

GENERAL PROJECT REPORT

The Peachtree Inn is located at 1600 North Avenue across the street from Lincoln Park. There is an apron of pavement approximately 14' wide and a 3' sidewalk between the North Avenue roadway and the Peachtree Inn building. The restaurant presently has a revocable permit from the city that allows planters and tables along the apron for the outside enjoyment of the guests.

In order to make the apron of pavement more eye-appealing, we would like to install four (4) attractive street lights, and to install a landscaped fountain on the corner of 16th Street and North Avenue.

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REVIEW COMMENTS

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FILE # 194-94

TITLE HEADING: Revocable Permit - Decorative
Lighting in the Right-of-way

LOCATION: 1600 North Avenue

PETITIONER: Jann & Jan Ertl (Peachtree Inn)

PETITIONER'S ADDRESS/TELEPHONE: 1600 North Avenue, Suite C
Grand Junction, CO 81501
245-5770

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., , 1994.**

CITY UTILITY ENGINEER
Bill Cheney

11/9/94

244-1590

Adequate backflow prevention devices are required if the fountain is approved as a part of this proposal.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/17/94

244-1414

The Fire Department has no problems with this proposal.

CITY TRAFFIC ENGINEER
David Tontoli

11/21/94

244-1567

1. Existing double arm street lighting is present in the center median of North Avenue.
2. The lighting was designed to serve both the pedestrians and vehicular traffic.
3. Other lighting will deteriorate the existing design. Denied.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/23/94

244-1591

Any lighting installed in the right-of-way, especially this close to the driving lane, needs to comply with the State Standards for Safety including the pole, the base, and the height of the lights. The proposed lights do not appear to meet those standards. Decorative lighting on North Avenue should be done for a longer area than just one property. The proposed lights would be susceptible to vandalism. I recommend not allowing installation in the right-of-way.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

11/23/94

244-1437

1. If streetscape enhancement is intended, preference is that it be accomplished through a consistent corridor design for an entire section of North Avenue rather than on a property-by-property basis such as this proposal.
2. Since North Avenue is a State Highway right-of-way, Colorado Department of Transportation comments must be obtained before further processing this request.

Model #803-04 White Finish

**Cast Aluminum
Telescoping
Lamp Post**

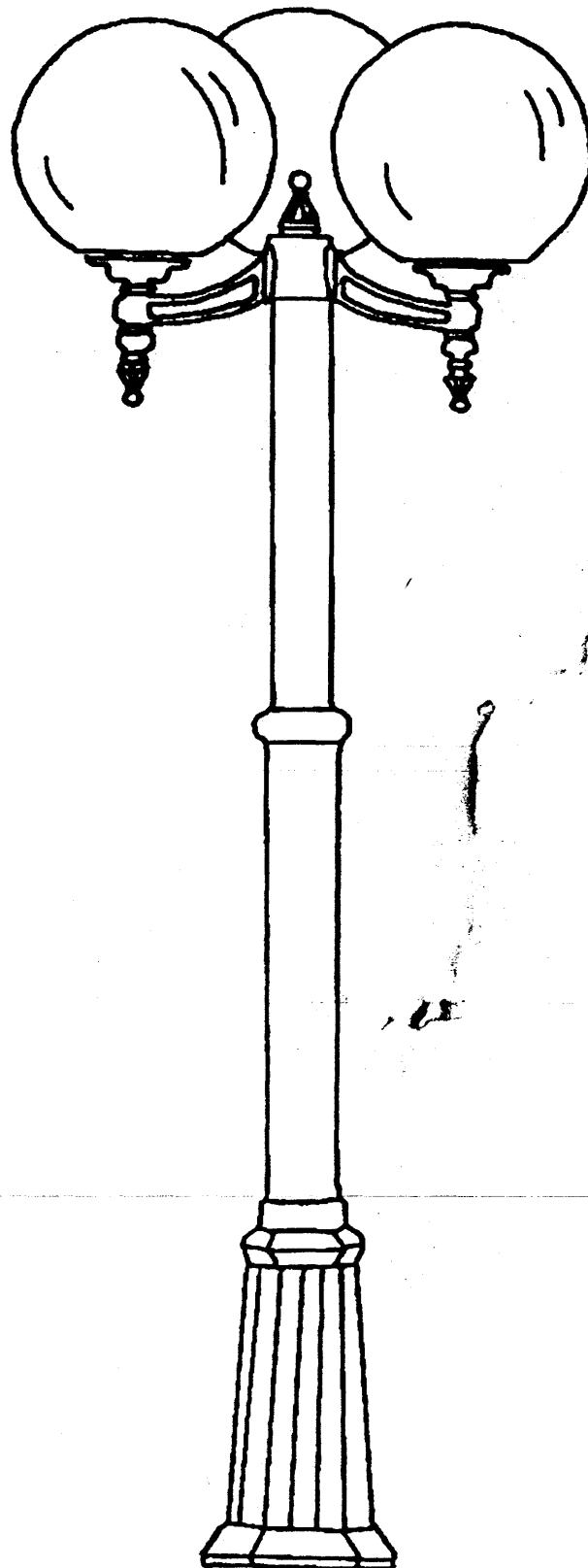


Weather Resistant
Cast Aluminum
Powder Coat Finish

High Impact
12" Polycarbonate Globes

Dimensions:
Height Min.: 64"
Height Max.: 108"
Base Diameter: 11"
Arm Span: 29"

This product requires
significant preparation for
installation, including
cement footing and remote
electrical wiring



Box 2 contains:
Telescoping Post, Base,
Tools

Box 2 of 2
BOTH BOXES
MUST BE PURCHASED

Peach tree Inn

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LEGAL DESCRIPTION

Lots 1,2,3,4,5,6,7,8,9, and 10 in Block 4 of PARK PLACE HEIGHTS, together with vacated alley adjacent to said Lots as vacated and described by Ordinance No. 1689 recorded July 8, 1977 in Book 1111 at Page 739, EXCEPT Beginning at a point on the North line of Lot 5, Block 4 Parkplace Heights Subdivision which is South 89°11'40" West, 20 feet from the Northeast corner of said Lot 5; thence South 101.07 feet to a point which is 15 feet North of the South line of said Lot 5; thence South 45°24'10" East 21.06 feet to point on the South line of said lot 5, which is South 89°11'40" West 5 feet from the Southeast Corner of said Lot 5; thence South 89°11'40" West 35.00 feet along said South line of Lot 5; thence North 116.07 feet to the North line of said Lot 5; thence North 89°11'40" East 20 feet to the Point of Beginning, Mesa County, Colorado.

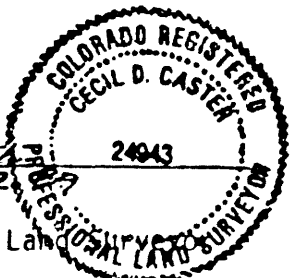
Legal Description and Easements of record provided by Abstract and Title Company of Mesa County Inc. No. 880820 C-5 dated January 30, 1989.

SURVEYOR'S CERTIFICATE:

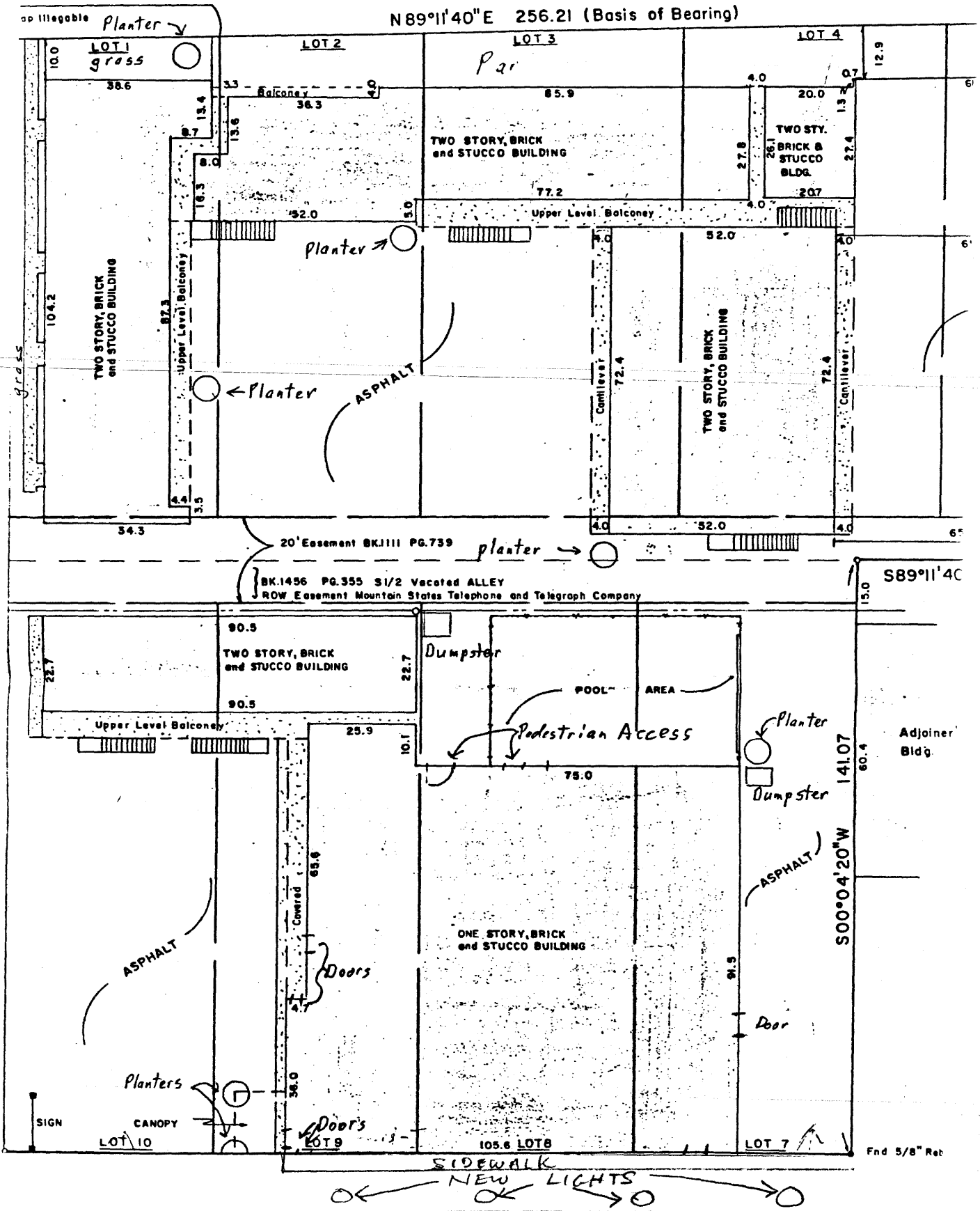
I hereby certify this Improvement Survey Plat was prepared for Modern Federal Savings and Loan Association and Columbia Savings and Loan Association, the improvement locations being based on a property survey made under my direct supervision February 13, 1989.

I further certify that the improvements on the above described parcel, on the above date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon described parcel by improvements on any adjoining parcels, except as indicated, and that there is no apparent evidence or sign of any easements crossing or burdening any part of said parcel except as shown.

Cecil D. Caster
2-22-89
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. No. 24943

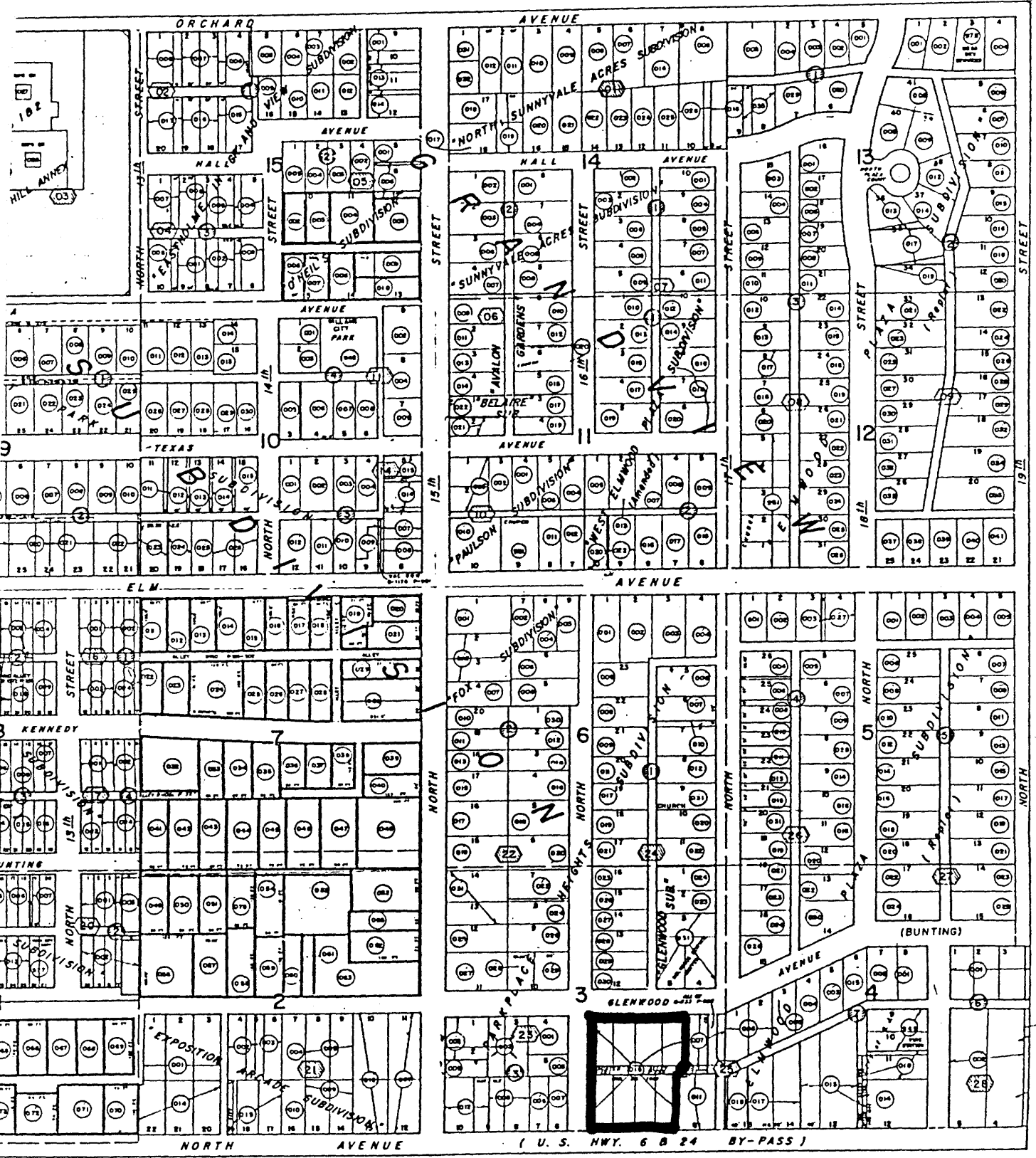


N89°11'40"E 256.21 (Basis of Bearing)



NORTH AVE

Adjoining
T.I.S. R.I.W.
2945122



Adjoining
T.I.S. R.I.W.
2945124

Adjoining
T.I.S. R.I.W.
2945132

T.I.S. R.I.W.
2945123

ABUTTING PROPERTY OWNERS

Monument Camera
1660 North Ave.
Grand Junction, Co 81501

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