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File 1994-0217

Name: Tastee Freeze - 525 North Avenue - Conditional Use Permit

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
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Posting of Public Notice Signs Application - 1/27/95			
X		Planning Commission Notice of Public Hearing mail-out- sent 1/27/95			
X	X	Planning Commission Minutes - 2/7/95 - **			
X	X	Notes to file			
X	X	Correspondence			
X	X	Parking Stall Detail			
X	X	Landscape Plan			
X	X	Elevation Map			
X		Lease Contract - between Franchise Finance Corp. of America and FFCA/IIP 1985 Property Co.			

SUBMITTAL CHECKLIST

CONDITIONAL USE

Location: 525 North Ave

Project Name: taste-free

ITEMS	SSID REFERENCE	DISTRIBUTION													TOTAL REQD.		
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	City Police	Walker Field	City Fire	CO Dept of Transp		Persigo	County Building
DESCRIPTION Due 1st Working day of month for hearing 1st Tues of following month																	
● Application Fee \$350	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	
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● 11"X17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Evidence of Title / Title Ins Policy	VII-2	1															
● Appraisal of Raw Land	VII-1	1		1				1									
● Names and Addresses	VII-3	1															
● Legal Description	VII-2	1		1													
○ Deed	VII-1	1		1	1	1											
○ Easement	VII-2	1	1	1	1	1											
○ Avigation Easement	VII-1	1		1	1												
○ ROW	VII-3	1	1	1	1	1											
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Location Map (Full size Assessor)	IX-21	1															
● Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Site Plan / Landscaping		1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	

8/2/11
IN file
11X17-

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: 12/2/94
Conference Attendance: Bryan Johnson, K. Ashbeck
Proposal: Taste Freeze
Location: 525 North Ave

Tax Parcel Number:
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?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? 5% of land value Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Transportation Capacity Payment 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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-142-08-010
FFCA/IIP 1985 PROPERTY COMPANY
17207 N PERIMETER DR
SCOTTSDALE, AZ 85255-3401

2945-142-05-010
DONAL F KENDALL
554 BELFORD AVE
GRAND JUNCTION, CO 81501

2945-142-08-002
JAMES A BATEMAN
PATRICIA C
4240 NO ALBANY
CHICAGO, IL 60618

2945-142-05-012
CLAIR LONGUEVAN
538 BELFORD AVE
GRAND JUNCTION, CO 81501

2945-142-08-001
ANDREW FOTOPULOS
926 N 5TH ST
GRAND JUNCTION, CO 81501

2945-142-05-011
RONALD L SHREEVES
548 BELFORD AVE
GRAND JUNCTION, CO 81501-2618

2945-142-08-003
BILLIE JO NELSON
527 BELFORD AVE
GRAND JUNCTION, CO 81501-2617

2945-142-05-013
FRANCIS A STRACHAN
ETAL
526 BELFORD AVE
GRAND JUNCTION, CO 81501-2618

2945-142-08-004
ANNA R MURPHY
533 BELFORD AVE
GRAND JUNCTION, CO 81501-2617

2945-142-05-018
JON C KEPHART
PATRICIA A
535 NORTH AVE
GRAND JUNCTION, CO 81501-7512

2945-142-08-005
BEATRICE B MURPHY
EARL L MURPHY
541 BELFORD AVE
GRAND JUNCTION, CO 81501-2617

2945-142-05-008
REGINALD SANDERSON
2245 TIFFANY DR
GRAND JUNCTION, CO 81503-1297

2945-142-08-006
GARY R LOBDELL
JANETTE R
557 BELFORD AVE
GRAND JUNCTION, CO 81501-2617

2945-142-05-014
WILLIAM E POMRENKE
JANET M
710 VICTOR DR
GRAND JUNCTION, CO 81506-1854

2945-142-08-007
CHARLES S MCINTYRE
ROBERTA R
807 LA PAZ CT
GRAND JUNCTION, CO 81506-1777

2945-142-05-015
WILLIAM E POMRENKE
JANET M
710 VICTOR DR
GRAND JUNCTION, CO 81506-1854

2945-142-04-009
W LEE MCELVAIN
CAROLE A
2123 NATAHOA CT
FALLS CHURCH, VA 22043-1948

2945-142-05-009
KENNETH E PERINO
CAROLYN L
PO BOX 60357
GRAND JUNCTION, CO 81506-8758

217-94

2945-113-20-002
BMC WEST CORPORATION
PO BOX 8008
BOISE, ID 83707

2945-113-20-003
BMC WEST CORPORATION
PO BOX 8008
BOISE, ID 83707

2945-113-21-003
SCI COLORADO FUNERAL SERVICES INC
& SERVICE CORPORATION INTERNATL
1929 ALLEN PARKWAY
HOUSTON, TX 77019-0458

2945-142-09-005
CHARLES H HOFFMAN
HAZEL L
1231 SAINT ANDREW ST
RAPID CITY, SD 57701-4472

2945-142-09-006
DEAN L MCLAIN
CORA J
459 BELFORD AVE
GRAND JUNCTION, CO 81501-2525

2945-142-09-007
WILLIAM JESSE MCGOWAN
ET AL
927 N 5TH ST
GRAND JUNCTION, CO 81501-2615

2945-142-09-008
TERRY D SLATER
925 N 5TH ST
GRAND JUNCTION, CO 81501

2945-142-04-013
CLARA E WARREN
TRSTEE -CLARA E WARREN TRST
436 BELFORD AVE
GRAND JUNCTION, CO 81501-2526

2945-142-04-010
ORVILLE R BARBOUR
ALTA L
2015 N 6TH ST
GRAND JUNCTION, CO 81501-7411

2945-142-04-011
ORVILLE R BARBOUR
ALTA L
2015 N 6TH ST
GRAND JUNCTION, CO 81501-7411

2945-142-04-005
WILLIAM S MILIUS
417 NORTH AVE
GRAND JUNCTION, CO 81501-7511

2945-142-04-006
JANET H BAUER
435 NORTH AVE
GRAND JUNCTION, CO 81501-7511

2945-142-04-007
GAMBLE ENTERPRISES INC
PO BOX 2906
GRAND JUNCTION, CO 81502-2906

2945-142-04-012
M W WOODCOCK
R L
2474 1/2 BROADWAY
GRAND JUNCTION, CO 81503-1539

2945-142-04-008
CANYON CONVENIENCE INC
526 20 1/4 RD
GRAND JUNCTION, CO 81503-9780

2945-113-00-005
PAULINE M MAST
445 N 7TH ST
GRAND JUNCTION, CO 81501-3302

217-94

Project Report

Johnson Foods, Inc. is intending to reopen the old Hardee's building located at 525 North Avenue as a Taste-Freez Family Restaurant.

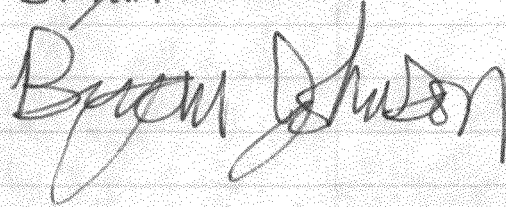
The concept is approximately 3700 Square feet and would utilize the existing drive-thru and dining facilities. Seating capacity is about 25 tables, which accomodates close to 75 people. On the average, about 15 to 20 employees will be needed to adequately staff this quick service concept.

Menu items would include ice cream products, shakes, pop, burgers, fries and a general Mexican line.

I strongly believe this concept would be a valuable addition to Grand Junction because it would create more jobs and revenue for the community and clean up a presently vacant and dirty site.

Sincerely,

Bryan Johnson



PARKING

1. Parking requirement based on narrative information (seating capacity of 75) 25 parking spaces are required and there are 45 provided.
2. 2 handicap parking stalls are required, 1 of which must be van accessible. Revise plan to show that 2 spaces will be provided (see attached required dimensions for accessible stalls).

LANDSCAPING

1. At a minimum, provide landscaping per the original approved plan. Some plants appear to exist on the site. Revise the plan to indicate existing versus proposed plantings.
2. Note on plan the planting size of all plants. Minimum requirement for shrubs is 5 gallons and 1-1/2 inch caliper for trees.
3. What is proposed groundcover in the shrub/tree areas? grass? bark? other? Need to indicate groundcover on plan.
4. An underground, pressurized irrigation system is required for all landscape areas. This was also required of the initial approval but appears never to have been installed. Please indicate on landscape plan that an irrigation system will be provided.

SIGNS

Proposed freestanding sign with reader board is within sign allowance for the site. Will there be any signage on any of the facades?

GENERAL

1. Site improvements/amenities must be provided per the original approved plan if not already in place. This includes all perimeter curbing, curbing for dumpster location, and bicycle rack.
2. An Improvements Agreement and Guarantee is required for landscaping and irrigation prior to issuing a Planning Clearance for the project. If a Building Permit is required, the Agreement and Guarantee is not required provided all improvements are done prior to issuing a Certificate of Occupancy.

REVIEW COMMENTS

Page 1 of 2

FILE # 217-94

TITLE HEADING: Conditional Use Permit
Drive-Through Window

LOCATION: 525 North Avenue

PETITIONER: Johnson Foods Inc.

PETITIONER'S ADDRESS/TELEPHONE: 525 North Avenue
Grand Junction, CO 81501
256-1648

PETITIONER'S REPRESENTATIVE: Bryan Johnson

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., DECEMBER 28, 1994.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/14/94
244-1656

Any alterations or remodel to the building will require a building permit.

CITY UTILITY ENGINEER
Bill Cheney

12/12/94
244-1590

An approved grease trap is required by City Ordinance. Contact the Industrial Pretreatment Coordinator, 244-1489, to insure the building is in compliance with the Ordinance. Written proof of compliance is required prior to the issuance of a planning clearance.

CITY FIRE DEPARTMENT
Hank Masterson

12/07/94
244-1414

An automatic fire extinguishing system for commercial cooking hoods is required. Submit plans for the hood extinguishing system to the Fire Department for our approval.

One 20B:C portable extinguisher is required in the kitchen area and one 2A:10B:C extinguisher is required for the remainder of the restaurant.

The existing hydrant located at the corner of 5th Street and North Avenue is adequate for this building.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/15/94
244-1591

Two handicap spaces are required. Must be signed and marked in accordance with City standards. The spaces need to be van accessible.

Lighting in the parking lot is required. A plan must be submitted in accordance with Zoning and Development Code.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

12/15/94
244-1437

See attached comments.

File # 217-94

Location: 525 North Avenue

Petitioner: Johnson Foods, Inc.

Title Heading: Conditional use permit for Drive thru window

* Response to Review Comments

Mesa County Building Department - Bob Lee

No alterations will be proposed to the building or require a building permit.

City Utility Engineer - Bill Cheney

There is an existing grease trap, which I believe to be approximately a 1,000 gallon capacity unit.

City Fire Department - Hank Masterson

There is a complete ansul system installed ~~on~~ on the cooking hoods as well as 3 commercial fire extinguishers.

City Development Engineer - Jody Klizka

There is presently parking for handicapped with a readily accessible ramp. I will sign & remark the stalls to the proper measurements as necessary by code. Also, there is existing high-output sight lighting at present around the parking lots.

Community Development Department - Kristen Ashbeck

Parking

Handicap spaces will be brought up to current regulations.

Landscaping

Landscaping will be per original plan or more. Planting size of plants will be no less than minimum. Groundcover will consist primarily of rocks, possibly some bark and/or grass to fill as necessary to conform to code.

Signage is proposed to be a freestanding pole sign with readerboard and possibly signage on the North & West facades to be in conformance with the sign code.

General Note:

I, Bryan Johnson, agree to conform to all laws, statutes, codes and regulations to maintain an attractive and safe business on these premises if approval is granted to commence this project. If you have any questions please feel free to contact myself.

Sincerely,

Bryan Johnson

STAFF REVIEW

FILE: 217-94

DATE: January 31, 1995

REQUEST: Conditional Use Permit for Fast Food Restaurant with Drive-Through

LOCATION: 525 North Avenue

APPLICANT: Johnson Foods, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant Restaurant

PROPOSED LAND USE: Fast Food Restaurant with Drive-Through

SURROUNDING LAND USE:

NORTH: Commercial-Martin Mortuary

SOUTH: Commercial-Menagerie Square; Single Family Residential

EAST: Commercial-Jac's Flowers

WEST: Commercial-Canyon Convenience; Single Family Residential

EXISTING ZONING: Light Commercial (C-1)

SURROUNDING ZONING:

NORTH: C-1

SOUTH: C-1

EAST: Heavy Commercial (C-2)

WEST: C-1

STAFF ANALYSIS

Background. The applicant is proposing to use the existing building and site improvements on the southeast corner of 5th Street and North Avenue for a Tastee-Freez fast food establishment with a drive through window. A drive-through restaurant was approved for this location in 1985 for the Hardee's Restaurant, and, although there was an interim use of a restaurant, the site has not been used as a drive through since Hardee's closed in 1986. Section 4-6-2 G. of the Zoning and Development Code states: "A conditional use shall remain valid so long as the permitted use is maintained and operated in compliance with the terms and conditions of the approval. A conditional use that is discontinued for one year or longer for whatever reason is not valid". Thus this proposal required that the petitioner obtain a new Conditional Use Permit for a drive-through at this location.

Circulation/Parking. The site is already developed in terms of curb cuts, on-site circulation, and paved parking area. Parking provided (45 spaces) is well above that required by Code according

*1. Part of site there is existing asphalt
with 12 spaces*

However -
to the seating capacity of the proposed restaurant (25 spaces). The site does not conform with current ADA standards. A second accessible space is required and both spaces must be striped and signed per standard. The parking lot also requires lighting which the petitioner indicates exists on the site. A revised plan must be submitted to indicate that the accessible spaces will be provided per standard and to show the existing parking lot lighting. The Transportation Capacity Payment (TCP) will not be required for this project due to the site's previous use as a drive-through restaurant.

Landscaping. The petitioner is proposing to provide landscaping per the original plan approved for the Hardee's application. While there is some existing plant material on site, the original plan was never completed. The petitioner must provide a revised plan indicating existing versus proposed plants, planting sizes, type of groundcover, and an underground, pressurized irrigation system. Since a Planning Clearance for a Building permit may not be required, an Improvements Agreement and Guarantee for completion of the landscaping and irrigation system must be executed. Sign permits and other final approvals will not be issued until the agreement and guarantee is completed.

of this type of sign
Signage. The proposed freestanding sign with reader board is within the sign allowance for the site. The petitioner has indicated that wall signs may be placed on the north and west facades. Details of the additional signs will be required in order to receive sign permits and must conform to the sign regulations of the Zoning and Development Code.

written proof of compliance with the City ordinance regarding grease traps for restaurant uses from the Industrial Pretreatment Coordinator is required.
Other. The fire department must witness a test of the extinguishing system. Additionally, written proof of compliance with the City ordinance regarding grease traps for restaurant uses from the Industrial Pretreatment Coordinator is required. Final clearance for the proposed restaurant will not be issued until these items are addressed.

STAFF RECOMMENDATION: Approval provided the following concerns are met prior to issuing a Planning Clearance or other final approvals for the project: 1) a revised site plan is provided to show, and the site is re-striped to adequately provide accessible spaces; 2) a revised site plan is provided to show existing parking lot lighting; 3) a revised landscape plan is provided that addresses staff comments dated 12/15/94; 4) an Improvements Agreement and Guarantee for completion of the landscaping and irrigation system is executed; and 5) all requirements of the Fire Department and Utility Engineer have been met.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 217-94, I move that we approve the Conditional Use Permit for a drive-through for a ~~Tastee Freez~~ to be located at 525 North Avenue subject to the concerns outlined in the staff recommendation being resolved prior to issuing a Planning Clearance or other final approvals for the project.

fast food restaurant

#217-94 NOTES 5/3/95 KKA

Need to guarantee or install landscaping per 3/9/95 drawing. Make sure Cheney okay w/ backflow prevention valve.

Also need to make sure accessible spaces restriped and fire dept & Utility Engineer (grease trap) requirements are okay before any final approvals (e.g. Plan Clear or sign permit)

Call Emily
Hank

525 North Ave.
91501



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 30, 1995

Bryan Johnson
132 West 6th Street
Glenwood Springs, CO 81601

RE: #217-94--CUP for Drive-up Restaurant

Dear Mr. Johnson:

On February 7, 1995 the Grand Junction Planning Commission approved a Conditional Use Permit for the proposed restaurant with a drive-up window located at 525 North Avenue with the following conditions:

1. A revised site plan must be provided to show, and the site must be restriped to adequately provide, accessible spaces.
2. A revised site plan must be provided to show existing parking lot lighting.
3. A revised landscape plan must be provided that addresses staff comments dated 12/15/94.
4. An Improvements Agreement and Guarantee for completion of the landscaping and irrigation system is executed.
5. All requirements of the Fire Department and Utility Engineer must be met.

Items 1 through 3 have all been adequately addressed. An Improvements Agreement and Guarantee will not be required because the landscaping improvements and parking lot restriping have been completed as per the approved plan dated 3/9/95 found in file #217-94. Although you have met the minimum requirements for re-establishing the original landscaping, we would encourage you to improve the ground cover between plantings and increase the number of shrubs and trees.

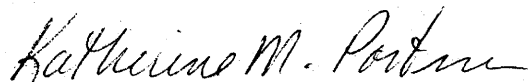
As confirmed by Butch Kissell with City Public Works, a backflow preventor has been installed for the irrigation system. Dan Tonello with Persigo Wastewater Treatment Plant has confirmed that the existing 1000 gallon two compartment grease interceptor meets the City's minimum requirements.

The only outstanding issue is a Fire Department extinguisher requirement. The existing hood extinguishing system must be serviced by a licensed contractor. The Fire Department must be

called to inspect the system and witness a trip test to ensure it functions properly. The fire extinguishers must also be serviced and must be of the proper rating. Please contact Hank Masterson, City Fire Department, at 244-1400 if you have questions.

Thank you for your cooperation through this review process and good luck with your new business.

Sincerely,



Katherine M. Portner
Planning Supervisor

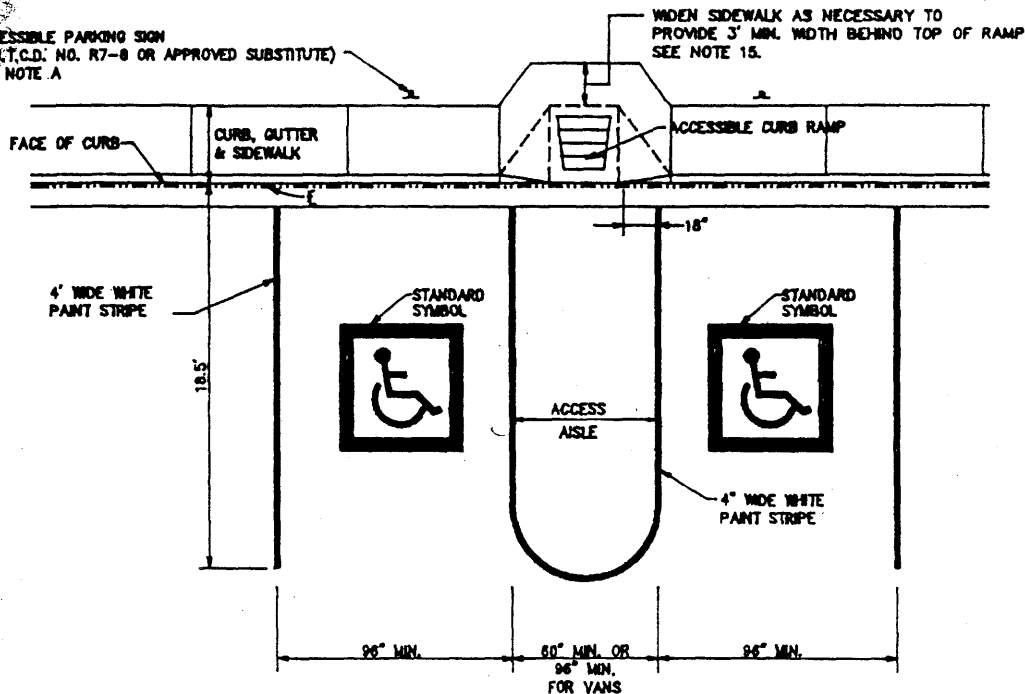
xc: Hank Masterson, Fire Department
File #217-94

EXHIBIT A

[Legal Description]

Lots 1 through 8, both inclusive, in Block 7 of THE CITY OF GRAND
JUNCTION, Mesa County, Colorado.

ACCESSIBLE PARKING SIGN
(M.U.T.C.D. NO. R7-8 OR APPROVED SUBSTITUTE)
SEE NOTE A



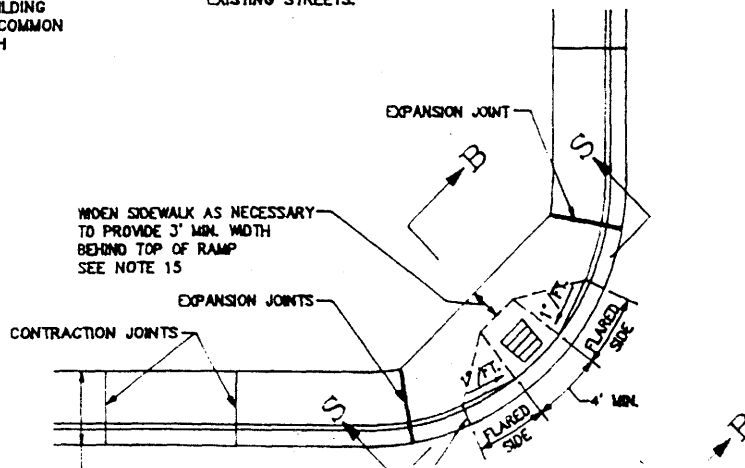
NOTES:

- A. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (SEE UFAS 4.30.5). SPACES COMPLYING WITH NOTE B SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE MOUNTED SO THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE.
- B. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS SPECIFIED BY NOTE A.
- C. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESS ROUTE TO THE BUILDING OR FACILITY ENTRANCE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.

**STANDARD ACCESSIBLE
PARKING STALL DETAIL**

GENERAL NOTES

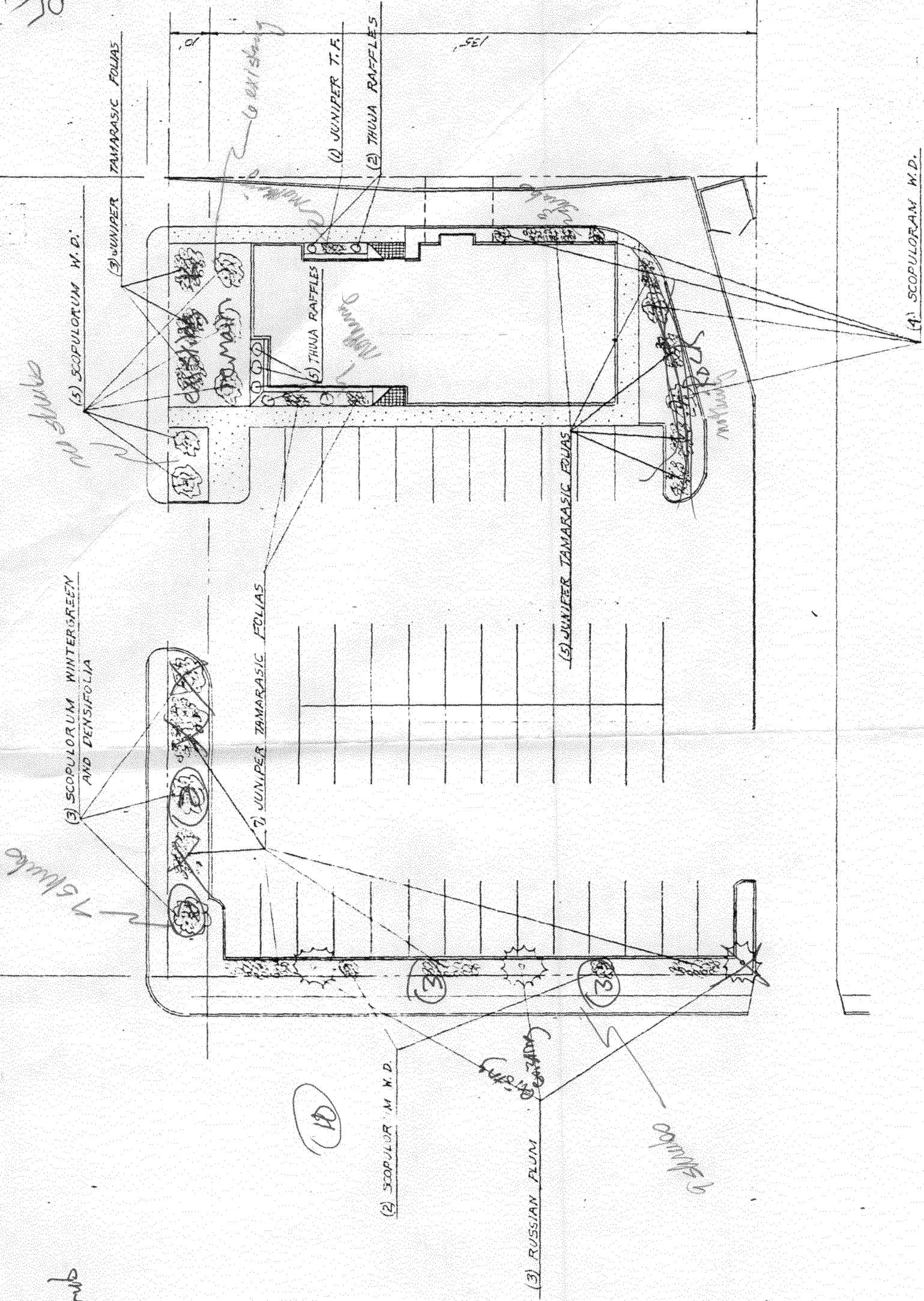
1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CONCRETE RAMPS, SIDEWALKS, CURBS, GUTTERS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
4. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. DRAWING INDICATES TYPICAL SECTION ONLY, CONDITIONS AND/OR OBSTRUCTIONS MAY NECESSITATE VARIATIONS OR REPOSITIONING. ALL LOCATIONS SHALL BE APPROVED ON AN INDIVIDUAL BASIS BY THE CITY ENGINEER OR HIS REPRESENTATIVE.
6. IN ALL CASES, ACCESSIBLE RAMPS SHALL BE ALIGNED WITH STREET CROSSWALKS.
7. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.
8. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
9. MINIMUM SPACING BETWEEN JOINTS IN CURB, GUTTER & SIDEWALK IS 5 FEET.
10. MAXIMUM SPACING BETWEEN CONTRACTION JOINTS IS 10' IN ANY DIRECTION.
11. WATER SHALL NOT BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
12. THE MAXIMUM SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1"/FT. (8.33%).
13. THE SURFACE OF ALL ACCESSIBLE RAMPS AND FLARED SIDES SHALL BE FINISHED WITH A COURSE BROOMED TEXTURE PERPENDICULAR TO THE SLOPE OF THE RAMP.
14. ALL HANDICAP RAMPS, PARKING STALLS, LANDINGS, ETC., SHALL CONFORM TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) LATEST EDITION.
15. THE ADDITIONAL 3' SIDEWALK WIDTH SHOWN BEHIND RAMPS IN MONOLITHIC CURB, GUTTER AND SIDEWALK IS NOT REQUIRED WHERE RAMPS ARE INSTALLED ON EXISTING STREETS.



10 @ 5 gallon/shrub

200.73'

LANDSCAPE PLAN



PLANT SCHEDULE

NO.	NAME	COMMENTS
(3)	RUSSIAN PLUM OR FLOWERING FLUM	
(14)	SCOPULORUM WINTERGREEN AND OR DENSIFOLIA (MIXED)	UPRIGHT CONE SHAPED
(16)	JUNIPER TAMARASCIC FOLIAS	LOW SPREADING PLANT
(7)	THUJA RAFFLES	SMALL ROUND EVERGREEN

SITE - 27000 SQUARE FEET
3226 SQUARE FEET LANDSCAPE OR APPROX 12%

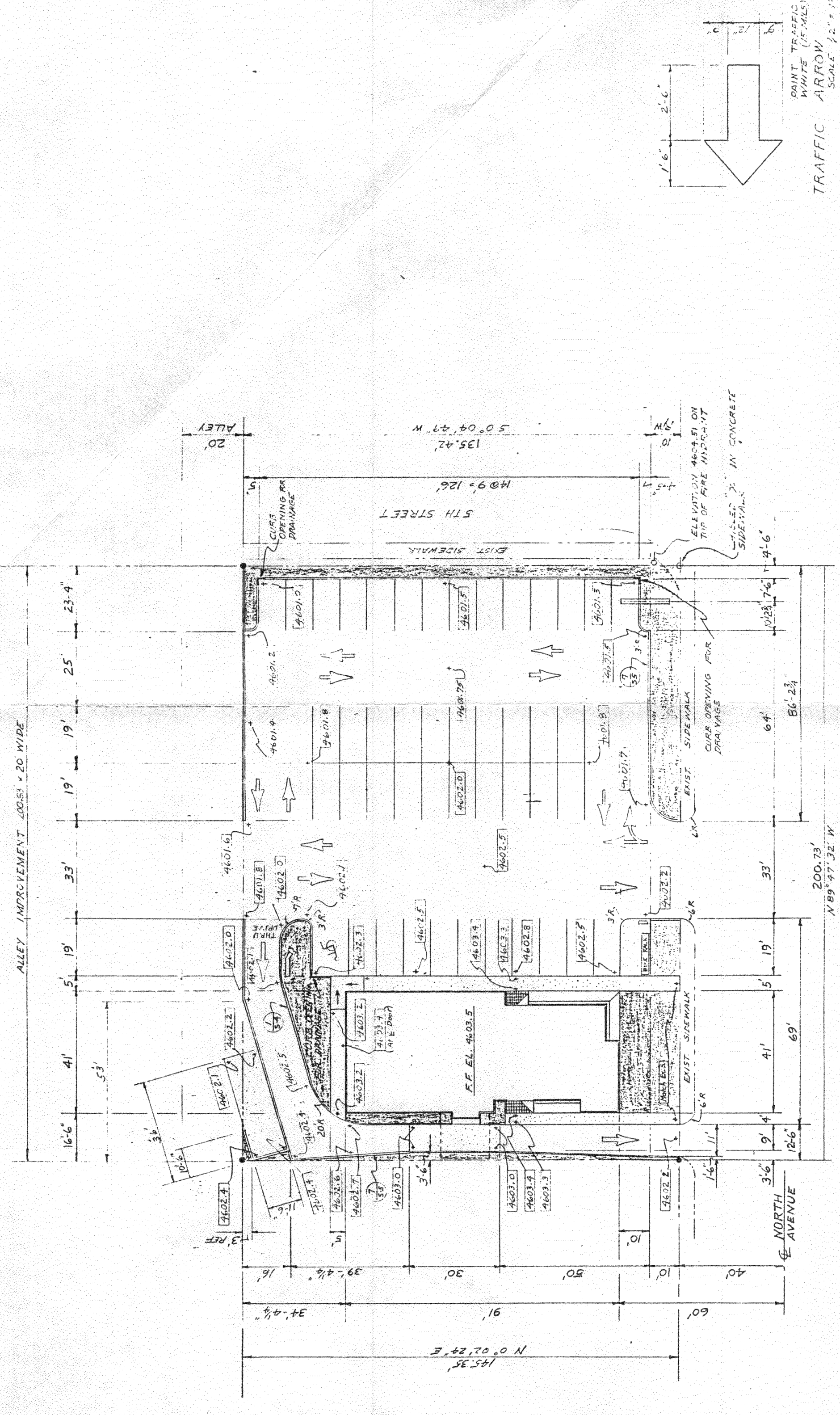
FINAL

okay. need irrigation to North & west sides of

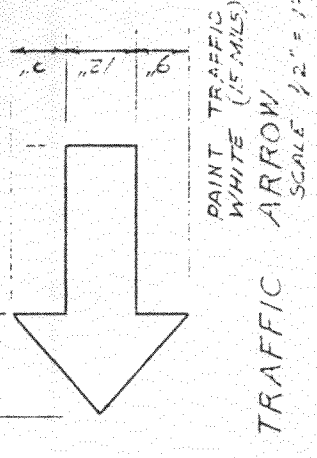
3/9/95

parking lot & a minimum

of 10 shrubs planted in clumps along these sides



ALLEY IMPROVEMENT 20.03' x 20' WIDE



145.35' N 0° 02' 24" E

135.42' S 0° 04' 49" W

5.00' N 0° 00' 00" E

140.9' S 126'

ELEVATION 4604.51 ON TIP OF FIRE HYDRANT

WALKED 3" IN CONCRETE SIDEWALK

41.53.7 (AT E DOOR)

FF EL. 4603.5

EXIST. SIDEWALK

200.73' N 89° 47' 32" W