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File 1994-0089

Name: Auto Mart of Grand Junction – Site Plan Review - 2122 North Avenue

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. 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
		*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*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
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence			
X		Handwritten Notes to file			
X	X	Sign Permit – issued 2/16/95			
X	X	Fence Permit – issued 2/27/95			
X		Building Permit Clearance Form – 5/4/94 – not completely filled out			
X	X	Planning Clearance – issued 5/8/94 - **			
X	X	Auto Mart of Grand Junction Site Plan			
X	X	Development Improvements Agreement with letters of credit and extensions till 5/27/95 - **			
X	X	Site Plan / Landscape Plan – to be scanned and added to file – no approval stamp on maps			

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2122 North Ave.

Project Name: Auto Mart of A. J.

ITEMS		DISTRIBUTION																TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service		<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> City Police Dept.	
● Application Fee <u>\$110.00</u>	VII-1	1																						1
● Submittal Checklist*	VII-3	1																						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	1	9
● Planning Clearance*	VII-3	1																						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	1	9
● Evidence of Title	VII-2	1		1			1																	1
○ Appraisal of Raw Land	VII-1	1		1	1																			1
○ Deeds	VII-1	1		1			1																	1
○ Easements	VII-2	1	1	1	1		1																	1
○ Avigation Easement	VII-1	1		1			1																	1
○ ROW	VII-3	1	1	1	1		1																	1
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	1
○ CDOT Access Permit	VII-3	1	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	1	1	1	9
○ Elevation Drawing	IX-13	1	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	1	1	1	11
○ 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	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2								1												1	1
○ Storm Drainage Plan and Profile	IX-30	1	2								1				1	1	1							1
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1								1
○ Roadway Plan and Profile	IX-28	1	2								1													1
○ Road Cross-Sections	IX-27	1	2																					1
○ Detail Sheet	IX-12	1	2																					1
● Landscape Plan	IX-20	2	1	1																				1
○ Geotechnical Report	X-8	1	1							1														1
○ Final Drainage Report	X-5.6	1	2								1													1
○ Stormwater Management Plan	X-14	1	2								1									1				1
○ Phase I and II Environmental Report	X-10,11	1	1																					1
○ Traffic Impact Study	X-15	1	2																	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.

PRE-APPLICATION CONFERENCE

Date: 5/4/94

Conference Attendance: Royce Caville

Proposal: SPR - Gas Sales

Location: NE corner 21st and North Ave. 2122 North Ave.

Tax Parcel Number: 2945-124-00-019

Review Fee: _____

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

Additional ROW required? —

Adjacent road improvements required? ? Sidewalk

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? NO Estimated Amount: _____

Recording fees required? NO Estimated Amount: _____

Half street improvement fees required? ? Estimated Amount: _____

Revocable Permit required? ?

State Highway Access Permit required? YES

Applicable Plans, Policies and Guidelines North Ave.

Located in identified floodplain? FIRM panel # —

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO

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
- Screening/Buffering
- Land Use Compatibility
- Drainage
- Landscaping
- Traffic Generation
- Floodplain/Wetlands Mitigation
- Availability of Utilities
- Geologic Hazards/Soils
- Other Landscaping - 75% of 1st 5' of frontage along North Ave. & 21st

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.

Royce Caville

X Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 2

FILE #89-94

TITLE HEADING: Site Plan Review - Auto Mart of Grand Junction

LOCATION: 2122 North Avenue

PETITIONER: Royce & Janice Carville

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 520
Paonia, CO 81428
527-4568
245-8448

Business

241-5370

STAFF REPRESENTATIVE: Michael Drollinger

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 UTILITY ENGINEER
Bill Cheney

5/11/94
244-1590

No comment.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

5/11/94
244-3587

This use could solve some of the night time problems on North Avenue. My only comment would be that the choice of landscaping plants should allow for unobstructed views from the streets (shrubs no taller than 3' and trees no lower than 7'). The owner may also want to consider chaining or in some way gating the entrances to keep the night time cruisers from his property.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

5/16/94
244-1656

A building permit is required for some work mentioned in item 6.

CITY DEVELOPMENT ENGINEER
Jody Kliska

5/18/94
244-1591

1. Sidewalk is required along street frontage - 6' wide on North Avenue, 4' wide on 21st. A handicap ramp is required at the corner. The curbing at the driveways must be removed and tapered to meet the sidewalk at not more than a 1"/12" slope to meet ADA requirements. One section of the gutter near the western drive on North Avenue is sunken and must be replaced.

2. There is a light pole in the middle drive on North Avenue which is a potential hazard. Since the easternmost drive on North Avenue is located at the median opening, the owner might want to consider closing the center drive and widening this one (there is a light pole nearby). This would give him more parking area along North Avenue and we would applaud the elimination of a drive on North Avenue.
3. On 21st, if the drive nearest the intersection is not needed, it should be closed. Current standards call for a minimum of 60' from the intersection for a driveway.
4. If the on-site parking requirements call for more than 25 spaces, then two handicap spaces are required. These must be dimensioned and marked according to the City standards.
5. The sight triangle for the intersection must be observed when designing landscaping. Criteria for trees as shown on standard drawings calls for a minimum of 5' from sidewalks and 10' from driveways.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

5/19/94
244-1439

1. The applicant has not provided a Landscape Plan. Landscaping on site is required as per the code. The applicant has agreed to provide landscaping and sidewalk/street improvements (see Engineer's comments). A Letter of Credit for \$13,500 (estimate of site improvements) is required to be provided by the applicant. A Development Improvement Agreement is necessary and the time frame for installation of the improvements shall be no later than six months from the date of the Agreement. No landscaping shall be installed prior to the approval of the Landscape Plan by the Community Development Department. The above items must be addressed by the applicant prior to issuance of a Planning Clearance.
2. No sign permits or building permits shall be issued prior to obtaining a Planning Clearance.



January 6, 1995

Mr. Royce Carville
Auto Mart
2122 North Avenue
Grand Junction, CO 81501

Grand Junction Community Development
Code Enforcement Division
250 North 5th Street
Grand Junction, Colorado 81501-2668
(303) 244-1583 FAX (303) 241-1599

Dear Mr. Carville:

On January 5, 1995 I responded to a complaint regarding visibility at the intersection of 22nd Avenue and North Avenue. The complainant had indicated that he was unable to safely negotiate entry from 22nd to North due to lack of visibility at the intersection because of the positioning of the parked cars at the Auto Mart lot.

Mr. Dave Woodward accompanied me during the inspection of the intersection, and at that time there appeared to be no violation of the sight distance requirement of 40 feet in each direction from the corner flow lines. I also provided Mr. Woodward with a copy of the Municipal Code which includes a diagram of sight distance requirements for intersections and driveways. Mr. Woodward mentioned that a landscape plan was to be submitted to Community Development but did not know if it had been approved or when the work would commence.

This morning I spoke with Michael Drollinger, Senior Planner in Community Development. He informed me that when Auto Mart opened last year they were required to submit a plan for landscaping improvements. That has been forestalled at Auto Mart's request, to coordinate the landscaping with Auto Mart's intent to expand the business. Mr. Drollinger said that he expects a plan to be in place and/or work started by the end of May.

I have now responded to two complaints regarding visibility at the above-mentioned intersection, one evidently the result of an accident. Please make every effort to avoid sight distance problems at the intersection, and when the landscape plan is submitted make sure that sight distance requirements are met at the intersection and driveways. Vehicles should not be displayed in the required right-of-way.

I will inspect the intersection regularly and contact you personally if code violations exist. Please telephone me at 244-1583 if you have questions or concerns. Your cooperation is appreciated.

Sincerely,

Nina McNally
Code Enforcement Officer

cc: John Shaver, Asst. City Attorney
Michael Drollinger, Sr. Planner ✓
Dave Tontoli, Traffic Eng.



Center for
Independence

Serving the Blind, Deaf and Disabled of Western Colorado

MAR 21 1995

March 14, 1995

Jim Shanks, Director
Public Works Department
City of Grand Junction
750 Main Street
Grand Junction, CO. 81501

Dear Mr. Shanks:

We are consumers at the Center for Independence, 2829 North Ave., and live in the residential area north of that center. We are visually or mobility impaired and rely on foot travel to and from shopping in the area as well as activities at CFI.

The sidewalk on North Avenue in front of Auto Mart is extremely dangerous; the sidewalk is of a riverbed-type rock with high curbing around the rock. We are forced to navigate this terrain because of Auto Mart's cars parked to this curb area making travel through this entire area impossible. We must maneuver through the rocks often losing our way forcing us into the street. As you know, the vehicle traffic on North Avenue moves too fast to react to pedestrians and has caused us many frightening moments.

We respectfully request an immediate site visit and the following repairs to correct this safety hazard:

1. a sidewalk be installed in front of Auto Mart on North Avenue where the riverbed-type rock and dirt now exist,
2. cut always be made in the curbing to allow wheelchair access along this sidewalk area.

Thank you for your prompt attention to this safety hazard for all pedestrians forced to use North Avenue as a means of travel. If you have any questions regarding this situation, please contact Lynn Haller, Advocacy Workshop Instructor, Center for Independence at 241-0315.

Sincerely,

Advocacy Workshop Members
Center for Independence

March 21, 1995



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Lynn Haller, Advocacy Workshop Instructor
Center for Independence
Solarus Square
2829 North Avenue
Grand Junction, CO 81501

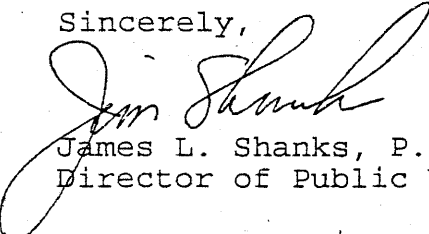
Dear Ms. Haller:

Thank you for your recent letter concerning sidewalks on the north side of North Avenue adjacent to Auto Mart. As a part of their development approval, Auto Mart is required to construct sidewalks and curb ramps along their North Avenue frontage. They have posted an improvements guarantee and the work is scheduled to be completed by the end of May.

The City will look at the area on either side of Auto Mart to see if additional walks and/or ramps are needed. We have a limited amount of money to spend on new ramps and sidewalks. We are concentrating on constructing new ramps on existing sidewalks to meet the requirement of the Americans with Disabilities Act. In the last 4 years the City has spent approximately \$1 million on curb ramps and other accessibility projects. We plan to spend \$250,000 for curb ramps in 1995.

I hope that this answers your concern. Please feel free to call if you have any questions.

Sincerely,


James L. Shanks, P.E.
Director of Public Works & Utilities

xc: ~~Michael Drollinger, Community Development~~
Don Newton
Jody Kliska



Royce Carville
Auto Mart of Delta, Inc.
2122 South Main
Delta, Co. 81416
874-7577

May 3, 1994

Grand Junction Dept. of Community Development

#89 94

Original
Do NOT Remove
From Office

Gentlemen,

In March of 1994, I purchased approximately two acres at 2122 North Avenue that was the original site of Eisenhauer Dodge. At the time I purchased the property, there were three businesses operating from this location - Furniture Mart, Vic's Towing and Repair and a four bay car wash. It is my intention to return the property to a single use as a used auto dealership - Auto Mart of Grand Junction.

I am presently the owner of Auto Mart of Delta, Inc., a large successful dealership located on an eight acre site, one mile south of Delta. It is my intention to transform this very neglected North Avenue property into a first class used car dealership. Since the facility was originally constructed as an auto dealership, there are no structural changes required by my plans. There is however, a great deal of deferred maintenance. Below, I will briefly describe the areas I will be addressing.

1. Overlay, patching and complete resealing of the parking and display areas. Allied Asphalt Co. is currently in progress on this project.
2. Repainting of the building exterior. This bid has been let to a Grand Junction Firm, Top Quality Painting, and is scheduled to begin 5/16/94.
3. I have requested bids on landscaping from three local firms and will be happy to meet any permitting requirements of the city.
4. An awning/sign combination will be installed on the showroom building. Tom Dysktra of Canvas Products said he will be getting the city permit.
5. Removal of the existing car wash building. I am doing this to minimize traffic flow across the lot and increase available display space for cars. This will cause a major decrease in traffic turning off North and 21st Street onto the lot. I understand I need a demolition permit for this removal.
6. Refurbishing of the showroom portion of the building. This project consists of interior painting, patching and general clean up.

I intend to put back 3 or 4 non-bearing partition walls that were part of the original construction that have been removed over the past few years. Some new drywall work will be required. New floor-coverings will also be installed.

Prior to being in the used car business, I was a general contractor/real estate broker. I understand the need for and will be very happy to conform to your permitting requests.

I must say I did not anticipate any delays in the permitting process. I thought I would walk out the same day as I applied with a permit in hand. Again, I do understand the planning concerns, but I really hope my plans will meet with quick approval since I am returning the property to its' original use and also cleaning up a major eyesore on North Avenue. I have scheduled contractors for early next week and I will really be pushing to have the store ready for our projected opening date of 6/1/94.

I have recently purchased a new home in Grand Junction and will be moving from my home of sixteen years in Paonia. I really look forward to community involvement and being a part of a vibrant city like Grand Junction. I would certainly appreciate your understanding and help in getting through the permitting process as soon as possible so I can get this new venture moving.

Thank you,

A handwritten signature in cursive script that reads "Royce Carville". The signature is written in dark ink and is positioned above the printed name.

Royce Carville

Micha



June 15, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. Royce Carville
Auto Mart of Grand Junction
2122 North Avenue
Grand Junction, CO

Dear Mr. Carville:

Installation of sidewalk and related concrete work along your street frontage was a requirement of site plan review of Auto Mart at 2122 North Avenue last year, and you have posted a letter guaranteeing these improvements.

We have met and had several conversations about what is required since the site plan review last May. By this letter and the enclosures I want to clarify what work is required.

Enclosed are the review comments from May 18, 1994 and the City Code of Ordinances regarding driveways. Let me reiterate and expand upon my review comments.

Comment 1: Sidewalk is required along street frontage - 6' wide on North Avenue, 4' wide on 21st. A handicap ramp is required at the corner. The curbing at the driveways must be removed and tapered to meet the sidewalk at not more than a 1"/12" slope to meet ADA requirements. One section of the gutter near the western drive on North Avenue is sunken and must be replaced.

The most recent plans submitted showed a 5' sidewalk on 21st Street. You are only required to install a 4' walk measured from the back of the curb. You may change your plans to show a 4' wide sidewalk on 21st Street.

The required handicap ramp at the corner needs to be installed on the 21st Street side to avoid the storm drain inlet. When we met on site last week, we discussed with you and your contractor that the City would provide a new grate and curb box, your contractor would remove the existing grate and concrete curb and install a pipe from your parking lot to the drain, and install the new grate and curb box. You must change your plans to show the new location of the ramp and note the removal of the existing grate and curb, the installation of the new curb box and grate to be provided by the City, and the installation of the pipe to drain runoff from the parking lot.

The section of curb and gutter which must be replaced because

of the existing condition was discussed and we agreed to negotiate a price with your contractor for the replacement of approximately 23 lineal feet. **Please provide me with a cost from your contractor for the removal and replacement of this portion of curb and gutter.**

The transition from sidewalk to the driveways needs to meet the slope requirements of 1" per 12" to meet the requirements of the Americans with Disabilities Act. I have wavered in our site visits on whether this is required at the driveways which will remain open because it is not obvious if the driveways meet this standard. **For any transitions which do not meet this slope, remove and replace the concrete section to the 1"/12" slope.**

Comment 2: There is a light pole in the middle driveway on North Avenue which is a potential hazard. Since the easternmost drive on North Avenue is located at the median opening, the owner might want to consider closing the center drive and widening this one (there is a light pole nearby). This would give him more parking area along North Avenue and we would applaud the elimination of a drive on North Avenue.

At the time of review, it was not shown on the plan how your car inventory would be displayed. The latest plans call for closure of this drive and show landscaping and display behind the new sidewalk. The attached code of ordinances show the city has the authority to order removal of abandoned driveways. **As shown on the plans, the driveway will be removed and curb, gutter and sidewalk will be installed.**

Comment 3: On 21st, if the drive nearest the intersection is not needed, it should be closed. Current standards call for a minimum of 60' from the intersection for a driveway.

The same applies here as in comment 2. **As shown on the plans, the driveway will be removed and curb, gutter and sidewalk will be installed.**

I am returning redlined plans to you for correction prior to approval of the plans. Your contractor must apply for a city permit to work in the right of way and approved plans and a traffic control plan are required prior to issuance of a permit.

The driveway for the former alley was not addressed on these plans and we have discussed it in the field. Since you are not using it, it could be considered an abandoned driveway and you could be required to close it. You may wish to consider closing it while you are having the concrete work done; however, it will not be a requirement now as it was not addressed at the time of your site plan review.

You had discussed changing the angle of your display ramp at your main entrance on North Avenue. If you do this, please show it on

the plans.

I think I have covered all the issues we have previously discussed in this letter and I hope this clears up any questions about what is required to fulfill the requirements. If you have any questions, please call me at 244-1591.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jody Kliska".

Jody Kliska, P.E.
City Development Engineer

cc: Michael Drollinger
Walt Hoyt

GRAND JUNCTION CODE

32-34

(Code 1965, § 26-30)

Sec. 32-35. Authority to order alteration or repair; failure to comply.

The city manager may, at his discretion, order the reconstruction, alteration or repair of driveways and curbs associated therewith, presently constructed or to be constructed under the terms of this article, where the city manager determines such to be an impediment to the free movement of vehicles upon the streets or the economic distribution of parking space at the curb of the aforementioned streets, or to travel or safety of pedestrians thereon. Such notice to reconstruct, alter or repair shall be given by registered or certified mail to the owner of the premises involved, who shall commence such reconstruction, alteration or repair within 30 days thereafter. If the owner fails to so commence, the city may make such reconstruction, alteration or repair, billing the costs of the same to such owner, who shall be obligated therefor. The costs shall constitute a lien on the property served by such driveway.

(Code 1965, § 26-31)

Sec. 32-36. Authority to order removal of abandoned driveways; failure to comply.

When, in the opinion of the city manager, an abandoned driveway constitutes a hazard to vehicular traffic or to pedestrians within the city, the city manager may order the removal of such driveway, the reconstruction to be made by the owner of the premises involved, notice having been given to such owner as provided in section 32-35. In the event of the failure of the owner to remove such driveway, restoring the curblines and sidewalk area, the city may undertake such removal and reconstruction, billing the owner for such removal and reconstruction as provided in section 32-35, and the owner shall be obligated therefor. The costs shall constitute a lien on the property served by such driveway.

(Code 1965, § 26-32)

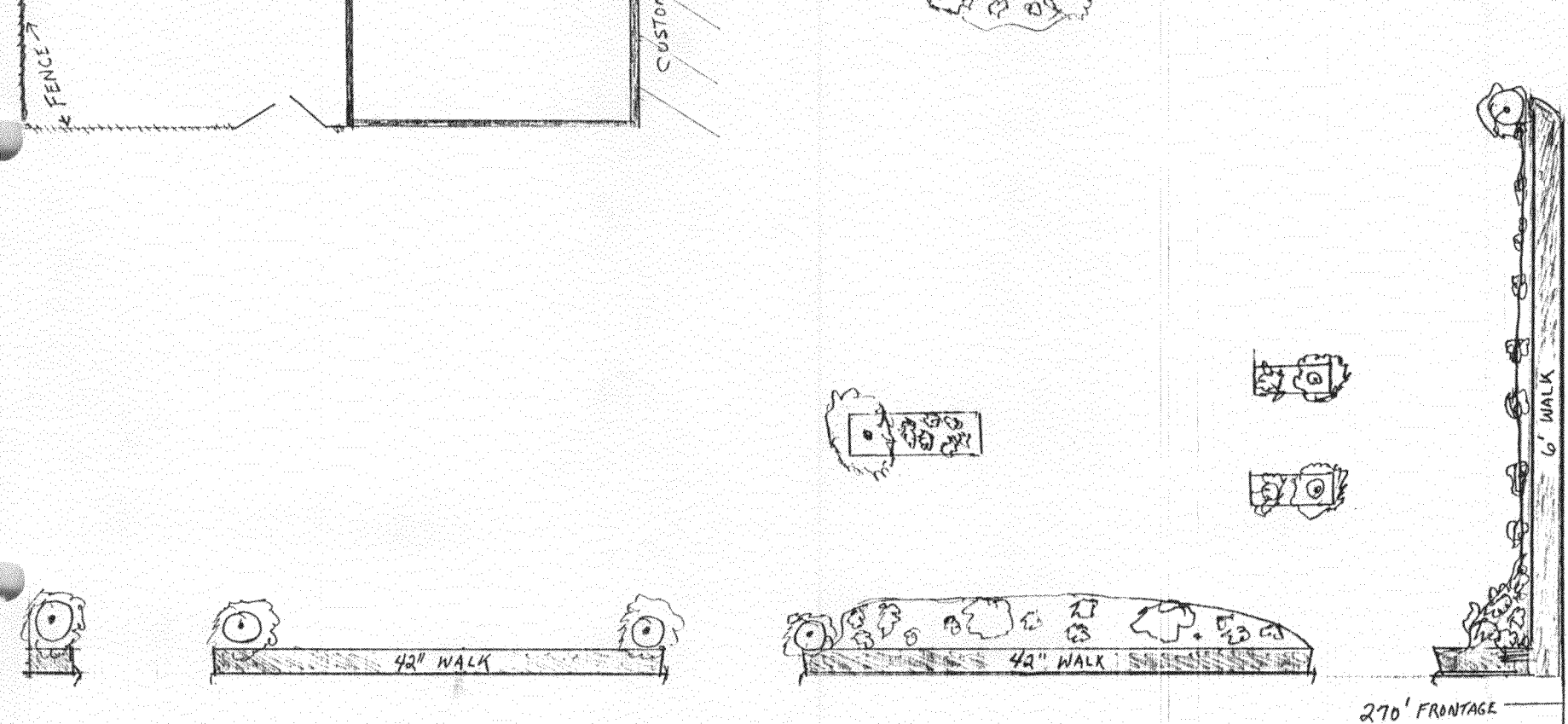
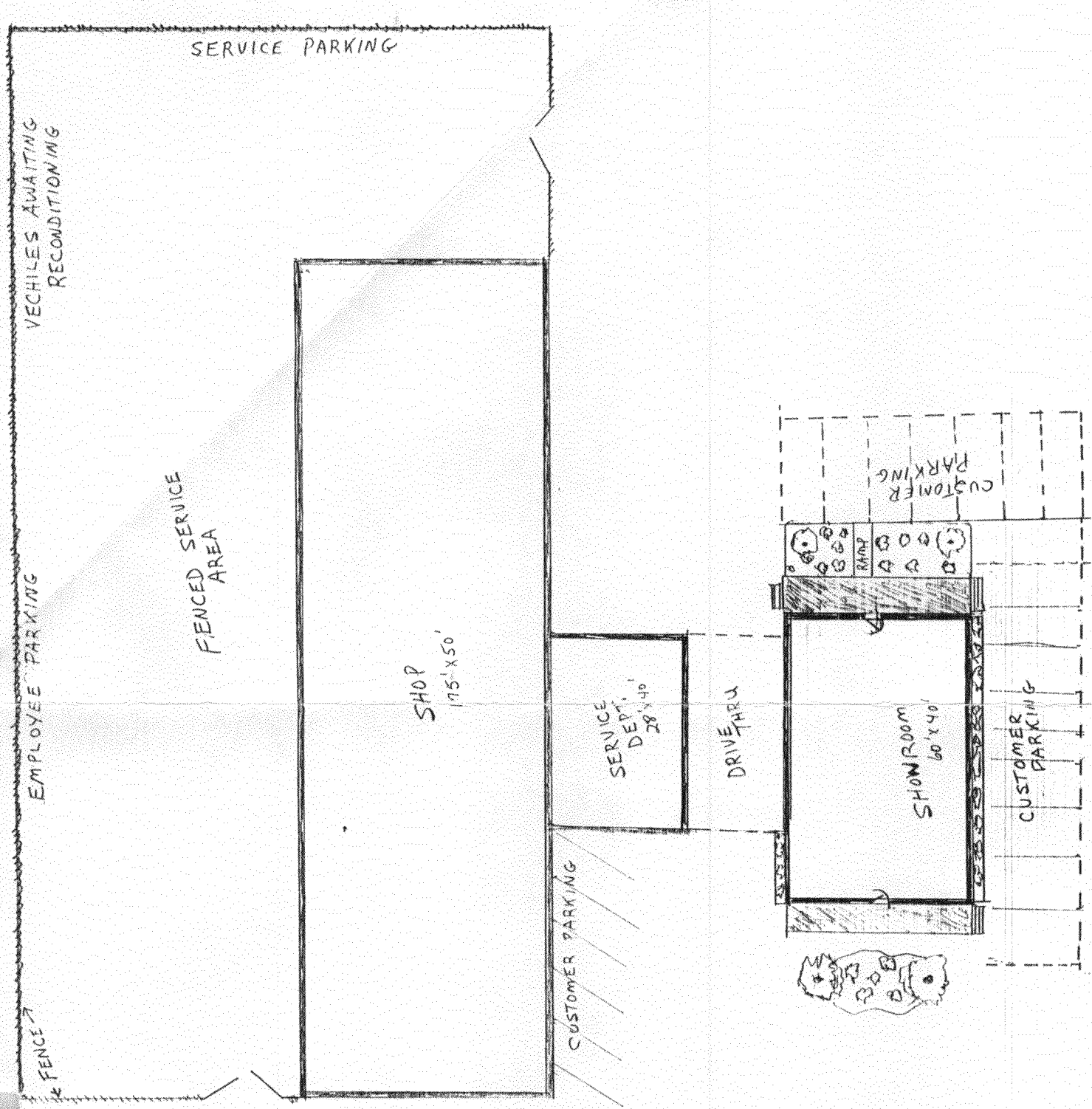
Sec. 32-37. Length, location regulated.

The length of driveways and their location with respect to the right-of-way lines of public streets shall be in accordance with standards and specifications developed by the city manager.

(Code 1965, § 26-34)

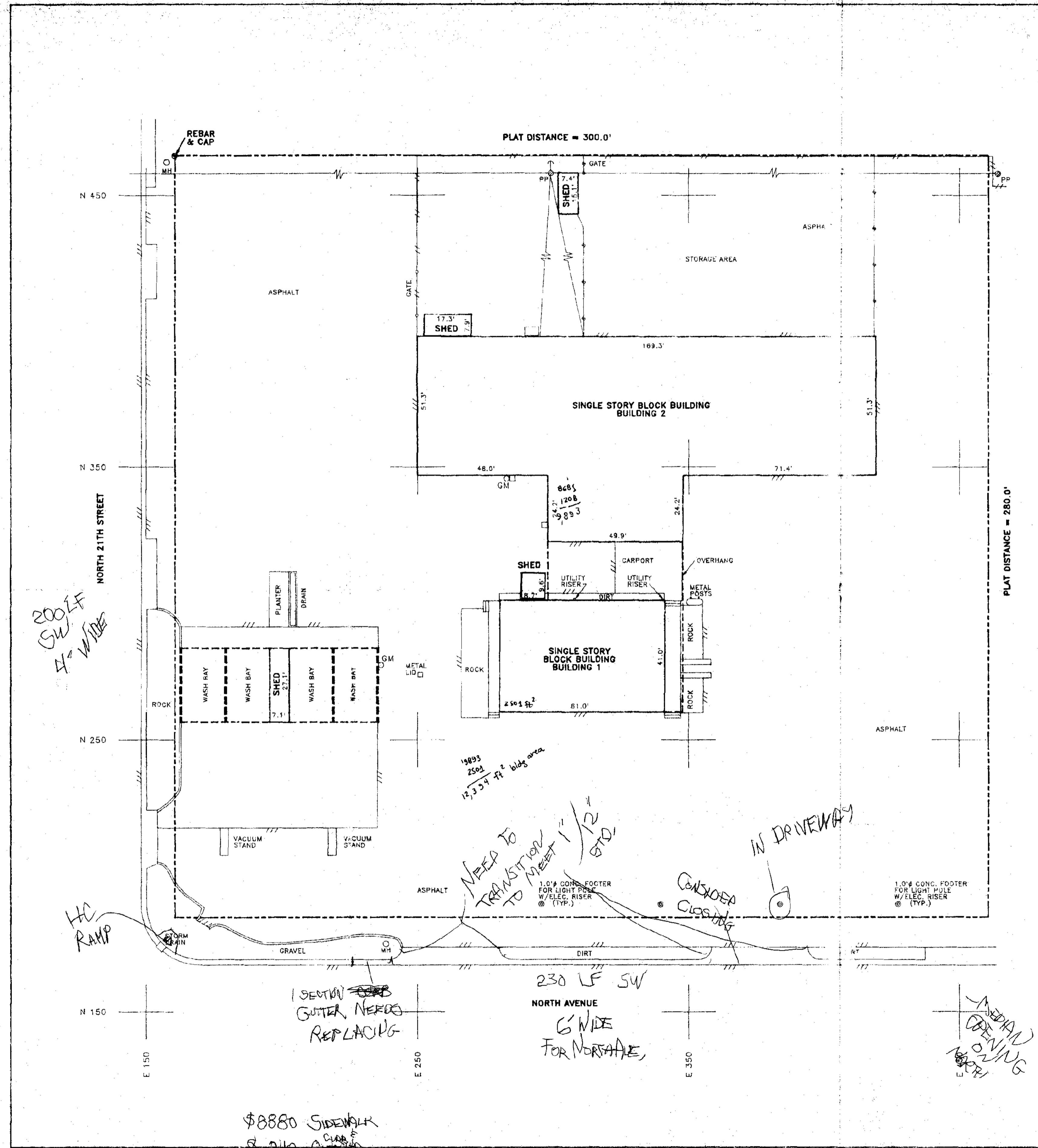
Sec. 32-38. Service driveways; number, location, specifications.

No more than two service driveways shall be permitted in 100 feet of frontage to allow entrance to a single business establishment. No entrance or approach shall be located or constructed so as to interfere with or prevent the proper location or functioning of any traffic

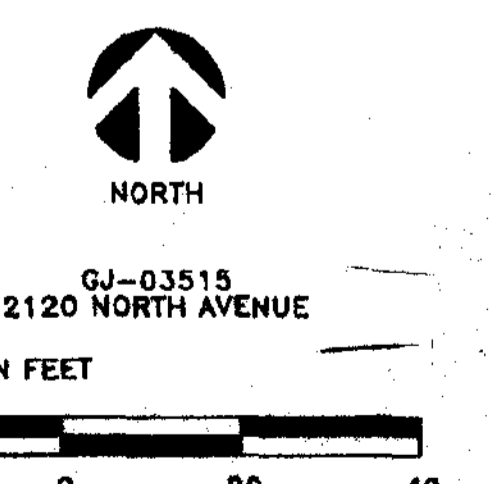


21st STREET

NORTH AVE



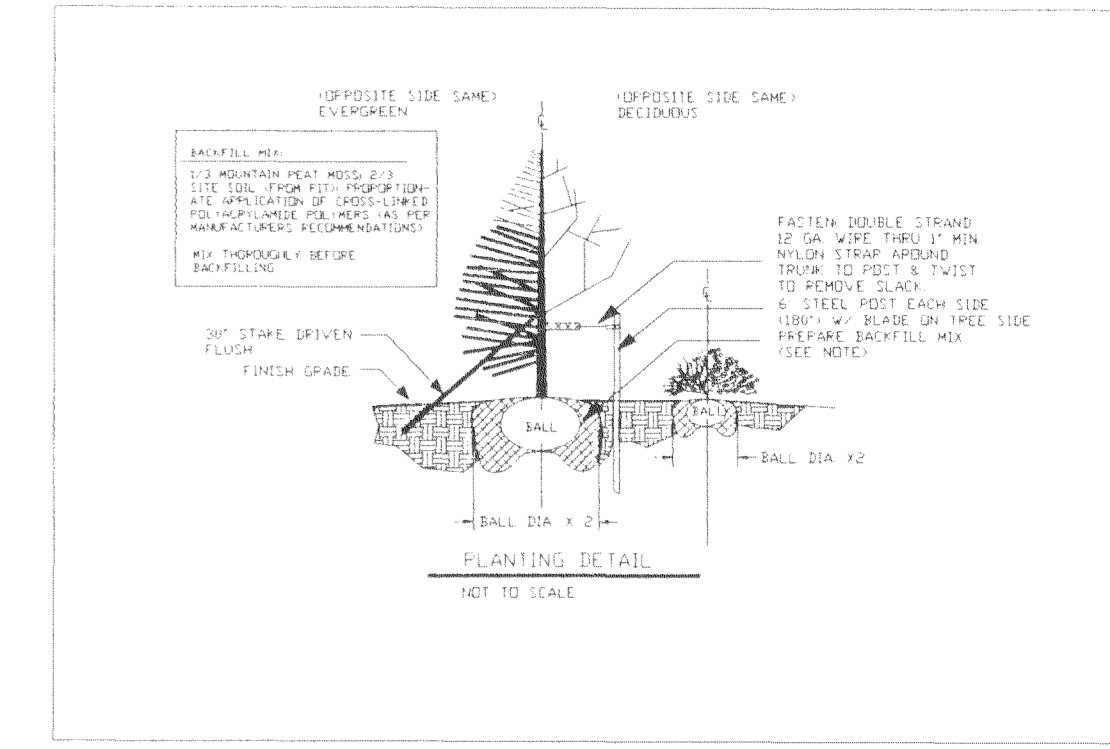
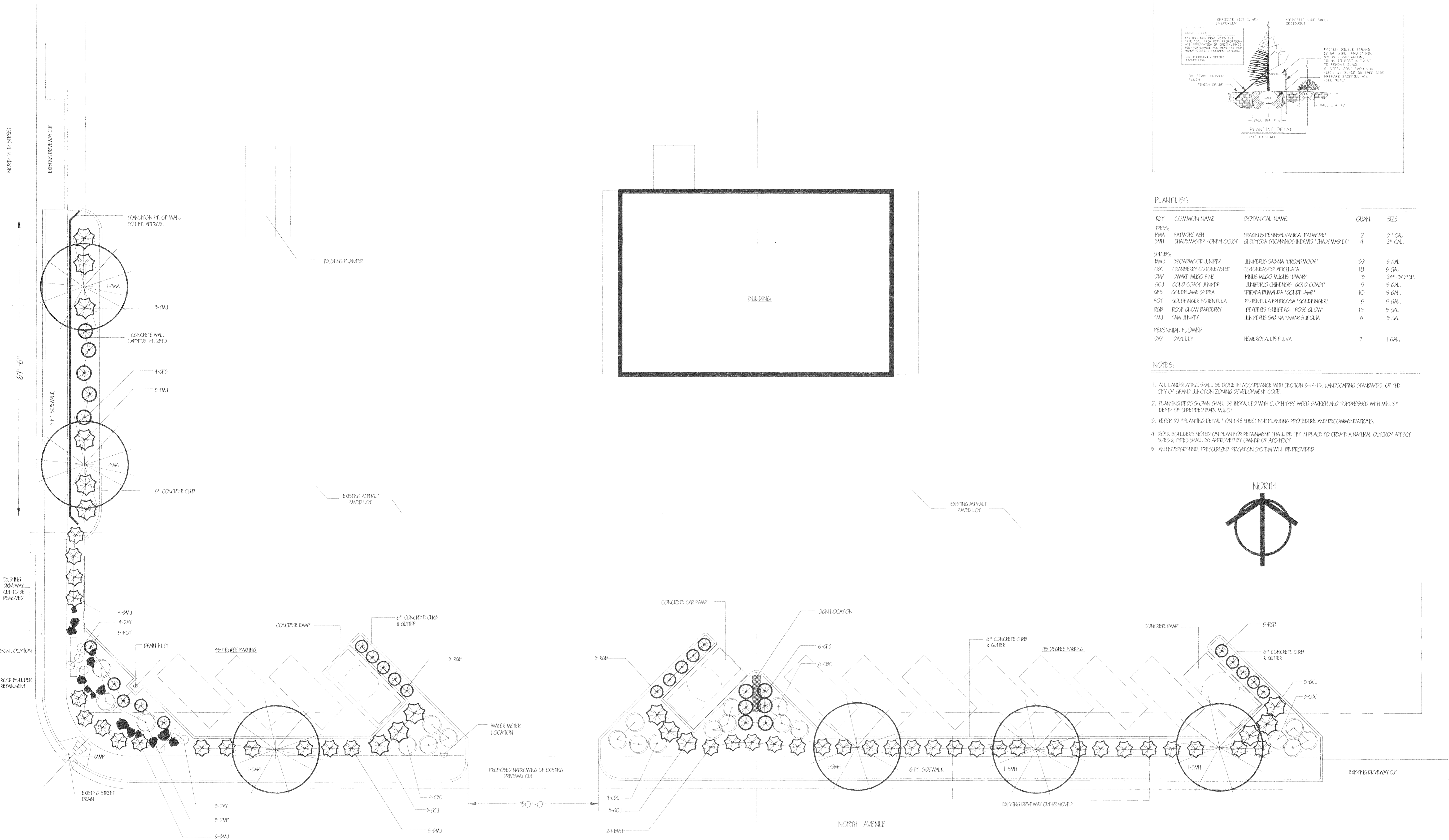
LEGAL DESCRIPTION:
 THE SOUTH 330.00 FEET OF THE WEST 1/2, SE 1/4, SW 1/4, SE 1/4, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, T1E MERIDIAN, EXCLUDING THE WEST 30.00 FEET PLUS THE SOUTH 90.00 FEET FOR ROAD RIGHT-OF-WAY, MESA COUNTY, COLORADO.



GJ-03515
 2120 NORTH AVENUE
 THIS DRAWING IS FOR THE SOLE USE OF THE U.S. DEPARTMENT OF ENERGY AND ITS CONTRACTORS. IT IS NOT A LAND-SURVEY PLAT, UTILITY LOCATION PLAT, OR OTHER IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

FIELD ASSESSMENTS		DESIGNED:		DATE	
NO.	DATE	BY	CK	A.E.	APP.
U.S. DEPARTMENT OF ENERGY GRAND JUNCTION PROJECTS OFFICE, COLORADO					
2120 NORTH AVE GRAND JUNCTION, COLORADO					
LAND SURVEY	DATE	DRAWN:	DATE		
TEAM LEADER		CHECKED:			
UTILITY LOCATION		PROJ. ENGR.:			
DRAWN		SUBMITTED:	DATE	APPROVAL	DATE
SUBMITTED		APPROVED	DATE	APPROVAL USE	DATE
CONSTRUCTION	DATE	DOE ID NO. GJ-03515-CS			
APPROVED	DATE	RUST Geotech Inc.		DWG. NO.	SHT. OF

\$8880 SIDEWALK
 \$240 GUTTER
 \$920



PLANT LIST:

KEY	COMMON NAME	BOTANICAL NAME	QUAN.	SIZE
TREES:				
PMA	PAIMOVE ASH	FRAXINUS PENNSYLVANICA 'PAIMOVE'	2	2" CAL.
SAH	SHAWMASTER HONEYLOCUST	GLADSTEDIA IRONACHIOS INEVENS 'SHAWMASTER'	4	2" CAL.
SHRUBS:				
BMU	BROADWOOD JUNIPER	JUNIPERUS SABINA 'BROADWOOD'	59	5 GAL.
CBC	CRAWBERRY CORONAEASTER	CORONAEASTER FICULATA	18	5 GAL.
DWP	DWARF MILKO PINE	PINUS MILKO MILKUS 'DWP'	5	24" SCQ'SP.
GCC	GOLD COAST JUNIPER	JUNIPERUS CHIBENSIS 'GOLD COAST'	9	5 GAL.
GFS	GOLDFLAME SPIREA	SPIREA PRUNALIDA 'GOLDFLAME'	10	5 GAL.
POT	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	5	5 GAL.
RFB	ROSE GLOW BARBERRY	BERBERIS THURBERGII 'ROSE GLOW'	15	5 GAL.
TMJ	TAM JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	6	5 GAL.
PERENNIAL FLOWER:				
DAY	DAYLILLY	HEMEROCALLIS FILVA	7	1 GAL.

- NOTES:**
1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH SECTION 9-14-15, LANDSCAPING STANDARDS, OF THE CITY OF GRAND JUNCTION ZONING DEVELOPMENT CODE.
 2. PLANTING BEDS SHOWN SHALL BE INSTALLED WITH GLOTH TYPE WEED BARRIER AND TOPRESSED WITH MIN. 3" DEPTH OF SHREDED BARK MULCH.
 3. REFER TO "PLANTING DETAIL" ON THIS SHEET FOR PLANTING PROCEDURE AND RECOMMENDATIONS.
 4. ROCK BOLLERS NOTED ON PLAN FOR RETAINMENT SHALL BE SET IN PLACE TO CREATE A NATURAL OUTCROP EFFECT. TREES & SHRUBS SHALL BE APPROVED BY OWNER OR ARCHITECT.
 5. AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED.

AUTO MART
2122 NORTH AVENUE, GRAND JUNCTION, COLORADO

LANDSCAPE SPECIALTIES
2004 N. 12TH STREET, SUITE 30, GRAND JUNCTION, COLO.

DRAWN BY: M.G.
SCALE: 1" = 10'-0"
DATE: 5-23-95

REVISIONS: DATE

SHEET NO.
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