





## General Project Report

### A. Project Description

#### 1. Location

774 21½ Road Grand Junction, CO

#### 3. Proposed Use

Storage Lot for our trailers.

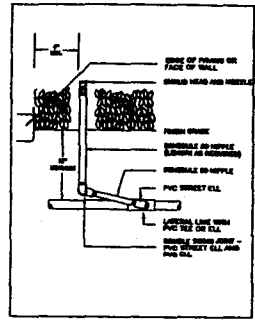
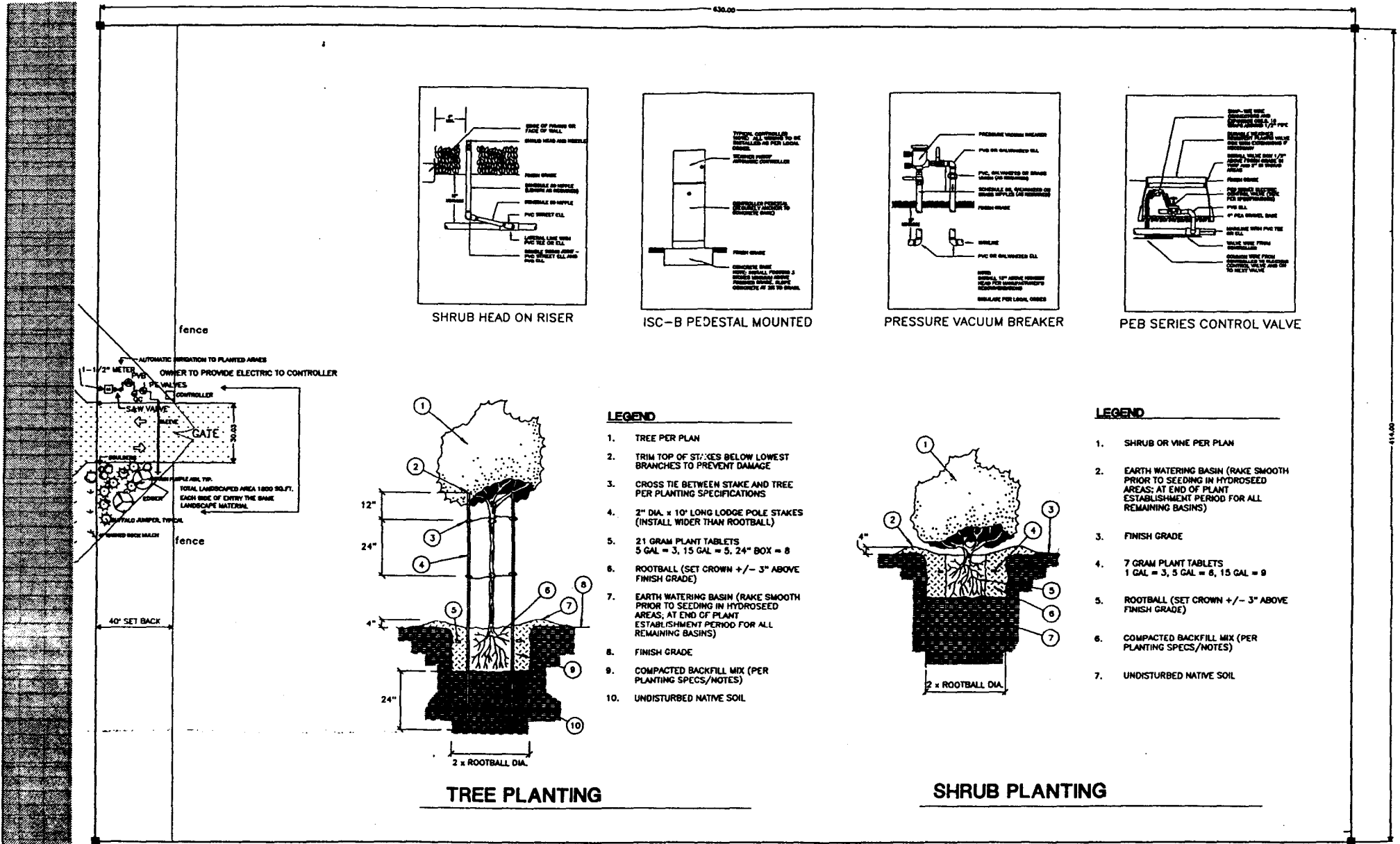
### C. Project Compliance, Compatibility, and Impact

#### 3. Site access and traffic patterns

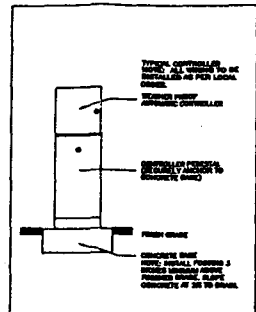
The site will be accessed off of Hwy 6 & 50 to  
21½ Road to our lot.

Traffic Patterns will be off of 6 & 50, and off  
I-70.

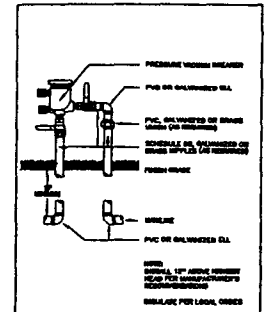
21 1/2 ROAD



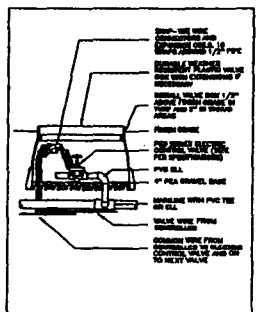
SHRUB HEAD ON RISER



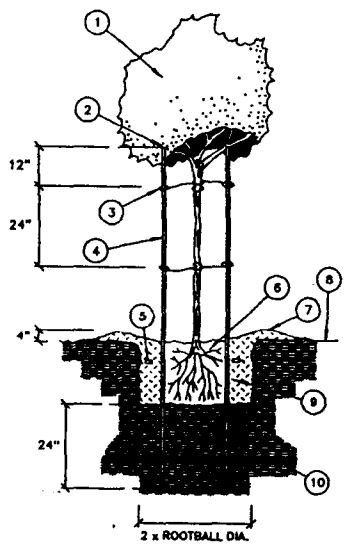
ISC-B PEDESTAL MOUNTED



PRESSURE VACUUM BREAKER

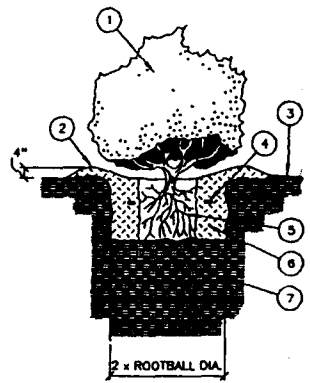


PEB SERIES CONTROL VALVE



TREE PLANTING

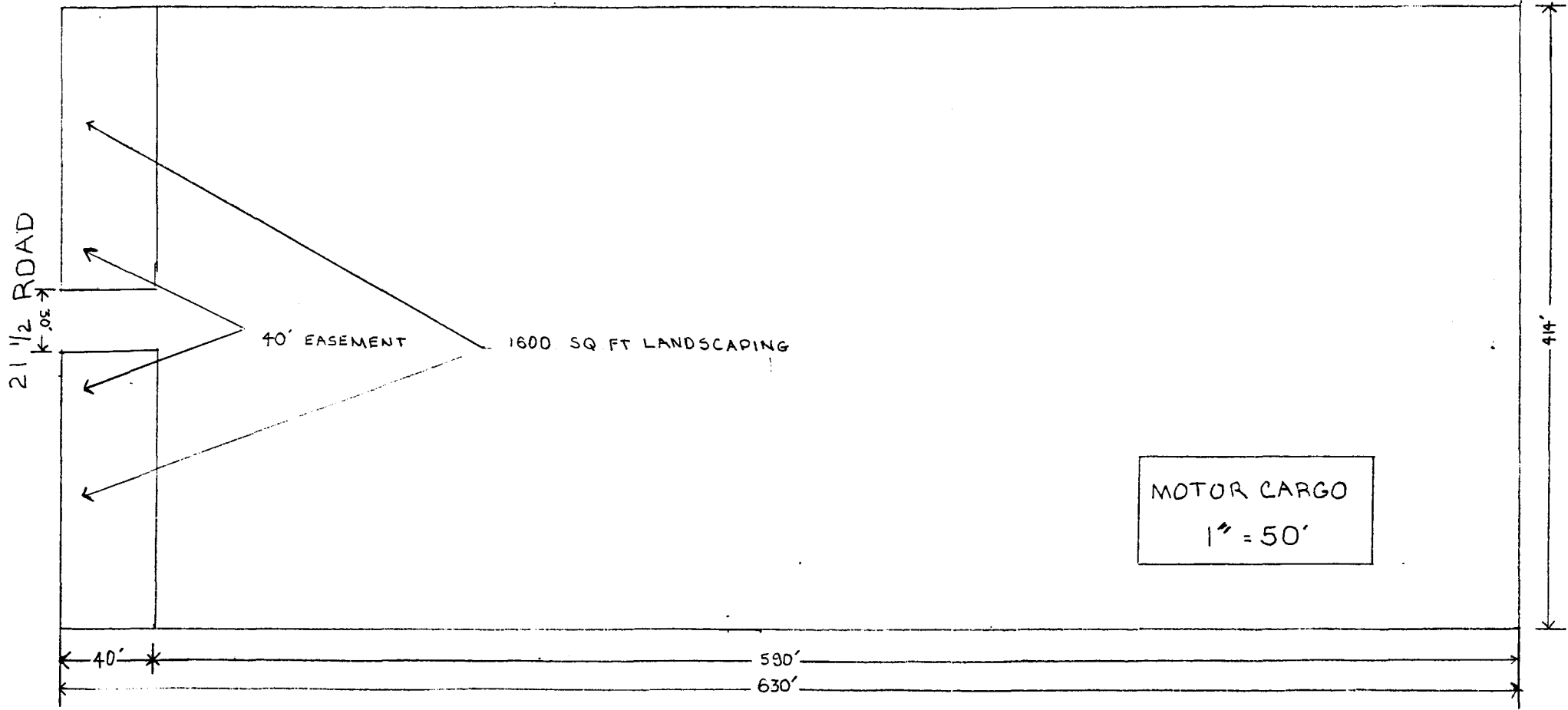
- LEGEND**
1. TREE PER PLAN
  2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
  3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
  4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
  5. 21 GRAM PLANT TABLETS  
5 GAL = 3, 15 GAL = 5, 24" BOX = 8
  6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
  7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
  8. FINISH GRADE
  9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
  10. UNDISTURBED NATIVE SOIL



SHRUB PLANTING

- LEGEND**
1. SHRUB OR VINE PER PLAN
  2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
  3. FINISH GRADE
  4. 7 GRAM PLANT TABLETS  
1 GAL = 3, 5 GAL = 8, 15 GAL = 9
  5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
  6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
  7. UNDISTURBED NATIVE SOIL

DATE	SCALE	DESIGNED BY	CHECKED BY	PROJECT:	SHEET DESCRIPTION:	<b>CLARKE &amp; CO</b> 2336 K ROAD, GRAND JUNCTION, CO 81505 (970) 941-5817 LANDSCAPE DESIGN / CONSTRUCTION
11/10/08		JRG		MOTOR CARGO	LANDSCAPE & IRRIGATION, SITE PLAN	

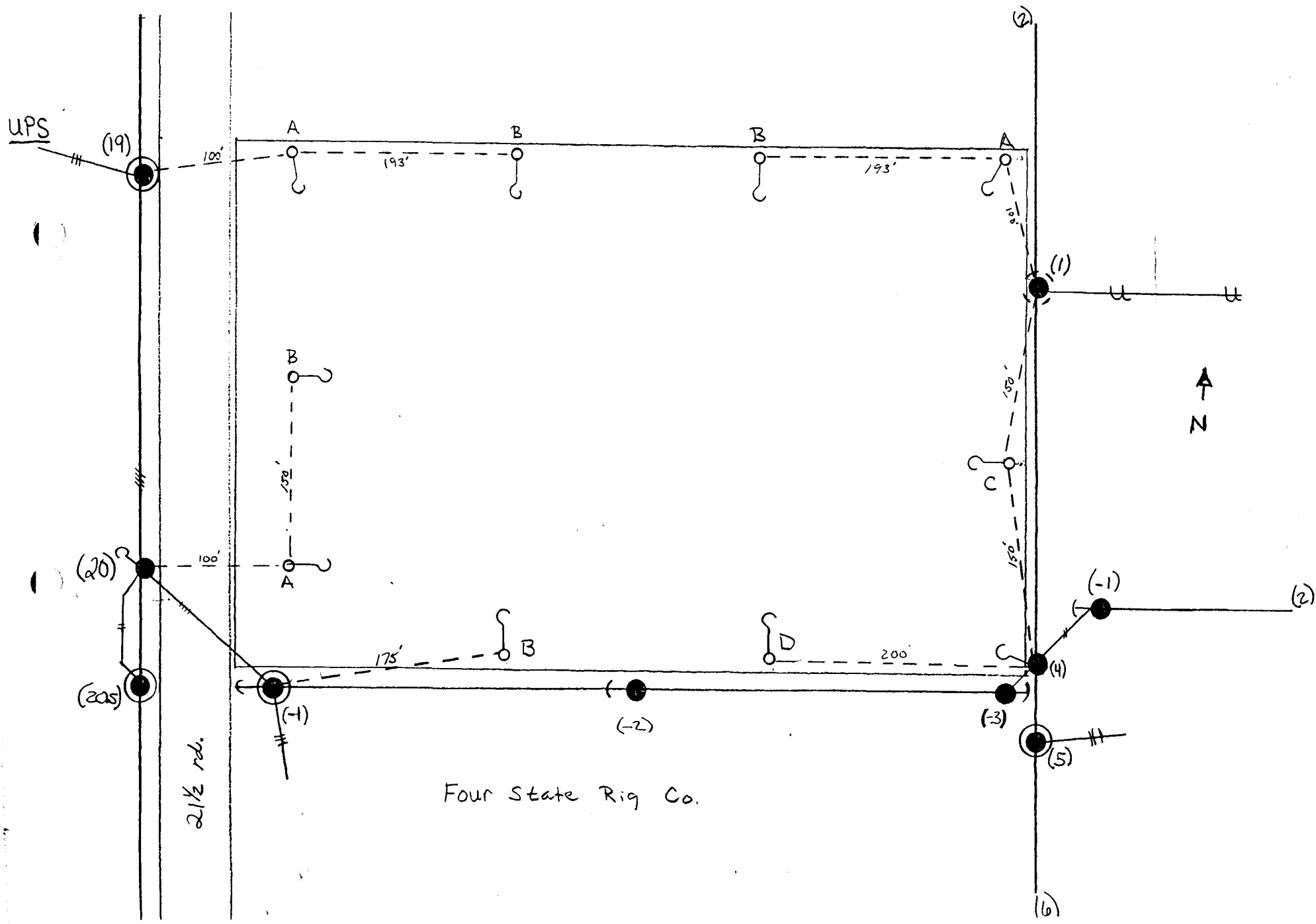


# SKETCH SHEET COLO-7-MESA

CONSUMER NAME \_\_\_\_\_ ACCOUNT NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

WORK ORDER \_\_\_\_\_ JOB ORDER \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_



# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-208

TITLE HEADING: Site Plan Review - Trailer Storage

LOCATION: 774 21 1/2 Road

PETITIONER: Motor Cargo

PETITIONER'S ADDRESS/TELEPHONE: 1451 4th Avenue  
Grand Junction, CO 81501  
244-6942

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**GRAND JUNCTION FIRE DEPARTMENT** 11/29/95  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this proposal.

**MESA COUNTY BUILDING DEPARTMENT** 11/29/95  
**Bob Lee** 244-1656

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Trailers cannot be used for office space. Buildings housing offices must comply to the Uniform Building Code. All electrical work performed at the site will require an electrical permit.

**UTE WATER** 11/30/95  
**Gary R. Mathews** 242-7491

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No objections. Policies and fees in effect at the time of application will apply.

**CITY UTILITY ENGINEER** 12/6/95  
**Trent Prall** 244-1590

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No comment.

**CITY DEVELOPMENT ENGINEER** 12/8/95  
**Jody Kliska** 244-1591

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No comment at this time. When site is developed further, transportation and drainage fees will be reviewed and assessed.

**COMMUNITY DEVELOPMENT DEPARTMENT** 12/8/95  
**Kristen Ashbeck** 244-1437

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The storage area may not be used until landscaping is complete; or, since landscaping is not likely to be completed in the winter months, an Improvements Agreement and Guarantee (with cash in escrow or a Letter of Credit) can be completed prior to issuing a Planning Clearance (see form enclosed).

CITY POLICE DEPARTMENT

12/8/95

Dave Stassen

244-3587

I think this is a good use of the location. I would also like to be contacted when they are deciding where to place and what type of security lights are to be used.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

U.S. West





GRAND VALLEY POWER

P.O. Box 190, 2727 Grand Avenue  
Grand Junction, Colorado 81502-0190  
(303) 242-0040 • FAX (303) 242-0612

June 28, 1995

Mike Adinolfe  
Motor Cargo  
16700 Smith Road  
Aurora, CO 80011

Subject: Electrical service to 774 21-1/2 Road.  
90095/9027

Dear Mr. Adinolfe:

Per your request for electrical service at subject location, we are providing you with the following proposal.

Based on the design by our field representative, for overhead electrical service that includes 9 poles and 10 security light fixtures, the cost estimate is \$7,777.00. There is a \$25.00 Share of Stock and Service fee required for this account also.

We would be available to discuss the enclosed layout and type luminaires available. You may also want to consider directional style luminaires with metal poles installed by a contractor in which case we can provide a power delivery point. If you would elect to use a contractor then you would also want to contract for lamp replacement.

This estimate is contingent upon obtaining an easement.

Please refer to enclosed "Construction Scheduling for Electrical Line Extensions or Service Work".

"Start of construction" for electric service/line extensions is currently averaging 3-5 weeks (after payment/contract) because of the volume of new housing construction in the Grand Junction and surrounding areas.

This proposal shall supersede all prior proposals if any and shall be valid for 60 days from the date of this letter indicated above, at such time and thereafter, this proposal shall be null and void.

The Company reserves the right to change unit costs, construction standards and tariffs. We look forward to serving your

• Your Coop - Committed to Service •  
GRAND VALLEY RURAL POWER LINES, INC.