



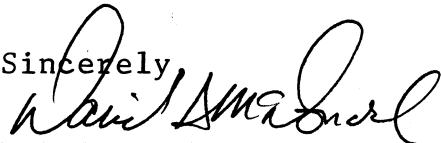
HARLEY-DAVIDSON®

To Whom it May Concern;

The proposed building addition would be for the following reasons:

- 1) Increase storage area to handle the peak cycles of our business.
- 2) Increase the size of our service facility.
- 3) House the 1939 Silk City Diner which we plan to restore to its original condition and use as a customer waiting area and employee lounge.

Sincerely,



David S. McDonald

file copy

REVIEW COMMENTS

Page 1 of 2

FILE #134-93

TITLE HEADING: Site Plan Review - McDonald Harley Davidson - Addition to Building

LOCATION: 2571 Highway 6 & 50

PETITIONER: David McDonald

PETITIONER'S ADDRESS/TELEPHONE: 391 Rodell
Grand Junction, CO 81503
245-0812

PETITIONER'S REPRESENTATIVE: Steve McCallum

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 ATTORNEY 11/8/93
John Shaver 244-1501

Submittal is insufficient to explain proposal.

CITY UTILITY ENGINEER 11/9/93
Bill Cheney 244-1590

If a sewer connection is required, connection would probably be made into the sewer located in the 25 1/2 Road right-of-way, approximately 550' west of the west property line. An easement across private property would be required.

CITY DEVELOPMENT ENGINEER 11/10/93
Gerald Williams 244-1591

SITE PLAN

1. A van accessible handicapped parking space is required, which is 16' wide (8' stall, 8" access zone to passenger side).
2. Provide book and page of off-site easement.
3. Dimension significance?

PROPOSED GRADING PLAN

1. Recommend 1% minimum grades on swale.
2. With additional run-off directed to right-of-way as shown, the drainage fee option is allowed (see attached ordinance). Calculate the fee amount. Payment will be due prior to issuance of a building permit.
3. Indicate minimum finished floor elevation of the proposed building.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

11/9/93
244-1656

We will need to review the plans for the building addition/modifications. The plans must be stamped by an architect licensed to do work in Colorado. No other comments.

GRAND JUNCTION DRAINAGE DISTRICT
John L. Ballagh

11/11/93
242-4343

The closest Grand Junction Drainage District facility is the Ligrani Drain which is on the west side of the 25 1/2 Road line on the south side of Highway 6 & 50. The Drainage District does not have existing or planned facilities to the site of the addition.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton

11/16/93
244-1447

1. What type of perimeter fencing is being proposed?
2. Please show location of all outdoor security lighting on site plan.
3. Existing landscaping is deficient by the following:
 - a. 418 square feet of additional shrub area is required, and
 - b. 3 additional trees are required (evergreen trees must be 6' tall and deciduous trees must be 1 1/2" caliper measured 1 foot above the ground)
4. All landscaped areas must be served by an underground irrigation system.
5. This development is required to connect into sewer as per the Zoning and Development Code. See City Utility Engineer's comment on best route to do this.
6. See Fire Department for any additional fire hydrant requirements.
7. What type of access will there be to the new addition? Will there be an outdoor entrance?



November 19, 1993

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

Attention: Mr. Dave Thorton;

The purpose of this letter is to request time on the agenda at the City Council meeting to request a temporary waiver on sewer hook-up and to review comments received by the City of Grand Junction regarding the building addition.

Thank You,

A handwritten signature in black ink, appearing to read "David S. McDonald". The signature is written in a cursive style with a large initial "D".

David S. McDonald
President

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 19 1993

Publish One Time: November 30, 1993

Proof of Publication: Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

PUBLIC HEARING

The Grand Junction Planning Commission will hold a public hearing at 7:00 pm on December 7, 1993 in the City Auditorium, 520 Rood Avenue to consider the following items:

#119-93 FINAL PLAN/PLAT - PTARMIGAN RIDGE NORTH
Request for approval of the Final Plat/Plan for Ptarmigan Ridge North located at the Southwest corner of 27 1/2 Road & Cortland Avenue.
PETITIONER: Summrall Corporation
REPRESENTATIVE: Thomas A. Logue
LOCATION: 27 1/2 Road & Cortland Avenue
LEGAL DESCRIPTION: Lot 25 of Jayne Subdivision, according to the official plat thereof recorded in plat book 2 at page 12 EXCEPT right-of-way to Mesa County recorded May 8, 1953 in book 732 at page 15 and February 4, 1959 in book 749 at page 491, official records of Mesa County, Colorado

#134-93 VARIANCE - McDONALD'S HARLEY-DAVIDSON, 2571 HIGHWAY 6 & 50
Request for a variance from Section 5-4-5.B of the Zoning and Development Code, requiring a public sanitary sewer collection system and treatment facility for all developments, to allow for an addition.
PETITIONER: McDonald's Harley Davidson/David McDonald
REPRESENTATIVE: Steve McCallum
LOCATION: 2571 Highway 6 & 50
LEGAL DESCRIPTION: BEG 690FT S + 550.13FT E OF NW COR NW4 NE4 SEC 15 1S 1W E 522.77FT TO W LI HWY ROW N 45DEG47' W 301.13FT W 306.95FT S 210FT TO BEG EXC S 30FT THEREOF FT N 45DEG51' W 301.13FT S 89DEG43' E 86.6FT TO BEG

STAFF REVIEW

FILE: #134-93

DATE: December 2, 1993

STAFF: David Thornton

ACTION REQUESTED: Request for a variance from Section 5-4-5.B of the Zoning and Development Code, requiring a public sanitary sewer collection system and treatment facility for all developments, to allow an addition.

LOCATION: 2571 Highway 6 & 50

APPLICANTS: McDonald's Harley Davidson/David McDonald
Representative: Steve McCallum

EXECUTIVE SUMMARY: The petitioner is requesting a temporary waiver on sewer hook-up for their proposed addition on the McDonald Harley Davidson Dealership at 2571 Hwy 6 & 50 as required by the Zoning and Development Code.

EXISTING LAND USE: Commercial - Harley Davidson Dealership

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Vacant parcel, then Mike's Auto Used Cars
EAST -- Fuoco Motors Car Dealership
SOUTH -- Vacant, then Superior Auto Body
WEST -- Vacant

EXISTING ZONING: C-1

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- C-1
EAST -- C-2
SOUTH -- C-1
WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan exists for this area.

STAFF ANALYSIS:

This proposal consists of an approximately 4800 square foot addition to the existing McDonald's Harley Davidson facility. The new addition will be used for additional storage area, increasing the size of the service facility and housing the 1939 Silk City Diner which will be used as a customer waiting area and employee lounge. This proposal is currently under Site Plan Review by Staff and only requires attention by Planning Commission because of the petitioner's request for the variance on the sewer.

Section 5-4-5.B of the Zoning and Development Code states " A public sanitary sewer system and treatment facility shall be required for all developments". Since this is a specific requirement of the Code, neither staff nor Planning Commission have the latitude to waive the requirement. Only City Council has the authority to waive the requirement after hearing Planning Commission's recommendation.

The nearest sewer line is in the 25 1/2 Road right-of-way approximately 800 feet to the west. Extending a service line from 25 1/2 Road to McDonald Harley Davidson will require an easement across private property. There are no other identified options for hooking on to sewer at this time nor anticipated in the future. The petitioner desires to hook on to sewer eventually, but desires a temporary waiver allowing the addition to be constructed now while the petitioner works on securing an easement for the service line and eventually installing the sewer line and hooking on. A timetable has not been submitted, (see letter from petitioner dated 11/19/93).

Section 5-4-16 of the Zoning and Development Code lists the following criteria for considering variances to this section of the Code:

- A. There are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site (e.g. viaducts, bridges and bluffs); and
- B. An undue hardship would be created by the strict application of the provisions of this section; and
- C. Such hardship is not created by an action of the applicant; and
- D. Such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

Item A is not applicable to this request. Staff feels that there is not an undue hardship in this case and therefore the petitioner should be required to hook into sewer immediately.

STAFF RECOMMENDATION:

Staff recommends that the variance not be granted. This development should be required to hook into public sewer now with their new addition.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item #134-93, I recommend that we forward this on to City Council with the recommendation of denial for the reason that all new development should be required to hook into the existing public sewer system at the time development occurs.

FILE #134-93--MCDONALD'S HARLEY DAVIDSON

Revised Staff Comments as of 12/14/93

At the time this request went to Planning Commission it was assumed that the only way to sewer this property was through a service line that would serve only this property. Since this request has gone to Planning Commission for their consideration, the City Utility Engineer has offered the following revised comments:

It's about 700' from the center of the property to the sewer line located in the 25 1/2 Road ROW to the west (550' from the west property line to the sewer). Grade difference from the topo map is only 3' so there does not appear to be enough fall to construct a regular service line. If an 8" line with manholes were constructed the line could serve properties both north and south of the new line. The line would have to be extended 800 feet east at an estimated cost of \$20,600 which includes a 10% contingency and 20% for engineering and contract administration. The Harley Davidson property comprises approximately 30% of the area that could be served by the extension. It is difficult to estimate the actual service area due to the topography of the surrounding area. A considerable amount of fill will have to be imported to be able to utilize the sewer line, whether it be the proposed line or the existing line located on the west side of the properties.

STAFF RECOMMENDATION:

Based on the new information as noted above staff recommends approval of the request to not require Harley Davidson to hook onto sewer at this time subject to the following conditions:

1. Approval by the Mesa County Health Department to use the existing septic system.
2. That any plumbing associated with the new addition be roughed in only.
3. The petitioner will be required to pay now for a percentage of the cost for future sewer extension to 25 1/2 Road (the amount to be determined by the Public Works Director). -
(estimated at \$7,000)
4. The property owner will be required to sign a Power of Attorney for future Improvement District formation.
5. At the time the diner is used as a restaurant, the petitioner will be required to hook onto the public sewer system. If the Improvements District has not been formed by that time, the petitioner will be responsible for the entire cost of the line extension with provisions for future pay backs to the petitioner as others hook into the line. The money that had already been escrowed by the petitioner (see #3 above) will be applied toward the total cost of the extension.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended (6-1) approval of the sewer variance requirement but only until the proposed diner is used. At the time the diner is set up for service the developer will be required to hook onto sewer. There would be a statement on the building permit that would only allow the plumbing to be "roughed in" and not allow any final plumbing installation or hook up of fixtures.

12/15/93 - CC approved w/ staff conditions

STAFF REVIEW

FILE: #134-93

DATE: December 15, 1993

STAFF: David Thornton

ACTION REQUESTED: Request for a variance from Section 5-4-5.B of the Zoning and Development Code, requiring a public sanitary sewer collection system and treatment facility for all developments, to allow an addition.

LOCATION: 2571 Highway 6 & 50

APPLICANTS: McDonald's Harley Davidson/David McDonald
Representative: Steve McCallum

EXECUTIVE SUMMARY: The petitioner is requesting a temporary waiver on sewer hook-up for their proposed addition on the McDonald Harley Davidson Dealership at 2571 Hwy 6 & 50 as required by the Zoning and Development Code.

EXISTING LAND USE: Commercial - Harley Davidson Dealership

PROPOSED LAND USE: No Change

SURROUNDING LAND USE:

NORTH -- Vacant parcel, then Mike's Auto Used Cars
EAST -- Fuoco Motors Car Dealership
SOUTH -- Vacant, then Superior Auto Body
WEST -- Vacant

EXISTING ZONING: C-1

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH -- C-1
EAST -- C-2
SOUTH -- C-1
WEST -- C-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan exists for this area.

STAFF ANALYSIS:

This proposal consists of an approximately 4800 square foot addition to the existing McDonald's Harley Davidson facility. The new addition will be used for additional storage area, increasing the size of the service facility and housing the 1939 Silk City Diner which will be used as a customer waiting area and employee lounge. This proposal is currently under Site Plan Review by Staff.

Section 5-4-5.B of the Zoning and Development Code states " A public sanitary sewer system and treatment facility shall be required for all developments". The nearest sewer line is in the 25 1/2 Road right-of-way approximately 800 feet to the west. Extending a service line from 25 1/2 Road to McDonald Harley Davidson will require an easement across private property. There are no other viable options for hooking onto sewer at this time nor anticipated in the future. The petitioner desires to hook onto sewer eventually when the diner is open for service, but desires a temporary waiver allowing the addition to be constructed now while the petitioner works on securing an easement for the service line. A timetable of approximately 2 years has been discussed.

Section 5-4-16 of the Zoning and Development Code lists the following criteria for considering variances to this section of the Code:

- A. There are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site (e.g. viaducts, bridges and bluffs); and
- B. An undue hardship would be created by the strict application of the provisions of this section; and
- C. Such hardship is not created by an action of the applicant; and
- D. Such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

Item A is not applicable to this request. Staff feels that there is not an undue hardship in this case and therefore the petitioner should be required to hook onto sewer immediately.

STAFF RECOMMENDATION:

Staff recommends that the variance not be granted. This development should be required to hook onto public sewer now with their new addition.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended (6-1) approval of the sewer variance requirement but only until the proposed diner is used. At the time the diner is set up for service the developer will be required to hook onto sewer. There would be a statement on the building permit that would only allow the plumbing to be "roughed in" and not allow any final plumbing installation or hook up of fixtures.

12/15/93 - CC - approved with staff conditions

Received
3-29-94

RESPONSE TO REVIEW COMMENTS

Location: 2571 Highway 6 & 50
Petitioner: Dave McDonald
Petitioner's Address/Telephone: 391 Rodell
Grand Junction, CO
245-0812
Petitioner's Representative: Steve McCallum
Staff Representative: Dave Thornton
Date Response Submitted: 3/28/94

City Attorney, John Shaver

Please see attached revised Submittal Narrative

City Utility Engineer, Bill Cheney

A sewer connection remains our primary objective, we will provide a Power of Attorney for participation in any sewer district of service line installation. Also, we will be willing to pay for the same on the standard repayment agreement.

City Development Engineer

Please review revised plot plan. Drainage fee option has been paid.

Mesa County Building Department, Bob Lee

A full set of plans stamped by licensed engineer or architect will be provided with application for permit.

Community Development Department, Dave Thornton

1. Existing wire fencing will stay in place
2. Existing lighting will be retained with new lights over each door
3. Landscaping will be increased to resolve deficiency see plan
4. Pressurized irrigation will be installed, see plan
5. Sewer will be resolved as per City Engineer
6. Complete set of plans will be delivered to Fire Department
7. Please review new plan changes to resolve access

NEED TO SHOW
ON SITE PLAN
- Landscaping
- 21 parking spaces

GENERAL PROJECT REPORT
MCDONALD HARLEY DAVIDSON

- A. 1. Project will be attached to existing structure whose address is 2571 Hwy 6 & 50, Grand Junction, CO.
2. Site is on approximately 2 acres.
3. Proposed use is an addition to the existing McDonald Harley Davidson Motorcycle Dealership.
- B. Public benefit shall be in the form of additional sales and service area to the motorcycling public, as well as the future location of a refurbished 1946 Silk City Diner.
- C. 1. There are no plans for anything that would require re-zone, variance or conditional use permit.
2. Project is compatible with existing uses of surrounding properties.
3. Site access and traffic patterns will not be affected.
4. All utilities are presently in place with the exception of additional fire lines, if required.
5. Special needs anticipated are only the elimination of present septic system and installation of service lines to the sewer main on 25 1/2 Road required as per City ordinance before issuance of a CO.
6. none
7. Foundation to be designed and stamped as per Building Department requirements.
8. none
9. Hours of operation are: Winter (Oct.-March) Tuesday thru Friday 8 a.m.-6 p.m. Saturday 9 a.m.-5 p.m. Summer (Apr.-Sept.) Tuesday thru Friday 8 a.m.-6 p.m. Monday & Saturday 9 a.m.-5 p.m.
10. No additional signs are requested.
- D. The project will be completed in one phase.

PROJECT NARRATIVE AS PER SECTION X, PAGE 7 OF SSID



Norwest Bank
Grand Junction-Downtown, N.A.
359 Main Street
P.O. Box 908
Grand Junction, Colorado 81502-0908
303/243-1611

NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.
LETTERS OF CREDIT
359 MAIN STREET
GRAND JUNCTION, CO 81501

IRREVOCABLE STANDBY LETTER OF CREDIT

OUR REFERENCE NUMBER: S100000
MAY 2, 1994

BENEFICIARY:
CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO 81501

GENTLEMEN:

AT THE REQUEST OF: DAVID S. McDONALD
2571 HWY 6 AND 50
GRAND JUNCTION, CO 81505

AND FOR THE ACCOUNT OF: SAME

WE HEREBY ISSUE OUR IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER S100000 WHICH IS AVAILABLE BY PAYMENT AGAINST BENEFICIARY'S DRAFT(S) AT SIGHT, DRAWN ON NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.

THIS CREDIT IS FOR AN AGGREGATE AMOUNT NOT TO EXCEED A TOTAL OF U.S. DOLLAR \$20,000 (TWENTY THOUSAND AND 00/100 U.S. DOLLARS). DRAFTS MUST BE SUBMITTED ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. THIS LETTER OF CREDIT.
2. A STATEMENT PURPORTEDLY SIGNED BY THE CITY OF GRAND JUNCTION STATING THAT:

"THE UNDERSIGNED, AN AUTHORIZED SIGNER, HEREBY CERTIFIES THAT THE PROJECT IS NOT IN COMPLIANCE WITH THE TERMS OF THE CONTRACT AND THAT THE FUNDS ARE DUE AND OWING."

EXPIRES AT OUR COUNTERS AT 3:00 P.M. GRAND JUNCTION TIME ON AUGUST 1, 1994.

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PAGE 2

OUR REFERENCE NUMBER: S100000

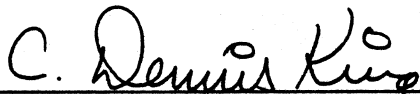
ALL DRAFTS MUST BE MARKED: "DRAWN UNDER NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A. IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER S100000 DATED MAY 2, 1994

CANCELLATION OF L/C PRIOR TO EXPIRATION:
THIS LETTER OF CREDIT (AND AMENDMENTS) MUST BE RETURNED TO US FOR CANCELLATION WITH A STATEMENT PURPORTEDLY SIGNED BY THE BENEFICIARY STATING THAT: "THIS LETTER OF CREDIT IS NO LONGER REQUIRED BY US AND IS HERewith RETURNED TO ISSUING BANK FOR CANCELLATION."

WE HEREBY AGREE TO HONOR EACH DRAFT DRAWN AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT IF DULY PRESENTED (TOGETHER WITH THE DOCUMENTS AS SPECIFIED) AT THIS OFFICE ON OR BEFORE THE EXPIRATION DATE.

THIS CREDIT IS ISSUED SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1983 REVISION)M INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 400.

NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.



C. DENNIS KING, VICE PRESIDENT



2945-15

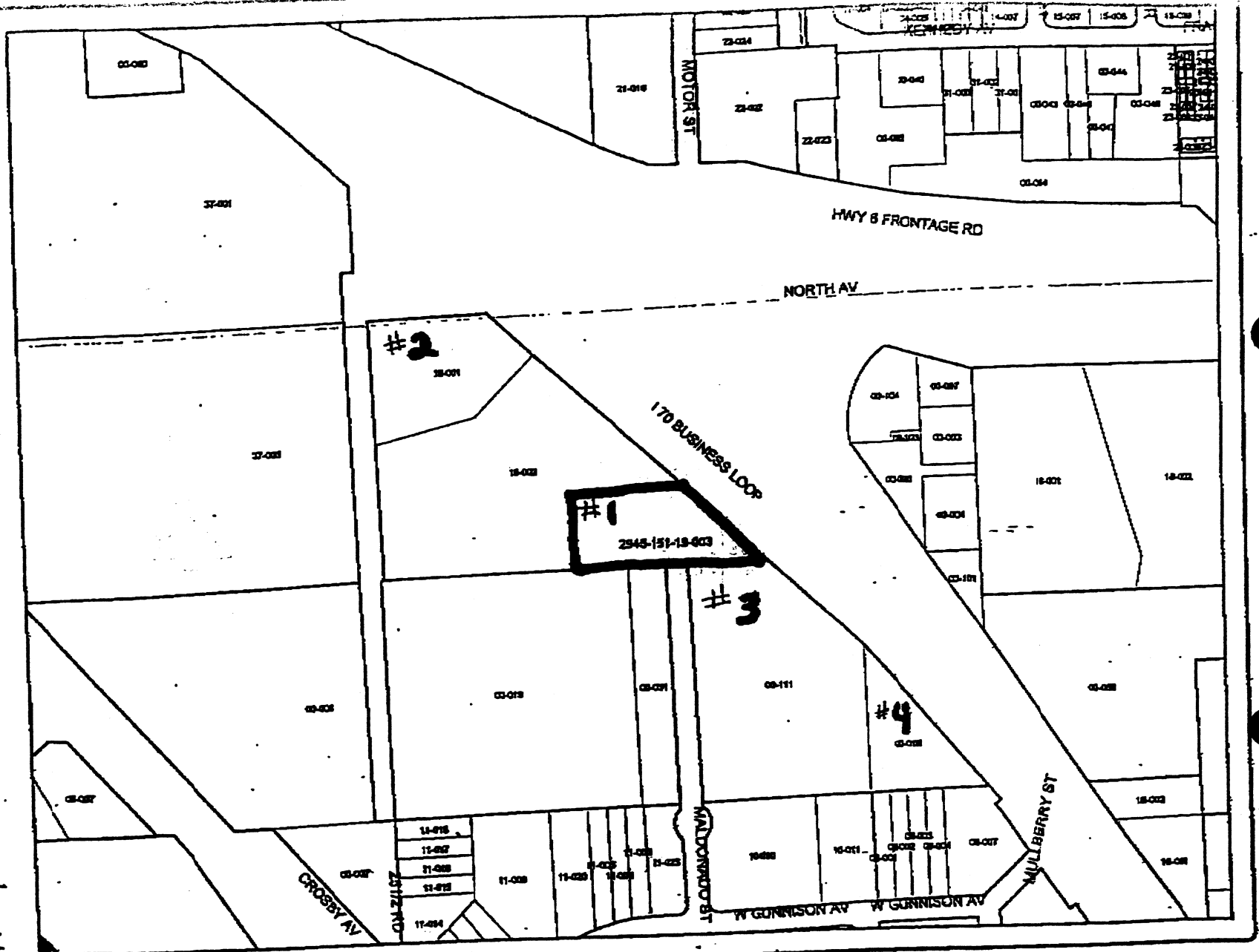
- Arbitrary Blocks
- Tax Parcels
- Water Features
- Townships Sections



0 90 180 270 Feet



Information provided is based on the most current information available to the Assessor's Office. It is not intended to be a legal description of the property. For a legal description, please consult a professional surveyor or attorney.



COMPARABLES

#1 Subject Property
2571 Hwy. 6 & 50

#2 2563 Hwy. 6 & 50
5.2 AC
\$1,250,000
\$5 50/sq. ft.

#3 2373 Hwy. 6 & 50
6.47 AC
\$950,000 *for sale*
\$3.50/ sq. ft.

#4 2587 Hwy. 6 & 50
1.5 AC *2ac Killer Bee Salvage*
\$595,000
~~\$9.10/ sq. ft.~~
3 Bldgs - 1584, 3762, 4340

needs fill - yakeyabe & 750,000

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

No/MP/Side: 70B/4.5/R
Local Jurisdiction: City of Grand Jct.
Dist/Section/Patrol: 3202
DOT Permit No.: 393160
Permit Fee: Waived
Date of Transmittal: 10-27-93

THE PERMITTEE;

David S. McDonald
2571 Hwy 6 & 50
Grand Junction, CO 81505

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the Issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the west side of State Highway 70B, a distance of 2627 feet east from Mile Post 4; 2571 Hwy 6 & 50, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

Motorcycle business.

OTHER TERMS AND CONDITIONS:

Access is permitted as constructed.

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required _____ Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall notify N/A with the Colorado Department of Transportation in _____ at _____, at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) David S. McDonald Date NOV 2-93

This permit is not valid until signed by a duly authorized representative of the Department.

DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

Bv (X) [Signature] Date 11-2-93 Title Administrator



Norwest Bank
Grand Junction-Downtown, N.A.
359 Main Street
P.O. Box 908
Grand Junction, Colorado 81502-0908
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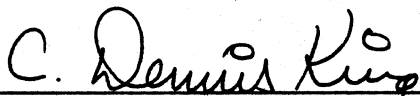
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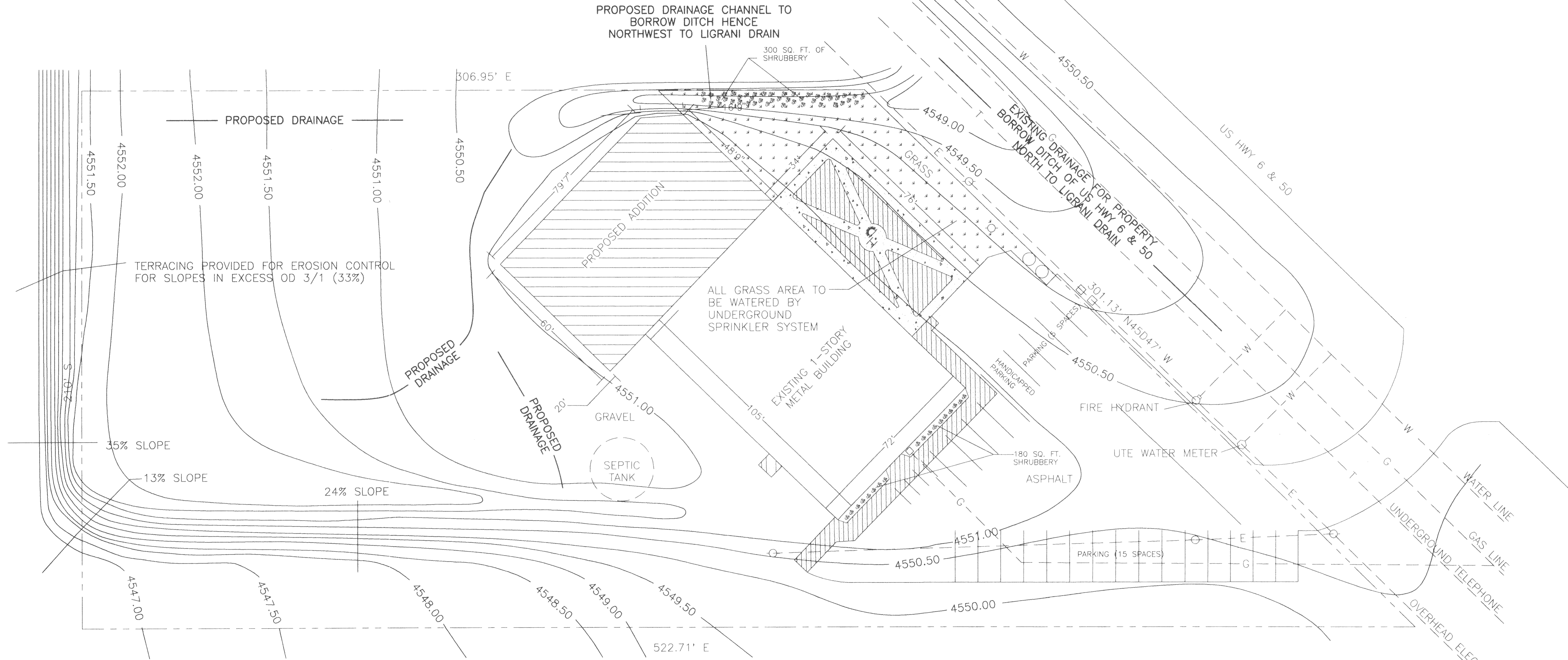
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NORWEST BANK GRAND JUNCTION-DOWNTOWN, N.A.



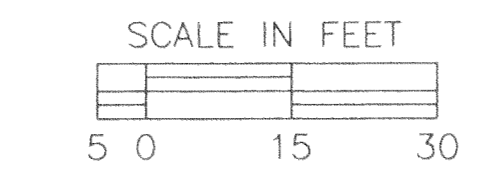
C. DENNIS KING, VICE PRESIDENT



- PROPOSED CONSTRUCTION AREA
- CONCRETE (SMOOTH FINISH)
- CONCRETE (ROUGH FINISH)

- W -- WATER LINE
- G -- GAS LINE
- T -- TELEPHONE LINE
- E -- ELECTRIC LINE
- ⊙ POWER/TELEPHONE POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER

CONTOUR INTERVAL .50 FEET



PAGE	1	OF	1
DRAWN	TAC	DATE	11/01/93
REVIS		DATE	
CHECK		DATE	
APPRO		DATE	

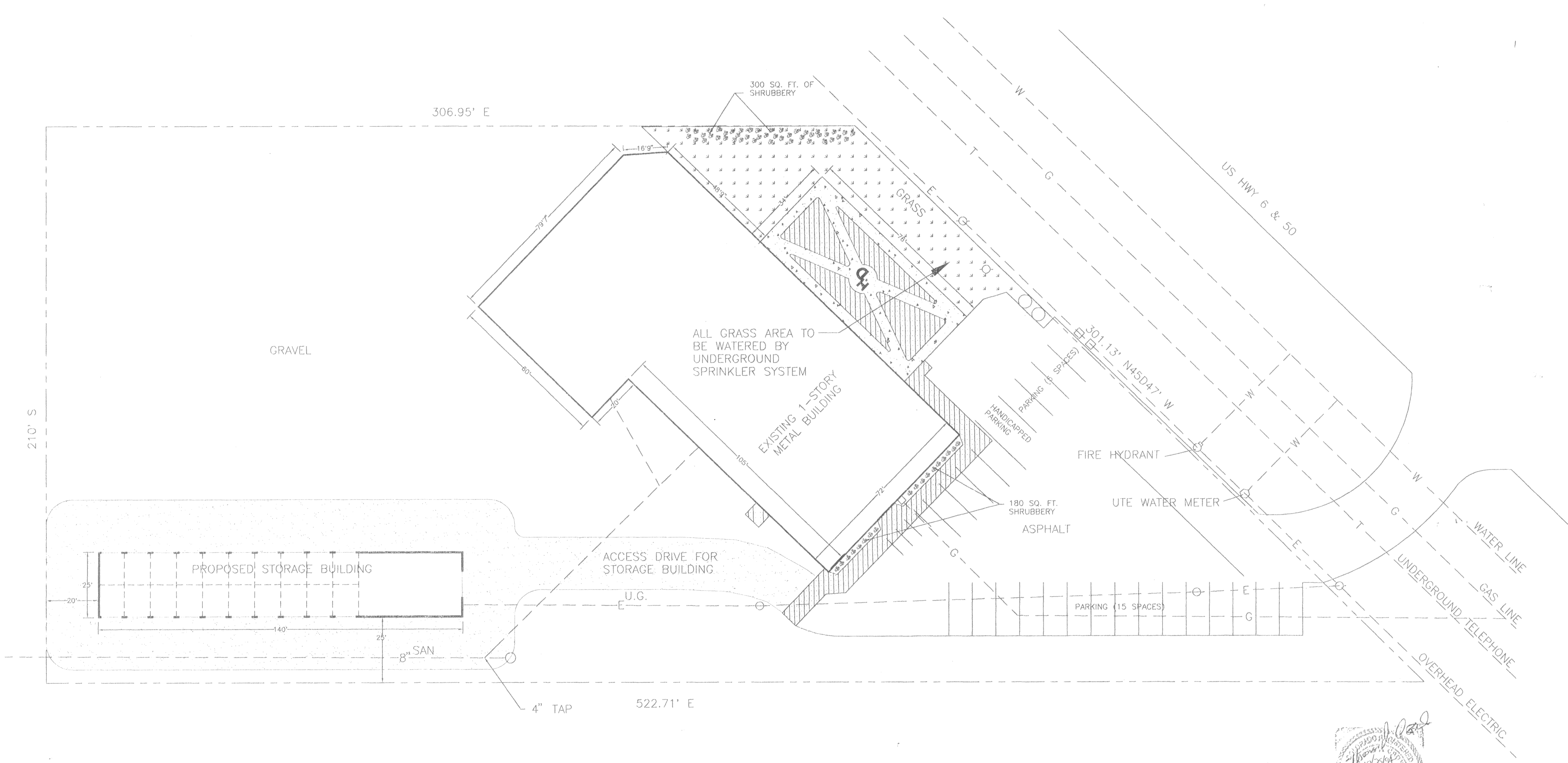
PROJECT: MCDONALD HARLEY DAVIDSON
REFERENCE: PROPOSED DRAINAGE PLAN
PROJECT LOCATION: 2571 U.S. HWY 6&50
DATE: NOVEMBER 1, 1993
SCALE: 1 IN. = 20 FT.
PREPARED BY: TOM A. CRONK

PROJECT: MCDONALD HARLEY DAVIDSON
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C CRONK CONSTRUCTION INCORPORATED
1129 -24- ROAD
GRAND JUNCTION, CO 81505
303-245-0577

ACCEPTED 5-2-94 *Dak*
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.

154-93


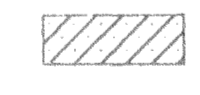
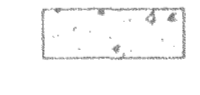


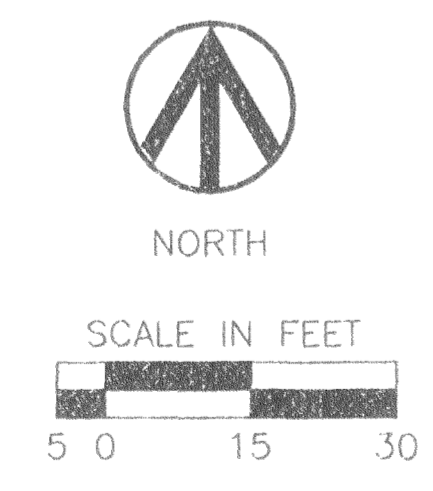
ALL GRASS AREA TO BE WATERED BY UNDERGROUND SPRINKLER SYSTEM

EXISTING 1-STORY METAL BUILDING

PROPOSED STORAGE BUILDING

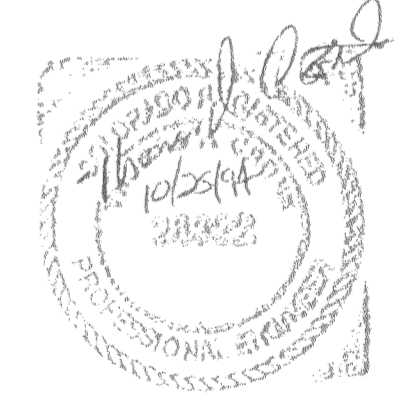
ACCESS DRIVE FOR STORAGE BUILDING

-  PROPOSED CONSTRUCTION AREA
-  CONCRETE (SMOOTH FINISH)
-  CONCRETE (ROUGH FINISH)
- W-- WATER LINE
- G-- GAS LINE
- T-- TELEPHONE LINE
- E-- ELECTRIC LINE
- 8" SAN-- 8" SANITARY SEWER
- POWER/TELEPHONE POLE
- ⊗ FIRE HYDRANT
- WATER METER



PAGE	1	OF	1
DRAWN	TAC	DATE	10/18/94
REVISION		DATE	
CHECKED		DATE	
APPROVED		DATE	

PROJECT: McDONALD HARLEY DAVIDSON
 REFERENCE: PLOT PLAN - STORAGE UNITS
 PROJECT LOCATION: 2571 U.S. HWY 6&50
 DATE: GRAND JUNCTION, CO 81505
 SCALE: OCTOBER 18, 1994
 PREPARED BY: 1 IN. = 20 FT.
 TOM A. CRUNK



193 94

Original
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 INCORPORATED
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