

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 451 Grand Ave

Project Name: Parking Lot

ITEMS		DISTRIBUTION																				
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Police <u>Police</u>	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Public Works Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	TOTAL
● Application Fee # <u>100.00</u>	VII-1	1																				
● Submittal Checklist*	VII-3	1																				
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1
● Evidence of Title	VII-2	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		1															
○ Aviation Easement	VII-1	1		1			1															
○ ROW	VII-3	1	1	1	1		1															
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1															
○ CDOT Access Permit	VII-3	1	1																			
○ Industrial Pretreatment Sign-off	VII-4	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	1	1
○ Elevation Drawing	IX-13	1	1																			
● Site Plan	IX-29	2	2	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														1	1	1	1		
○ Water and Sewer Plan and Profile	IX-34	1	2	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								1											
○ Final Drainage Report	X-5.6	1	2																			
○ Stormwater Management Plan	X-14	1	2										1									
○ Phase I and II Environmental Report	X-10.11	1	1																			
○ Traffic Impact Study	X-15	1	2																1			

CONTINUED

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.

PRE-APPLICATION CONFERENCE

Date: 8-18-93
Conference Attendance: Elio Enterprises (Katherine Peroulis, Artie Patt, Gus Eliopoulos, JANE Johnson)
Proposal: PARKING Lot
Location: 451 E Grand Avenue

Tax Parcel Number: 2945-143-04-002

Review Fee: \$100.00

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

- Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
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?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

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

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signatures of Petitioner(s) and Representative(s) with handwritten names: Katherine Peroulis, Elio Enterprises

DATE SUBMITTED _____

BUILDING PERMIT NO. _____

FEE \$ 100⁰⁰

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 451 GRAND

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

SUBDIVISION GRAND JUNCTION

SQ. FT. OF EXISTING BLDG(S) NA

FILING _____ BLK 81 LOTS 11-14

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-143-04-002

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA

OWNER Elio Enterprises

USE OF EXISTING BLDGS NA

ADDRESS 1006 Ranney St.

DESCRIPTION OF WORK AND INTENDED USE: PARKING LOT

TELEPHONE 824. 5361

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-3

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number 113-93

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature Elio Enterprises

Date Approved Sept 30, 1993

Date Katherine E. Perrella Sept 30, 1993

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



CLARKE & Co.
2336 K Road
Grand Junction, CO 81505

PROPOSAL

Page No. 1 of 1 Pages

(303) 241-5317

To: Elio Enterprises
Attn: Kate Peroulis

JOB NAME/NO. <u>Parking lot Landscape</u>	
LOCATION <u>451 Grand Ave</u>	
<u>Grand Jnct. CO</u>	
PHONE <u>824-5361</u>	DATE <u>9-9-93</u>

We hereby submit specifications and estimates for:

Clarke & Co.'s bid on the parking lot landscape as per Clarke & Co's.
design dated 9-8-93 is as follows:

1. Cut remove asphalt, remove road base add topsoil in
planter beds. \$1630.00
2. Install 6" Curbcoc curb with rebar \$750.00
3. Plant material, moss rock boulders weed fabric
gravel mulch. \$1915.00
4. Manual sprinkler system:

To include tap into City water, pressure vacuum breaker,
mainline, manual angle valves, boring under asphalt entry
and 1806 spray heads. System is guaranteed for one (1)
year and will be winterized Fall of 1994 by Clarke &
Co. \$1216.00

Project Total \$5511.00

WE PROPOSE hereby to furnish material and labor — complete in accordance with these specifications, for the sum of:

Payable as follows: _____ dollars (\$ _____).

25% down, balance due in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Mary E Clarke
Mary E Clarke

NOTE: This proposal may be withdrawn
by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL — The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature Katherine E. Peroulis Date 12-7-93

Signature Artie L. Parr Date 12-7-93

REVIEW COMMENTS

Page 1 of 3

FILE #113-93

TITLE HEADING: Site Plan Review - Parking Lot

LOCATION: 451 Grand Avenue

PETITIONER: Elio Enterprises

PETITIONER'S ADDRESS/TELEPHONE: 1006 Ranney Street
Craig, CO 81625
824-5361

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 POLICE DEPARTMENT
Mark Angelo

10/5/93
244-3587

What type and where will the permanent "permit" sign be located? If the parking lot is not going to be staffed with a person to monitor the parking, I can see the possibility of it being used by persons at night. The bank parking lot has been used by persons attending the First Assembly of God Church. Or if parking customers use it at night, what type of parking lot lights are going to be installed? The ones mounted on the side of the building to the east is not adequate.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

10/11/93
244-1400

No requirements at this time.

CITY UTILITY ENGINEER
Bill Cheney

10/11/93
244-1590

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton

10/13/93
244-1447

1. We need a revised site plan addressing all review comments. The site plan must correspond with the landscaping plan (re: layout).
2. The landscaping will need to be guaranteed by an acceptable form (i.e. cash or letter of credit) prior to using this site as a parking lot.
3. Please note that this proposed plan eliminates vehicular access to the retail building to the east ("The Inside Story"). The adjacent property owner may have objections to this.

4. We suggest replacing the blue spruce with another tree type, as it will eventually grow far too large for the area in which it is planted. All trees must have a canopy at least 8' above grade on the street frontage. Perhaps another evergreen such as a smaller upright juniper or an Austrian Pine would be more appropriate.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/13/93
244-1591

See attached comments.

November 22, 1993



Kate Peroulis
Elio Enterprises
1006 Rainey Street
Craig, Colorado 81625

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

RE: Proposed Parking Lot at 451 Grand Avenue

Dear Kate:

We have received a revised site plan dated 11/16/93 from Western Engineers and a revised landscaping plan from Clark & Company for the proposed parking lot at 451 Grand Avenue, (Development file #113-93). The site plan and landscaping plan are approved as submitted. There is one change to be made when ordering the "No Left Turn Sign". Please order sign (R3-2) and not (R3-1) as denoted on the site plan. R3-1 is a "No Right Turn sign".

We still need the following for final approval of this project. Please submit an improvements agreement and improvements guarantee which shall include cost estimates for the landscaping including curbing for the landscaping planters. A letter of credit or a cash escrow is required to guarantee these improvements. I have enclosed an improvements agreement which needs to be filled out, signed and executed and a copy of an acceptable letter of credit as an example to show your financial institution.

The City of Grand Junction will be reconstructing Grand Avenue in 1994. As part of that reconstruction, Grand Avenue will be widened and the City will incorporate into the project the proposed driveways for this proposed parking lot as approved on the site plan and construct them. **Elio Enterprises is responsible for the cost of constructing the "enter only" driveway. The cost of this has been calculated by Don Newton, City Engineer to be \$1335.00.** This fee shall be paid prior to final approval of the parking lot. Please make the check out to the City of Grand Junction for the full amount.

Once the improvements agreement is submitted and executed, the guarantee for the improvements is received and the \$1335.00 is paid, the proposed parking lot at 451 Grand Avenue will be approved by our office. To execute the improvements agreement, the last page will be recorded with the Mesa County Recorders Office. They charge \$5.00 per page to record. Please submit a check for \$5.00 made out to Mesa County Clerk and Recorder. If you have any questions, please contact me at your earliest convenience.

Respectfully,

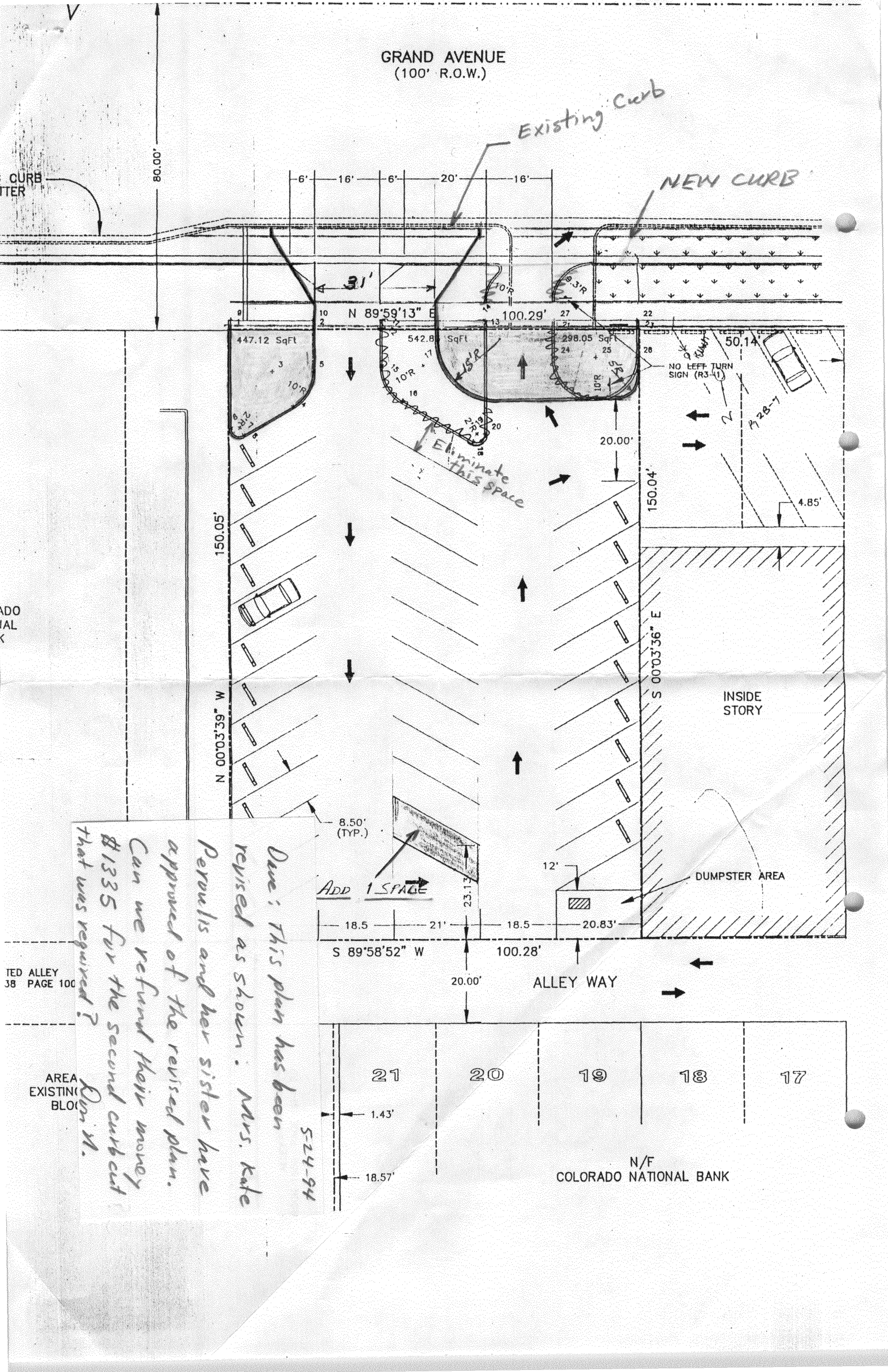
A handwritten signature in cursive script, appearing to read "Dave Thornton".

Dave Thornton
Senior Planner

cc: Don Newton
File # 113-93

(peroulis.let)

GRAND AVENUE
(100' R.O.W.)



Existing Curb

NEW CURB

Eliminate this space

ADD 1 SPACE

Due: This plan has been revised as shown. Mrs. Kate Perulis and her sister have approved of the revised plan. Can we refund their money \$1335 for the second curbcut that was required? Dan M.

5-24-94

ALLEY 38 PAGE 100

AREA EXISTING BLOC

N/F COLORADO NATIONAL BANK



CLARKE & Co.
2336 K Road
Grand Junction, CO 81505

PROPOSAL

Page No. 1 of 1 Pages

(303) 241-5317

To: Elio Enterprises

Attn: Kate Peroulis

JOB NAME/NO. Parking lot Landscape	
LOCATION 451 Grand Ave	
Grand Jnct. CO	
PHONE 824-5361	DATE 9-9-93

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year and will be winterized Fall of 1994 by Clarke &

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Project Total \$5511.00

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Payable as follows:

25% down, balance due in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Mary E Clarke

Mary E Clarke

NOTE: This proposal may be withdrawn
by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL — The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature Katherine E. Peroulis Date 12-7-93

Signature Artie L. Parr Date 12-7-93

MEMORANDUM

TO: Mark Achen

FROM: Dave Thornton ~~ST~~

RE: Request your signature on Parking Lot at 451 Grand Avenue Improvements Agreement

DATE: December 7, 1993

Elio Enterprises, developers of a new parking lot to be built at 451 Grand Avenue have requested site plan approval. As part of the approval they are required to construct certain improvements on site in conformance with the Zoning and Development Code. An improvements Agreement and Guarantee is required.

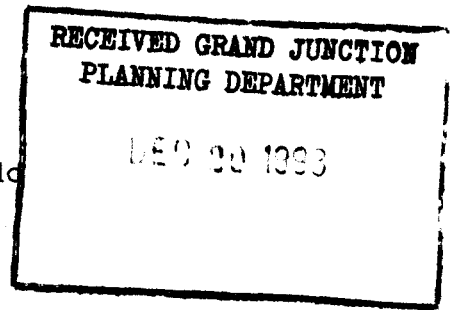
Attached is a signed copy of the improvements agreement. The petitioner has guaranteed the improvements by providing a letter of credit to the City of Grand Junction for the entire agreed upon amount of \$5,511.00.

THIS IS A LEGAL INSTRUMENT. IF NOT UNDERSTOOD,
LEGAL, TAX OR OTHER COUNSEL SHOULD BE CONSULTED
BEFORE SIGNING.

PROMISSORY NOTE

U.S. \$1335.00
Grand Junction, Mesa County, Colorado

10 December, 1993



1. FOR VALUE RECEIVED, the undersigned Katherine Peroulis and Artie L. Parr, (Borrowers) promise to pay to THE CITY OF GRAND JUNCTION, or order, (Note Holder) the principal sum of One Thousand Three Hundred Thirty Five U.S. Dollars, (\$1335.00) on or before May 1, 1994, payable in cash or certified funds at 250 North Fifth Street, Grand Junction, CO 81501 or at such other location as Holder may designate.

2. The principal indebtedness shall be paid in a lump sum, on or before the 1st day of May, 1994. If the entire indebtedness evidenced by this Note is fully paid on or before May 1, 1994, interest shall not accrue; if not paid, the entire principal amount plus interest thereon, at the rate of 8.5 percent from the date hereof, shall be due and payable. Said interest shall accrue until paid.

3. Payments received on this Note shall be applied first to the payment of accrued interest specified above, if any, and the balance applied in reduction of the principal amount hereof.

4. If any payment required by this Note is not paid when due, the entire principal amount outstanding and accrued interest thereon shall become due and payable twenty days after notice of default has been given. Such notice of default shall specify the amount of the nonpayment plus interest and other costs, expenses and fees due under this Note. The Borrower may cure default consisting of a failure to make payment by tendering the amounts of all unpaid sums due at the time of tender as specified by the Note Holder in such notice of default. The Note Holder shall be entitled to collect all reasonable costs and expense of default, collection and/or suit, including, but not limited to the reasonable value of an attorney's time and/or reasonable attorney's fees.

5. Borrowers may prepay the principal amount outstanding under this Note, in whole or in part, at any time without penalty.

6. Borrowers and all other makers, sureties, guarantors, and endorsers hereby waive presentment, notice of dishonor and protest. This Note shall be the joint and several obligation of

ORIGINAL IN City Clerk's OFFICE

Borrowers and all other makers, sureties, guarantors and endorsers, and their successors and assigns.

7. Any notice to Borrowers provided for in this Note shall be in writing and shall be given and be effective upon (1) delivery to Borrowers or (2) mailing such notice by first-class U.S. mail, addressed to Borrowers at the Borrower's address stated below, or to such other address as Borrowers may designate by notice to the Note Holder. Any notice to the Note Holder shall be in writing and shall be given and be effective upon (1) delivery to Note Holder or (2) by mailing such notice by first-class U.S. mail, to the Note Holder at the address stated in the first paragraph of this Note, or to such other address as Note Holder may designate by notice to Borrowers.

Katherine Peroulis
Katherine Peroulis

Artie L. Parr
Artie L. Parr

Borrowers address: 1006 Rainey Street, Craig, CO 81625.

To: DavidT
Cc: KathyP,JimT
From: Don Newton
Subject: Parking Lot at 451 Grand
Date: 5/24/94 Time: 12:03p

I would like to revise the approved plan at this location in order to combine eliminate one of the proposed curb cuts when Grand Avenue is reconstructed. I have met with the owners of the property (Kate Peroulis and her sister) and they are in favor of the revised plan. I believe that the required landscaping area will still be met.

We required the owners to pay \$1335 for the second curb cut. With this curb cut being eliminated, this money should be refunded the the owners.

I have forwarded to you a copy of the revised plan. Please call if you have any questions. Don



600 YAMPA AVENUE
CRAIG
COLORADO 81625
303-824-6533
FAX 303-824-7909

July 12, 1994

Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, CO 81501

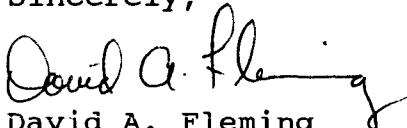
ATTN: DAVE THORTON, SENIOR PLANNER

RE: IRREVOCABLE LETTER OF CREDIT FOR ELIO ENTERPRISES -
KATE PEROULIS

First National Bank of The Rockies has extended its irrevocable letter of credit until 10/3/94 on behalf of Elio Enterprises. It is our understanding this was necessary due to delays in completion of the project. All terms remain the same as under the letter of credit dated 12/1/93 except for the term.

If you have any questions, please feel free to contact me.

Sincerely,


David A. Fleming
Branch President

tsp

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 13 1994

2945-143-04-002

#113-93

Elio Enterprises

1006 Ranney Street
Craig, CO 81625

April 16, 1998

City of Grand Junction
Planning and Zoning
250 N 5th Street
Grand Junction, CO 81501

To Whom It May Concern:

The partners of Elio Enterprises are considering selling the 33 space parking lot at 451 Grand Avenue.

Before listing with a Realtor, we thought we would notify and give the adjoining properties first opportunity. A letter is also being sent to Chadwick, Steinkerchner, Davis & Co., because they have leased a number of parking spaces since the parking lot was built.

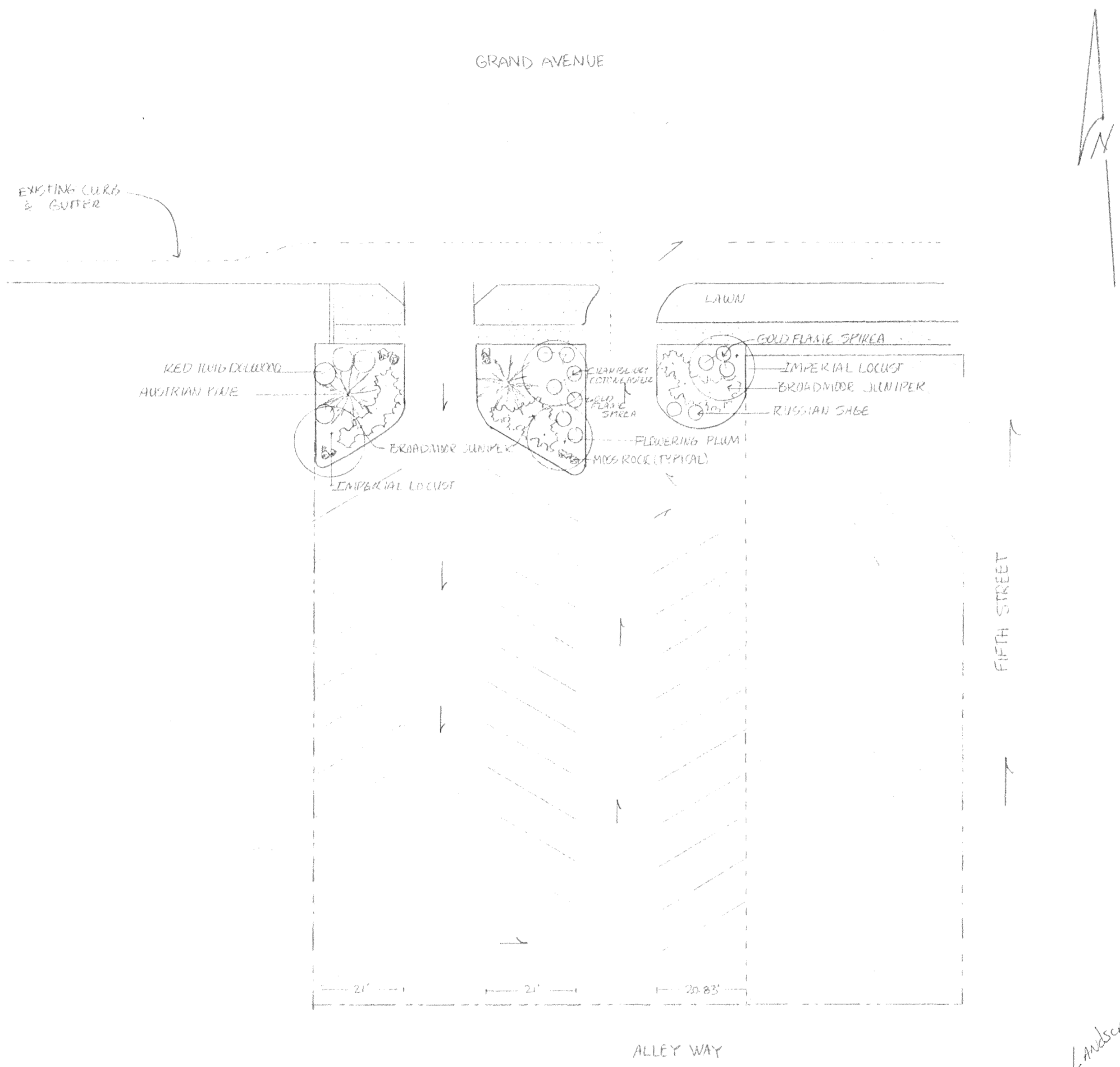
If your future plans include expansion on this prime location or acquiring this valuable parking lot, please contact us by May 30, 1998. The partners have agreed on the selling price of \$200,000 or a reasonable close offer.

Sincerely,



Katherine E Peroulis
Business Manager

cc: Chadwick, Steinkerchner, Davis & Co.
Inside Story
Alpine Bank
US Bank



NOTES

1. ALL BEDS ARE TO BE MULCHED WITH 1 1/2" WOOD CHIPS OR RIVER ROCK OVER MULCH OR WEED FABRIC.
2. ALL LANDSCAPED AREAS TO BE COVERED BY RAINFOREST BUBBLER TYPE SPRINKLER SYSTEM.
3. ALL DECIDUOUS TREES 2" B+B CALIPER.
4. ALL EVERGREEN TREES ARE 5-6" B+B.
5. ALL SHRUBS - DECIDUOUS + EVERGREEN ARE 5 GAL/1 GAL CONT.
6. MOSS ROCK 2" DIAMETERS AVERAGE 200".
7. TOTAL AREA 15006.49 SF LANDSCAPE 1288.19 SF

Landscaping PLAN
Approved 11-16-93
[Signature]

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 17 1993

REVISIONS	BY
11-10-93	MFC

ELID ENTERPRISES
451 GRAND AVE.
GRAND JUNCTION, CO

Clarke & Co.
2336 K Road
Grand Junction, Colorado 81505
(303) 241-5317

DRAWN MFC
CHECKED
DATE 9-8-93
SCALE 1"=20'
JOB NO. 59316
SHEET
1
OF 1 SHEETS

AREA
 TOTAL AREA 15046.49 SqFt
 LANDSCAPE 1288.19 SqFt
 PARKING STALLS 31

LEGAL DESCRIPTION
 LOTS 11-14, INCLUSIVE, BLOCK 81
 CITY OF GRAND JUNCTION, COUNTY
 OF MESA, STATE OF COLORADO.

COORDINATE FILE

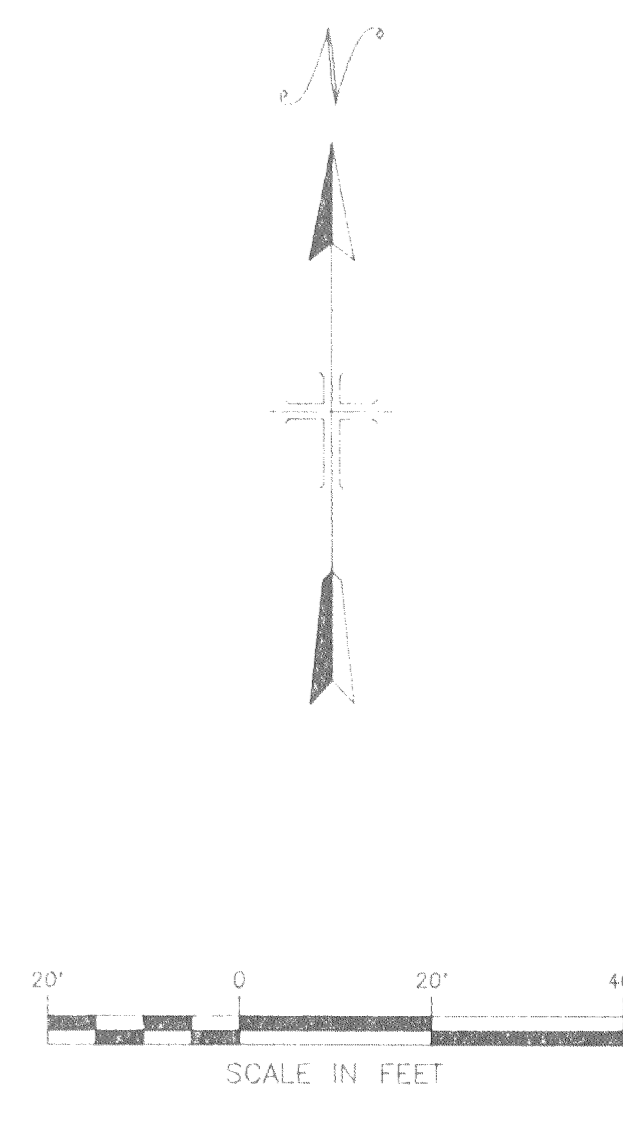
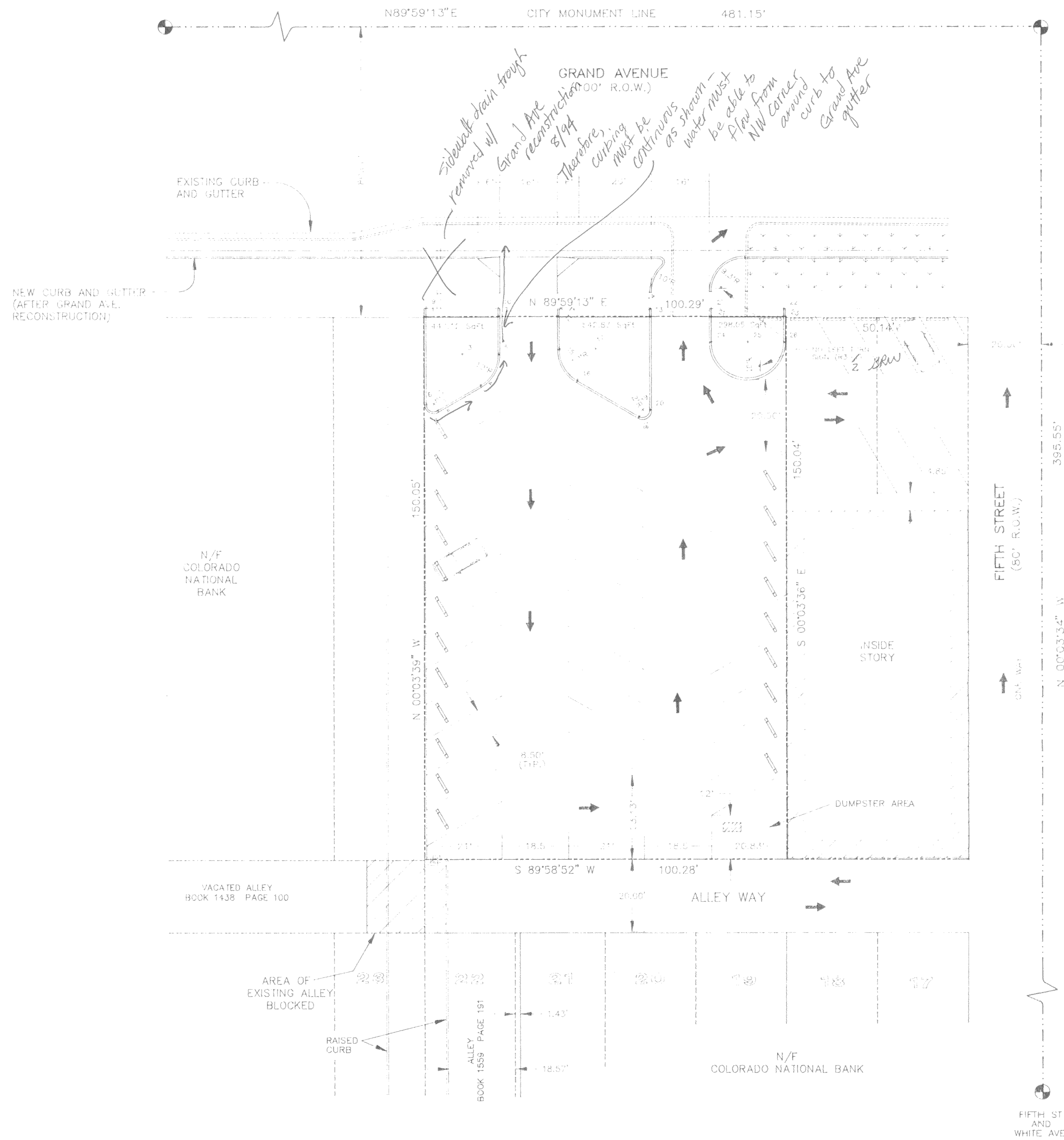
Point	Northing	Easting	Description
1	65555.0661	130580.7996	BOC, PI
2	65555.0706	130600.7997	BOC/PL
3	65544.6206	130590.8021	RP
4	65535.9603	130595.8021	BOC
5	65544.6228	130600.8021	BOC
6	65530.8058	130587.8867	BOC
7	65530.8130	130582.8867	RP
8	65529.0810	130583.8867	BOC
9	65557.3100	130580.7915	BOC
10	65557.2753	130600.7992	BOC
11	65557.2450	130618.2611	BOC
12	65555.0744	130617.2998	BOC, PI
13	65555.0785	130642.7999	BOC, PL
14	65557.2024	130642.7923	BOC
15	65546.0180	130617.8324	BOC
16	65537.3915	130622.8363	BOC
17	65546.0540	130627.8323	RP
18	65527.5538	130639.8936	BOC
19	65529.2863	130640.8928	RP
20	65529.2935	130642.8928	BOC
21	65555.0428	130659.7708	BOC/PL
22	65557.1359	130678.8356	BOC
23	65555.0717	130679.8001	BOC/PL
24	65548.0385	130659.8252	BOC
25	65548.0385	130669.8256	RP
26	65548.0385	130679.8261	BOC
27	65557.1729	130659.7925	BOC

NOTES

- 1). ALL CONSTRUCTION SHALL CONFORM AND ADHERE TO THE CITY OF GRAND JUNCTION, DEPARTMENT OF PUBLIC WORKS AND UTILITIES, ENGINEERING SECTION, "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER LINES, SANITARY SEWERS, STORM DRAINAGE, AND IRRIGATION SYSTEMS", "DETAILED STREET CONSTRUCTION SPECIFICATIONS" AND "STANDARD DETAILS."
- 2). LOCATION OF ENTRANCE AND EXIT RAMPS AND CURBS IS DEPENDENT ON GRAND AVENUE RECONSTRUCTION PLANS, AS PER CITY OF GRAND JUNCTION.
- 3). LANDSCAPING DONE BY CLARK & CO. GRAND JUNCTION, CO.

UTILITY LOCATIONS

UTILITY LOCATIONS ARE APPROXIMATE ONLY. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, DRILLING OR GRADING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1987.



- LEGEND:
- — CITY OF GRAND JUNCTION MONUMENT
 - — — — — PROPERTY LINE
 - — — — — CITY MONUMENT LINE
 - — TELEPHONE PEDESTAL

CITY OF GRAND JUNCTION

APPROVED FOR CONSTRUCTION BY:
 [Signature] DATE 11/17/93
 [Signature] DATE 11-17-93

WESTERN ENGINEERS, INC. / CONSULTING ENGINEERS / LAND SURVEYORS
 2102 Hwy 8 & 5th, Grand Junction, CO 81502-5012

PREPARED FOR
ELIO ENTERPRISES
SITE PLAN
 451 GRAND AVENUE
 GRAND JUNCTION, COLORADO

DESIGN: W.E.I. DRAWN: J.K.E.
 CHECKED: W.E.I. APPROVED: W.E.I.
 DATE: 10-25-93 WEI DWS NO. 3560-0000-0

11-16-93

NO.	DATE	REVISION - DESCRIPTION	BY
1	11/8/93	Widen entry into inside story lot	J.K.E.