





**TEMPLE & PETTY  
CONSTRUCTION CO., INC.**

714 ARROWEST CT. • GRAND JUNCTION, COLORADO 81505 • (970) 241-3133 • FAX (970) 241-3896

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**PROJECT REPORT**

**TO:** City of Grand Junction  
Community Development Department

**FROM:** Tom Petty  
Petty & Temple Investments LLC  
714 Arrowest Ct., Grand Junction, CO 81505

**PROJECT:** Develop vacant land at 712 Arrowest Ct. for utilization as heavy equipment storage in conjunction with existing business at 714 Arrowest Ct.

Temple & Petty Construction Co., Inc., a Grand Junction based utilities contracting company, presently occupies lots 10 and 11 and is in need of more space to park and store heavy construction equipment. This use is consistent with the surrounding land uses. Vehicular movement from this location will be minimal, no more than 10 trips per day will be expected.

**DEVELOPMENT PLAN:**

To develop the land we propose to install approximately 490 l.f. of 6 foot high chain link fence on three sides of the property and tie-in to the existing fence on the north side of the property. A 20 foot double gate will be installed on the west side of the new fence.

Approximately 2,700 square feet will be landscaped along Arrowest Road and Arrowest Court. The landscape area will have a domestic water irrigation system to support the plant life. In keeping with the city standards, one tree will be planted for each 500 square feet of landscape and at least 40% of the landscape will have ground cover upon maturity. Trees that will be planted include Hornberry Locust and Hackberry, shrubs will be a juniper variety, all of which are drought resistant and should prosper in the area. Decorative rock will be used in the landscape areas to enhance the vegetation.

Equipment stored in the area will be track type crawler equipment so the use of asphalt would not be compatible. The working surface inside the lot will be pit run and road base.

# REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-143

TITLE HEADING: Heavy Equipment Storage Yard

LOCATION: 712 Arrowest Court

PETITIONER: Petty & Temple Investments

PETITIONER'S ADDRESS/TELEPHONE: 714 Arrowest Court  
Grand Junction, CO 81505  
241-3133

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**CITY COMMUNITY DEVELOPMENT**

**6/25/96**

**Kathy Portner**

**244-1446**

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The landscape plan must include a note stating that all landscaped areas will be served by an underground, pressurized irrigation system.

**CITY DEVELOPMENT ENGINEER**

**6/26/96**

**Jody Kliska**

**244-1591**

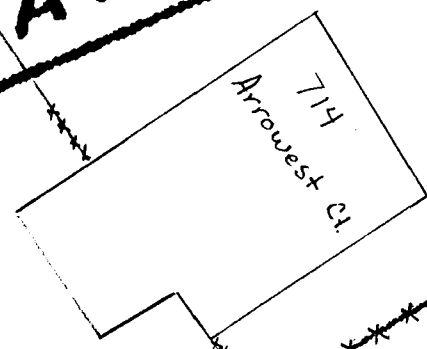
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No Comment.

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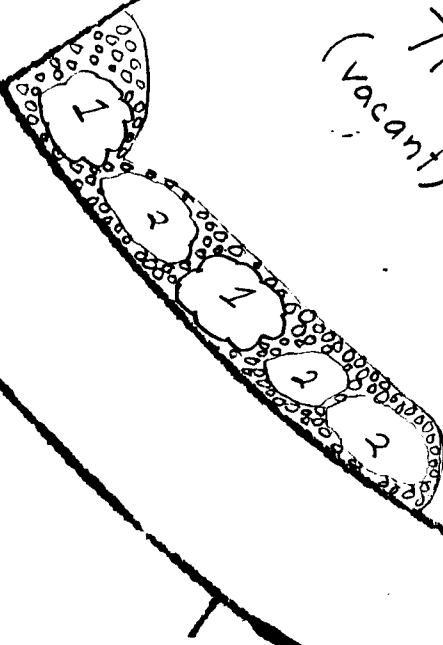
Existing chain link fence

Equipment Storage Area

Proposed 6' chain link fence

712 (vacant)

COURT



ARROWEST ROAD

Legend



Deciduous Trees  
Hornbeam Locust  
Hackberry  
Ground Cover  
Juniper  
Decorative rock

712 Arrowest Court

Proposed Site Plan

Petty & Temple Investments LLC

Scale 1" = 56' TP 5-31-96