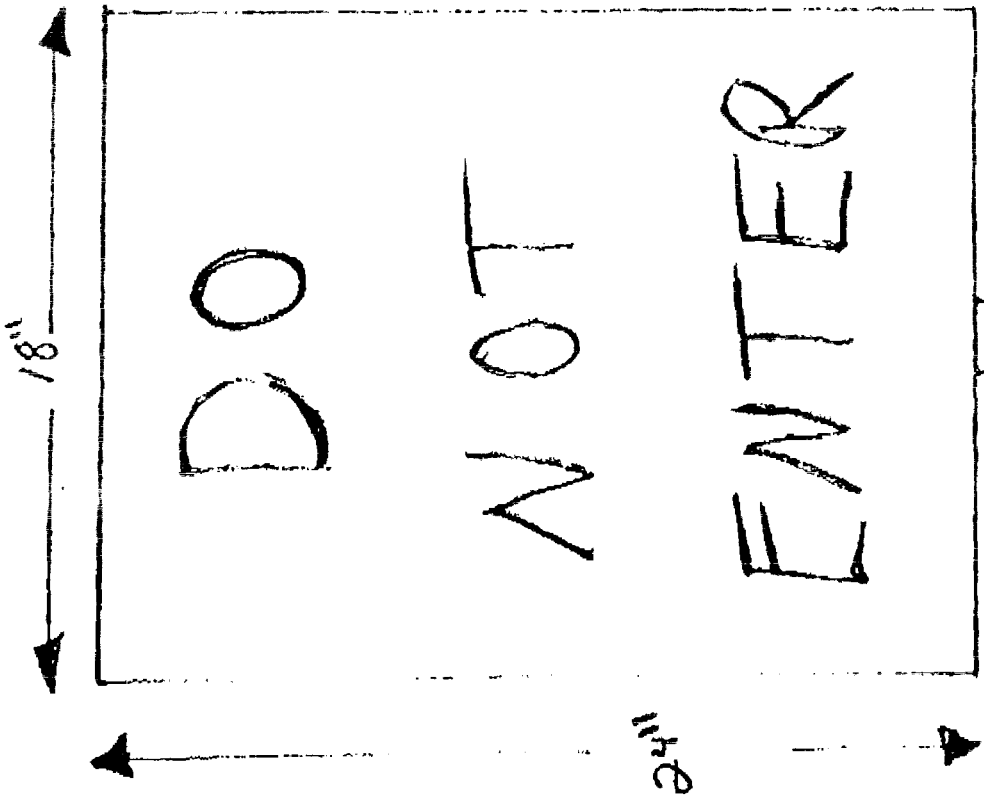


24" X 30"

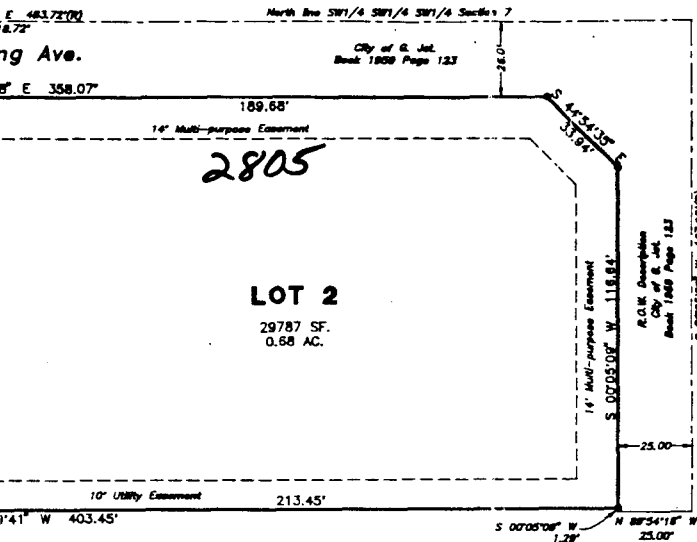
The DO NOT ENTER sign shall be a 30-inch white square on which is inscribed a 29-inch diameter red circle, with a white band 5 inches in width placed horizontally across the center of the circle. The legend DO NOT ENTER shall appear in white letters with the words DO NOT above the band and ENTER below the band. Larger sizes are prescribed for use on major streets or on expressways with one-way ramp or roadway connections. (Reference: Section 2A-31 and 2E-41).



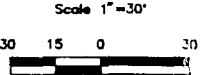
R5-1
30" x 30"



Omaha Business Park



Northwest Bank of Grand Junction, N.A.
 Book 1804 Pages 927-928



SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF BERGUIN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

Dennis W. Johnson
 DENNIS W. JOHNSON, PLS
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 18815



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BRANDON S. BERGUIN IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF THE SW 1/4 OF SECTION 7 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL DEED BOOK 1983, PAGE 563.)

A PARCEL OF LAND LOCATED IN THE SW1/4 SW1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, AND ASSUMING THE WEST LINE OF THE SW1/4 SW1/4 OF SECTION 7 TO BEAR NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W) A DISTANCE OF 490.00 FEET ALONG THE WEST LINE OF THE SW1/4 SW1/4; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST (N 89°59'41" E), A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W), A DISTANCE OF 88.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST (N 89°59'41" E), A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W), A DISTANCE OF 40.84 FEET; NORTH 44 DEGREES 55 MINUTES 53 SECONDS EAST (N 44°55'53" E), A DISTANCE OF 18.44 FEET TO THE SOUTH RIGHT OF WAY OF BUNTING AVENUE; THENCE SOUTH 88 DEGREES 54 MINUTES 18 SECONDS EAST (S 88°54'18" E), A DISTANCE OF 358.07 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 44 DEGREES 54 MINUTES 35 SECONDS EAST (S 44°54'35" E), A DISTANCE OF 33.84 FEET TO THE WEST RIGHT OF WAY OF COURT ROAD; THENCE SOUTH 00 DEGREES 05 MINUTES 09 SECONDS WEST (S 00°05'09" W), A DISTANCE OF 116.84 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89 DEGREES 59 MINUTES 41 SECONDS WEST (S 89°59'41" W), A DISTANCE OF 403.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.288 ACRES, OR 35129 SQUARE FEET AS DESCRIBED.

THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BERGUIN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 27th DAY OF July, A.D., 1993

Brandon S. Berguin
 BRANDON S. BERGUIN

STATE OF COLORADO } SS
 COUNTY OF MESA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, A.D., 1993 BY: BRANDON S. BERGUIN

10/25/05
 MY COMMISSION EXPIRES

Linda Silva
 NOTARY PUBLIC

DRAWER # AA2B

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
 COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M. SEP 13, A.D., 1993 and was duly recorded in plat Book No. 14 Page No. 150

REC. # 1652711

Clerk and Recorder

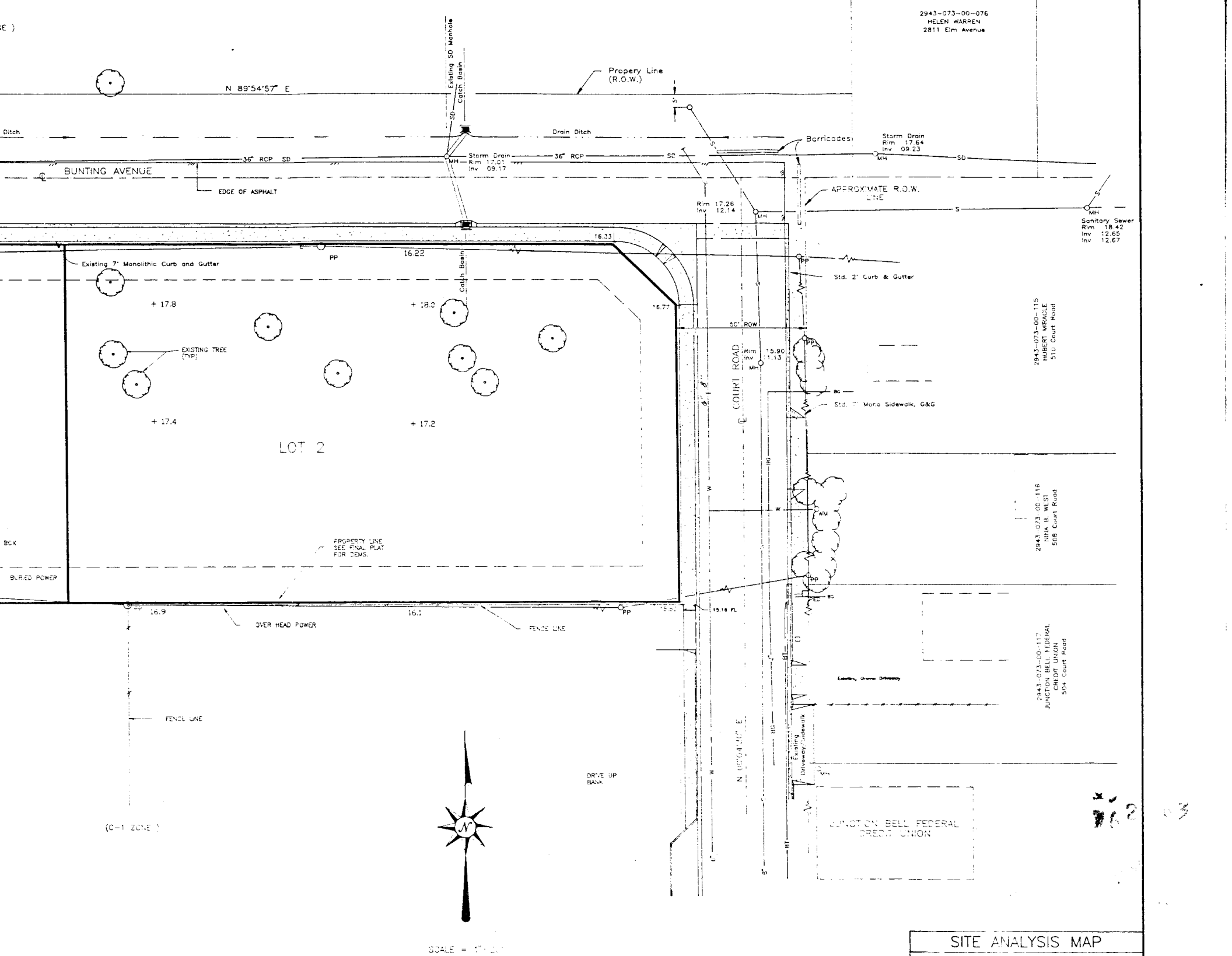
CITY APPROVAL

THIS PLAT OF BERGUIN MINOR SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 15th DAY OF SEP, 1993

Patrick Cohen
 CITY MANAGER

Patrick Cohen
 PRESIDENT OF CITY COUNCIL

BERGUIN MINOR SUBDIVISION
 LOCATED IN THE SW1/4 SECTION 7
 T1S, R1E, UTE MERIDIAN
 MESA COUNTY, COLORADO



N 89°54'57" E

Property Line (R.O.W.)

BUNTING AVENUE

EDGE OF ASPHALT

Drain Ditch

Barricades

Storm Drain
Rim 17.64
Inv 09.23

APPROXIMATE R.O.W. LINE

Sanitary Sewer
Rim 18.42
Inv 12.65
Inv 12.67

Existing 7' Monolithic Curb and Gutter

+ 17.8

+ 18.0

EXISTING TREE (TYP)

+ 17.4

+ 17.2

LOT 2

PROPERTY LINE
SEE FINAL PLAN
FOR DEMS.

COURT ROAD

Rim 15.90
Inv 11.13

Std. 7' Mono Sidewalk, C&G

2943-073-00-115
MURBERT MIRAQUE
510 Court Road

2943-073-00-116
ROKA B. WEST
508 Court Road

2943-073-00-117
JUNCTION BELL FEDERAL
CREDIT UNION
504 Court Road

FENCE LINE

OVER HEAD POWER

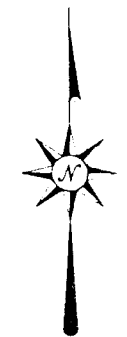
FENCE LINE

DRIVE UP BANK

N 89°54'57" E

JUNCTION BELL FEDERAL
CREDIT UNION

(C-1 ZONE)



SCALE = 1" = 20'

SITE ANALYSIS MAP

1. 1/4" = 1'-0"
 2. 1/8" = 1'-0"
 3. 1/16" = 1'-0"
 4. 3/32" = 1'-0"
 5. 1/32" = 1'-0"
 6. 1/64" = 1'-0"
 7. 1/128" = 1'-0"
 8. 1/256" = 1'-0"
 9. 1/512" = 1'-0"
 10. 1/1024" = 1'-0"
 11. 1/2048" = 1'-0"
 12. 1/4096" = 1'-0"

DATE
 SHEET NO.

OWNER
 PROJECT

Sheet No.
C1.1
R2

SITE PLAN
 1/8" = 1'-0"

PROPERTY LINE
 TYPICAL 5' SETBACK

REFERENCE BENCHMARK ON LOCATION PLAN 1.1

ACCEPTED FOR RECORD
 REC 2/27/93

REVISIONS

DATE

BY

CHKD

APP'D

DATE

BY

CHKD

APP'D

DATE

BY

CHKD

APP'D

DATE

BY

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DATE

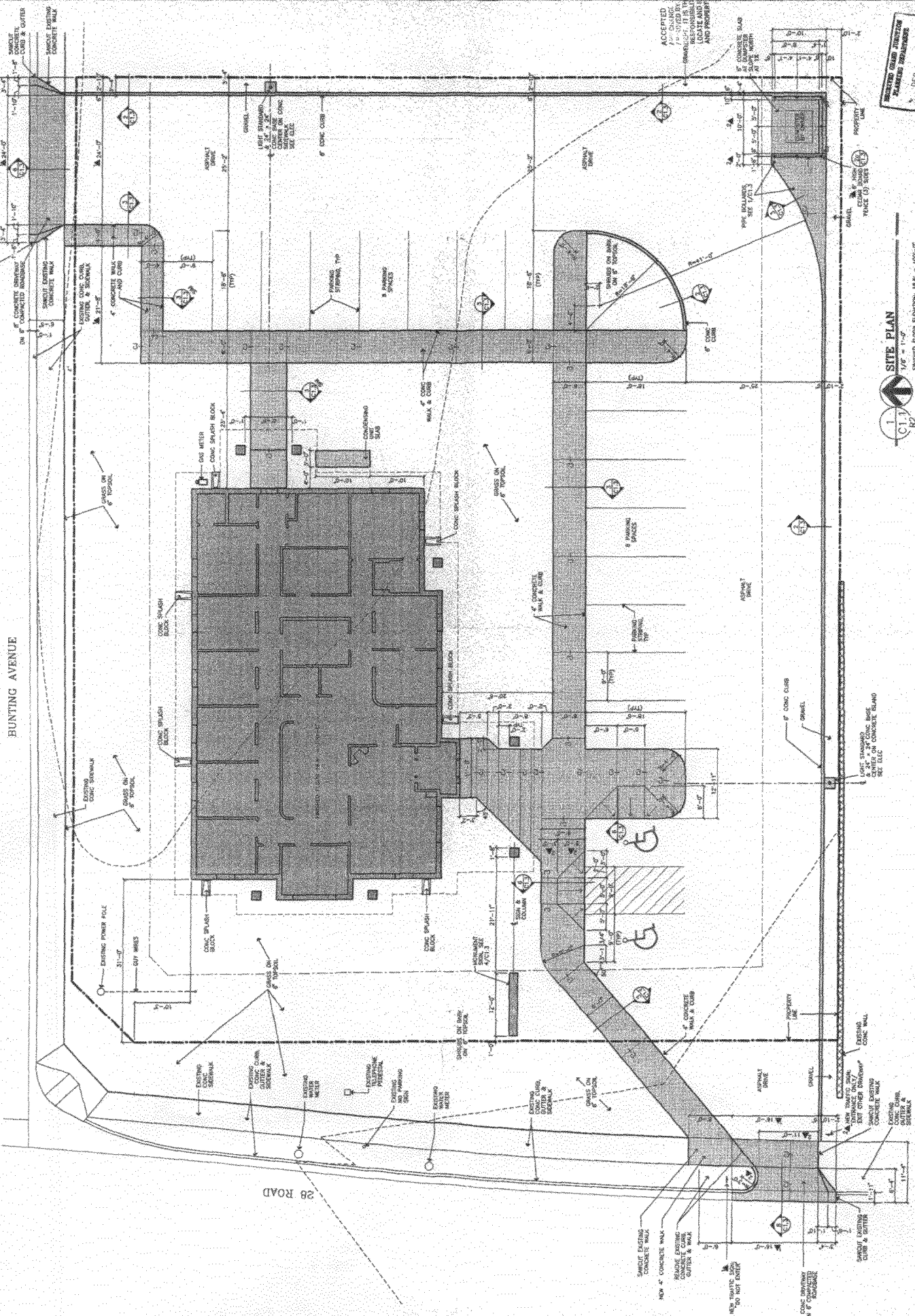
BY

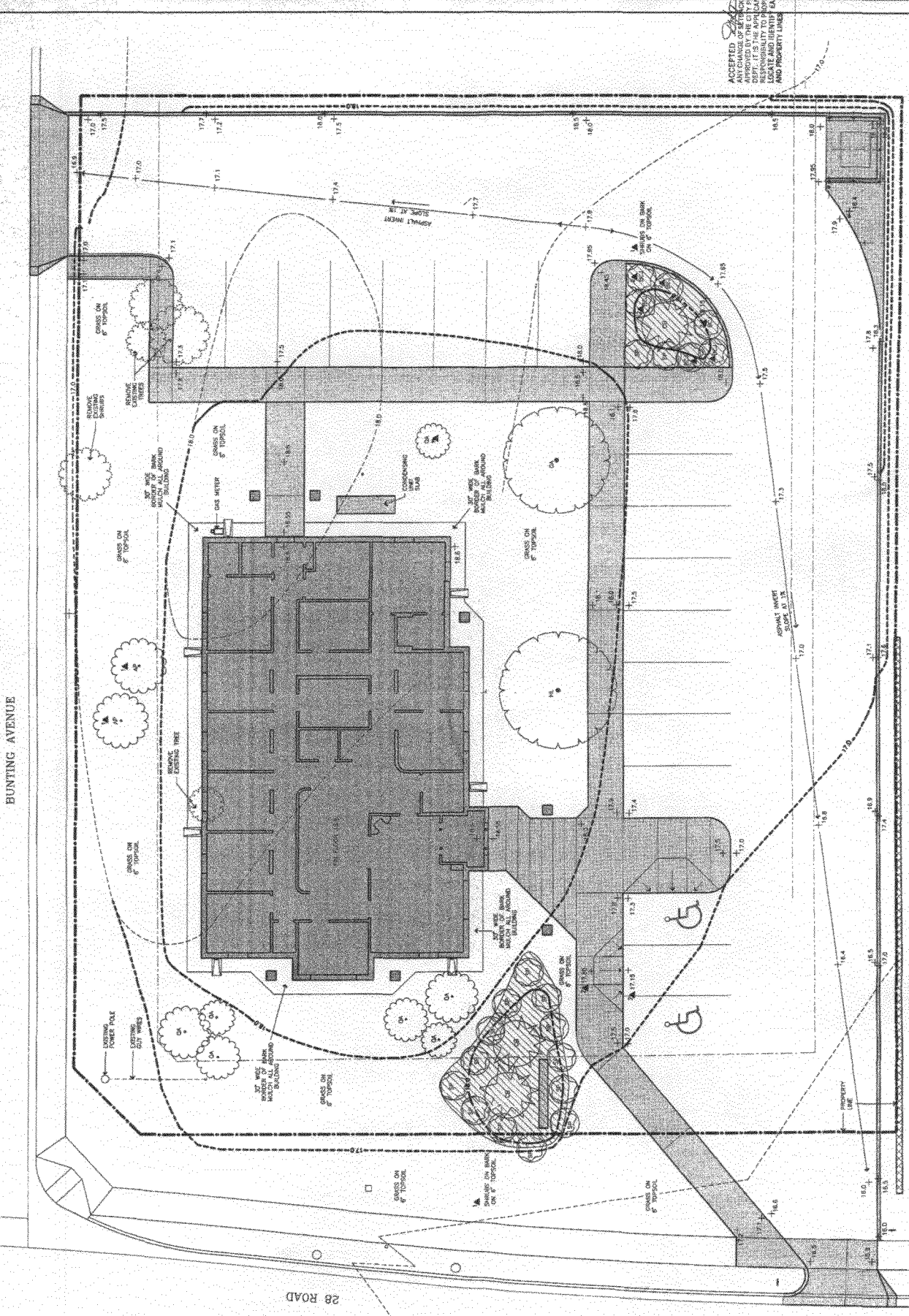
CHKD

APP'D

DATE

BY





ACCEPTED
ANY CHANGE OF REFERENCE
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO MAINTAIN
USABILITY TO PROPERTY LINES
AND PROPERTY LINES

CONTOUR & GRADING PLAN
1/8" = 1'-0"



LANDSCAPING LEGEND

SYMBOL	COMMON NAME	SIZE	QTY	QTY
1/8"	SHADBLOW HONEYLOCUST	1 1/2 CALIPER	1	1
1/4"	SHADBLOW HONEYLOCUST	2 1/2 CALIPER	2	2
3/8"	SHADBLOW HONEYLOCUST	3 1/2 CALIPER	3	3
1/2"	SHADBLOW HONEYLOCUST	4 1/2 CALIPER	4	4
3/4"	SHADBLOW HONEYLOCUST	5 1/2 CALIPER	5	5
1"	SHADBLOW HONEYLOCUST	6 1/2 CALIPER	6	6
1 1/4"	SHADBLOW HONEYLOCUST	7 1/2 CALIPER	7	7
1 1/2"	SHADBLOW HONEYLOCUST	8 1/2 CALIPER	8	8
1 3/4"	SHADBLOW HONEYLOCUST	9 1/2 CALIPER	9	9
2"	SHADBLOW HONEYLOCUST	10 1/2 CALIPER	10	10
2 1/4"	SHADBLOW HONEYLOCUST	11 1/2 CALIPER	11	11
2 1/2"	SHADBLOW HONEYLOCUST	12 1/2 CALIPER	12	12
2 3/4"	SHADBLOW HONEYLOCUST	13 1/2 CALIPER	13	13
3"	SHADBLOW HONEYLOCUST	14 1/2 CALIPER	14	14
3 1/4"	SHADBLOW HONEYLOCUST	15 1/2 CALIPER	15	15
3 1/2"	SHADBLOW HONEYLOCUST	16 1/2 CALIPER	16	16
3 3/4"	SHADBLOW HONEYLOCUST	17 1/2 CALIPER	17	17
4"	SHADBLOW HONEYLOCUST	18 1/2 CALIPER	18	18
4 1/4"	SHADBLOW HONEYLOCUST	19 1/2 CALIPER	19	19
4 1/2"	SHADBLOW HONEYLOCUST	20 1/2 CALIPER	20	20
4 3/4"	SHADBLOW HONEYLOCUST	21 1/2 CALIPER	21	21
5"	SHADBLOW HONEYLOCUST	22 1/2 CALIPER	22	22
5 1/4"	SHADBLOW HONEYLOCUST	23 1/2 CALIPER	23	23
5 1/2"	SHADBLOW HONEYLOCUST	24 1/2 CALIPER	24	24
5 3/4"	SHADBLOW HONEYLOCUST	25 1/2 CALIPER	25	25
6"	SHADBLOW HONEYLOCUST	26 1/2 CALIPER	26	26
6 1/4"	SHADBLOW HONEYLOCUST	27 1/2 CALIPER	27	27
6 1/2"	SHADBLOW HONEYLOCUST	28 1/2 CALIPER	28	28
6 3/4"	SHADBLOW HONEYLOCUST	29 1/2 CALIPER	29	29
7"	SHADBLOW HONEYLOCUST	30 1/2 CALIPER	30	30
7 1/4"	SHADBLOW HONEYLOCUST	31 1/2 CALIPER	31	31
7 1/2"	SHADBLOW HONEYLOCUST	32 1/2 CALIPER	32	32
7 3/4"	SHADBLOW HONEYLOCUST	33 1/2 CALIPER	33	33
8"	SHADBLOW HONEYLOCUST	34 1/2 CALIPER	34	34
8 1/4"	SHADBLOW HONEYLOCUST	35 1/2 CALIPER	35	35
8 1/2"	SHADBLOW HONEYLOCUST	36 1/2 CALIPER	36	36
8 3/4"	SHADBLOW HONEYLOCUST	37 1/2 CALIPER	37	37
9"	SHADBLOW HONEYLOCUST	38 1/2 CALIPER	38	38
9 1/4"	SHADBLOW HONEYLOCUST	39 1/2 CALIPER	39	39
9 1/2"	SHADBLOW HONEYLOCUST	40 1/2 CALIPER	40	40
9 3/4"	SHADBLOW HONEYLOCUST	41 1/2 CALIPER	41	41
10"	SHADBLOW HONEYLOCUST	42 1/2 CALIPER	42	42
10 1/4"	SHADBLOW HONEYLOCUST	43 1/2 CALIPER	43	43
10 1/2"	SHADBLOW HONEYLOCUST	44 1/2 CALIPER	44	44
10 3/4"	SHADBLOW HONEYLOCUST	45 1/2 CALIPER	45	45
11"	SHADBLOW HONEYLOCUST	46 1/2 CALIPER	46	46
11 1/4"	SHADBLOW HONEYLOCUST	47 1/2 CALIPER	47	47
11 1/2"	SHADBLOW HONEYLOCUST	48 1/2 CALIPER	48	48
11 3/4"	SHADBLOW HONEYLOCUST	49 1/2 CALIPER	49	49
12"	SHADBLOW HONEYLOCUST	50 1/2 CALIPER	50	50

ACCEPTED
DEC 28 1993

BUNTING AVENUE

28 ROAD