

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 2559 Hwy 64 50

Project Name: Mikes Auto

ITEMS	DISTRIBUTION																				TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	● CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	● City Police		
● Application Fee	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	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	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	1	1	1	1	1	1
● Evidence of Title	VII-2	1					1																						
○ Deeds	VII-1	1																											
○ Easements	VII-2	1	1	1	1																								
○ Avigation Easement	VII-1	1																											
○ ROW	VII-2	1	1	1	1																								
○ Improvements Agreement/Guarantee*	VII-2	1	1	1																									
○ CDOT Access Permit	VII-3	1	1																										
○ Industrial Pretreatment Sign-off	VII-4	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	1	1	1	1	1	1
○ Elevation Drawing	IX-13	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	1	1	1	1	1	1
○ 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	1	1	1	1
○ Grading and Drainage Plan <i>ON SITE PLAN</i>	IX-16	1	2										1								1								
○ Storm Drainage Plan and Profile	IX-30	1	2										1				1	1	1										
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1											
○ Roadway Plan and Profile	IX-28	1	2										1																
○ Road Cross-Sections	IX-27	1	2																										
○ Detail Sheet	IX-12	1	2																										
● Landscape Plan	IX-20	2	1	1																									
○ Geotechnical Report	X-8	1	1								1																		
○ Final Drainage Report	X-5,6	1	2										1																
○ Stormwater Management Plan	X-14	1	2										1							1									
○ Phase I and II Environmental Rerpot	X-10,1	1	1																										
○ Traffic Impact Study	X-15	1	2																1										

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE # 73-93

Date: 10.30.95
Conference Attendance: BILL NEBECKER MIKE BRZEB6 PATT CROWK
Proposal: 60x60' MISAL Bldg. EXPANSION 1
Location: 2559 HWY 6/50 SHOP 2-3 BAYS
Tax Parcel Number: 2945-151-00-096

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? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees/TCP required? YES Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? NO CHANGE TO EXISTING ENTRANCE

On-site detention/retention or Drainage fee 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: # 73-93

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)

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-164

TITLE HEADING: Mike's Auto

LOCATION: 2559 Highway 6 & 50

PETITIONER: Mike Gregg

PETITIONER'S ADDRESS/TELEPHONE: 241 North Avenue
Grand Junction, CO 81501
245-5534

PETITIONER'S REPRESENTATIVE: David Smuin

STAFF REPRESENTATIVE: Michael Drollinger

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

CITY COMMUNITY DEVELOPMENT

7/29/96

Michael Drollinger

244-1439

1. It appears that the parking provided does not meet the Zoning and Development Code (ZDC) requirement. Based on your site plan drawing the required parking is as follows:

- a. Office (1 space per 300 sq. ft.): 900 sq. ft. (proposed) X 1 space/300 sq. ft. = 3 spaces
- b. Service bay (2 spaces per service bay): 1 service bay X 2 spaces/service bay = 2 spaces

Total parking required: 5 spaces

Total spaces proposed: 4 spaces

Please revise as required.

CITY DEVELOPMENT ENGINEER

7/24/96

Jody Kliska

244-1591

- 1. Transportation Capacity Payment is \$1200.00.
- 2. Drainage as proposed is acceptable.
- 3. For the petitioner's information, CDOT requires review of access permits when there are changes in the use which increase traffic more than 20% of the original use.

CITY UTILITY ENGINEER

7/17/96

Trent Prall

244-1590

- 1. Please note that if the subject property is ever subdivided a separate sewer service line must be extended for the other parcel and easements provided to accommodate the private service lines. Two buildings utilizing the same service line is only allowed if they both reside on the same parcel and thus are owned by the same person(s)/corporation.
- 2. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

3. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.

MESA COUNTY BUILDING DEPARTMENT

7/15/96

Bob Lee

244-1656

We need 2 sets of sealed plans for our review. A city licensed general contractor is required for the erection of the building. Need to allow 10-14 days for plan review.

CITY POLICE DEPARTMENT

7/19/96

Dave Stassen

244-3587

The only recommendation I would make is to leave the top of the 6' chainlink fence with the "spiked" ends exposed. This is to help discourage fence jumpers.

LATE COMMENTS

CITY FIRE DEPARTMENT

7/31/96

Duncan Brown

244-1414

1. Additional lot and shop are acceptable to the Fire Department. Shop and office gates shown on drawing need dual locking system with a Knox lock on each gate for Fire Department access after hours.
2. A complete set of plans will be required for building permit clearance prior to construction.
3. Hydrant flow testing will be required to assure adequate flows for firefighting.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Colorado Department of Transportation

GENERAL PROJECT REPORT

July 1, 1996

**MIKE'S AUTO
2559 HIGHWAY 6&50
GRAND JUNCTION, CO 81505**

**Prepared For:
MIKE GREGG
241 NORTH AVE.
Grand Junction, CO 81501**

**Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Avenue
Grand Junction, CO 81505
970-242-4454**

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1. General Location and Description

The proposed project is within the Grand Junction City limits near the intersection of North Avenue and Highway 6&50 (See Assessor's map in site plan submittal). The area is zoned C-1 (Light Commercial). The owner proposes building an Office/Shop to accompany an existing auto sales business at 2559 Highway 6&50. The area to be developed is currently vacant land belonging to Mike Gregg, the owner and operator of Mike's Auto. Access will be via the existing access off of the highway, thus, no new access permit is required. A 3600 ft², single-story metal-building with associated parking and landscaping are planned for the site. The existing building (offices), and display area will continue to be utilized as well as the new developed area.

The subject parcel (6.8 acres) is bounded by Highway 6&50 on the east, an irrigation ditch and vacant land to the west and vacant land to the north and south. A new commercial Mall is planned for the vacant land west of the parcel. The new Mall development proposes to extend 25 ½ Road south along the western boundary of the subject parcel. Other businesses currently occupy properties extending south along the highway including a motorcycle sales and service center/restaurant, and an auto repair shop. Thus, the nature and scale of the proposed development are consistent with the surrounding businesses in the neighborhood.

2. Public Benefit

The proposed project will help fulfill a need for additional used car sales display area and will provide the public with an increased choice of used cars for purchase. The proposed landscaping will enhance the appearance of an otherwise desolate stretch of Highway 6&50 within the City Limits.

The proposed project will have one access onto the Highway which will be via the existing

access. Two way traffic will circulate the new proposed parking and display area. No access to 25 ½ Road is planned.

All utilities except natural gas are already present in the area. Telephone service, water and electricity are currently available to the parcel along Highway 6&50. Sewer is available along 25 ½ Road west of the property. The new development proposes to tap into the existing 4 inch sewer line on the property. The increased sewer throughput will benefit the existing line by increasing the flow. A fire hydrant is located on the south side of the existing highway access, about 200 ft from the proposed building. There is no gas service available at this time, but the development will coop with Public Service to bring gas service to the development from the existing line located about 400 ft south of the property.

Utility providers to the property are as follows:

Public Service - electric and gas

City of Grand Junction - potable water

City of Grand Junction - sewer

U.S. West - telephone service

3. Considerations

- The new display and parking area will be paved and the landscaped area will be increased.
- Land use in the surrounding area is business and other planned developments are business related.
- Ingress and egress will be limited to the existing Highway access. No new access is proposed.
- The number of employees at the new building will be 1 additional (Mike's Auto already employs 3 people) and there are two service bays. The existing office and display area

already provides parking for current employees. A total of 4 new parking spaces are planned including 1 handicapped space.

- Anticipated hours of operation of the office and shop will be from 8 am to 6 pm.
- No sign is planned at this time.
- The street is classified as a principal arterial, but because the right of way is 80 feet wide there is no front setback required. In this situation, the developer is required to landscape the first five feet along the street. This development proposes to set the building back 110 feet from the property line and landscape the first 10 ft along the street. There are no side or rear yard setback requirements.
- All utilities except natural gas are available on or at the edge of the property. The developer will coop with Public service to extend gas service into the area. A fire hydrant is located just south of the highway access.
- No special or unusual utility demands have been identified for the proposed development.
- There is already development in the area requiring public services and facilities. Thus, there will be minimal impacts on public facilities such as fire and police protection, sanitation, parks, schools, and irrigation. The new parking and display area will be fenced with 6 ft high chain link and will be locked after business hours.
- Impacts to traffic will be minimal as Highway 6&50 provides 2 lane, one-way travel and no left turn is possible from the property. Ingress and egress will not require modifications to the existing street as the existing access will be used.

4. Soils, and Drainage

The Natural Resources Conservation Service (formerly the Soil Conservation Service) identifies the soils on the parcel as Billings Silty Clay Loam (Bc). Based on the properties listed for this soil type, the project will not be adversely impacted by soils and no geologic hazards or constraints to the proposed development are identified.

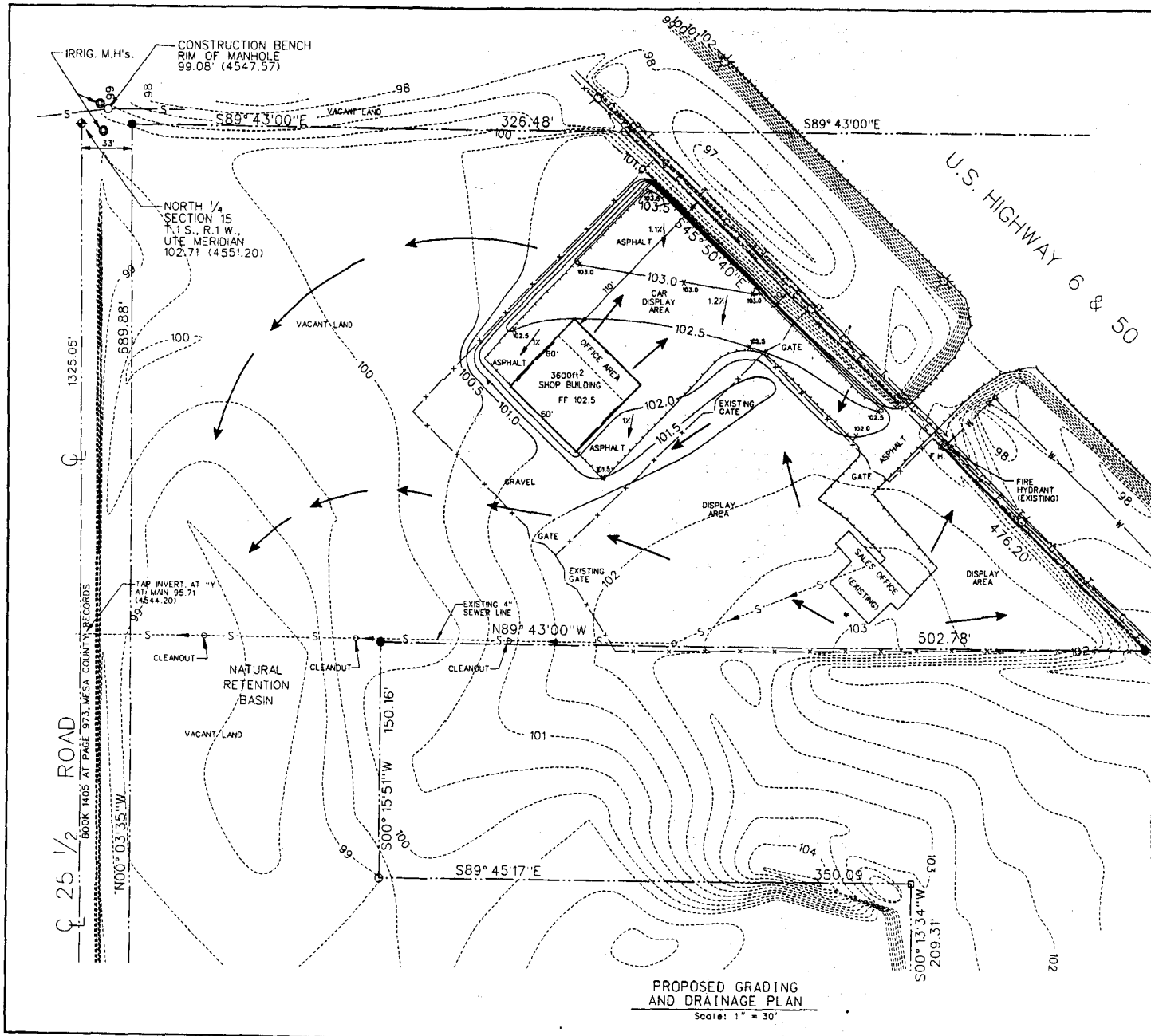
Existing drainage from the property splits runoff to the borrow ditch along Highway 6&50 and to natural detention areas on site. Developed drainage will be routed to the natural detention located at the rear of the property. Developed slopes across the pavement will be approximately 1% and the development will add approximately 21,500 ft² paved/roof and 2500 ft² landscape after development is complete.

5. Development Schedule and Phasing

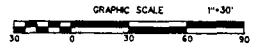
The proposed development will be completed in one phase. Construction of the proposed building and all associated parking and landscaping will commence within 6 months of clearance from the City Planning Department, hopefully in September 1996.

6. Results and Conclusions

In summary, the proposed development is consistent with zoning and current use in the area. Significant impacts to existing infrastructure are not anticipated. Based on the scope of the planned development and the consideration of geologic hazards and drainage, the site appears to be well suited. The schedule provides for having an office/shop and additional auto display space available for occupancy in early 1997, and based on the growing demand for such space, there is a need in the community for this development.



PROPOSED GRADING AND DRAINAGE PLAN
Scale: 1" = 30'



GENERAL NOTES:
ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS.
THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

- LEGEND
- ⊕ FOUND B.L.W. ALUM. MONUMENT 1988
 - FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR
 - FOUND PIN & CAP L.S.12093
 - SET #5 REBAR W/ ALUM. CAP L.S.24308
 - ⊙ LITE POLE
 - ⊙ POWER POLE
 - ⊙ TELEPHONE RISER BOX
 - ⊙ FIRE HYDRANT
 - FENCE LINE
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - ← DRAINAGE (TYPICAL)
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
- NOTE: CONTOUR INTERVAL = 0.5 FEET

- NOTES:
1. DO NOT CHANGE ELEVATIONS OF PAVEMENT OR OTHER FEATURES WITHOUT APPROVAL OF THE ENGINEER
 2. 100% ONSITE RETENTION OF DEVELOPED DRAINAGE IS PROPOSED



COMMUNITY DEVELOPMENT
City Engineer

Signed _____
Title _____
Date _____

CREGG ASSOCIATES
180 W. WHITE WEDGE
GRAND JUNCTION, COLORADO 81501
TELEPHONE 303 243 2500

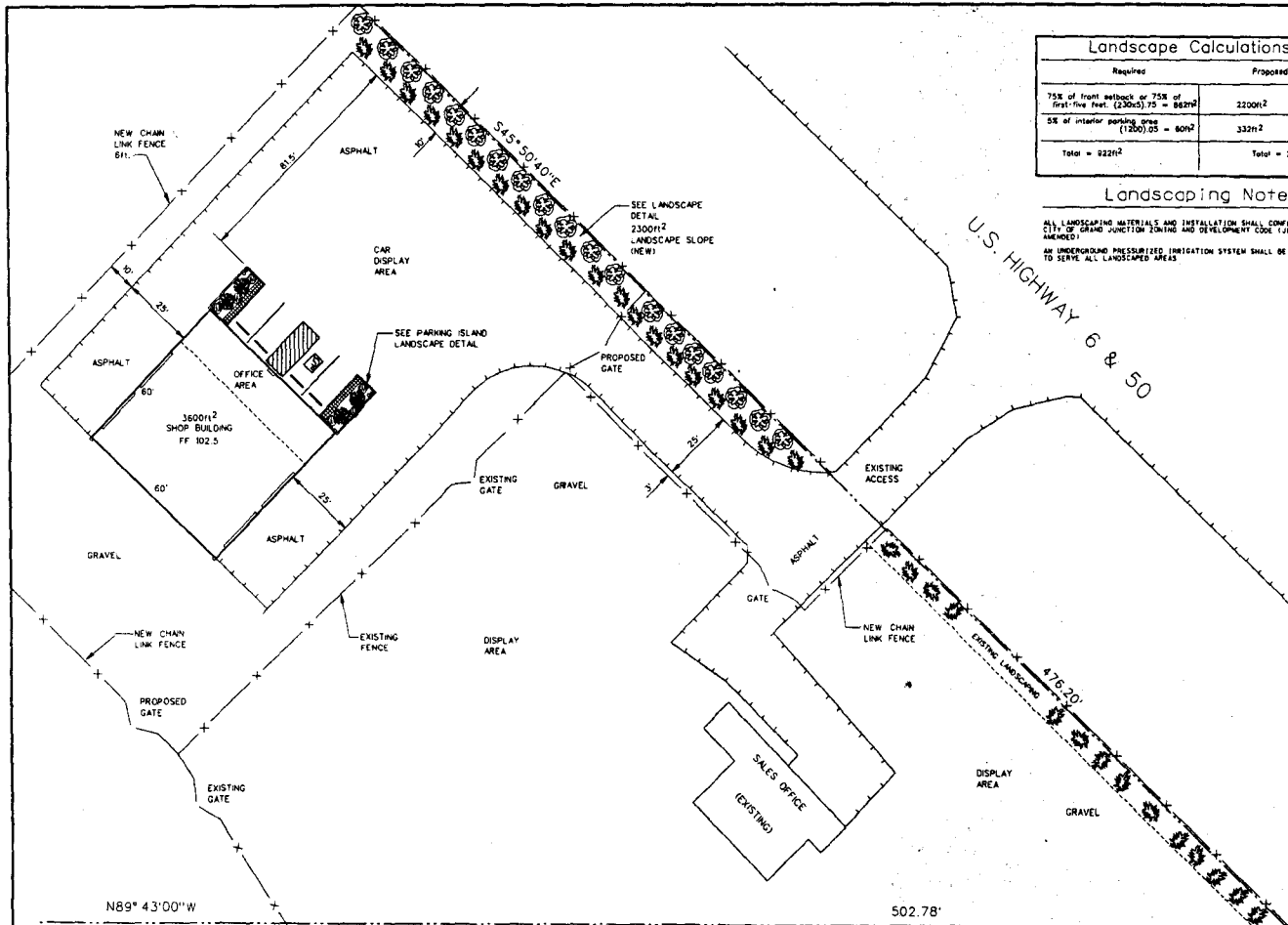
Grading and Drainage Plan
Mike's Auto
Highway 6&50
Grand Junction, CO. 81505

HydroTerra
Environmental Consulting
1179 Santa Clara Ave., #203
Grand Junction, CO 81505
(970) 242-4154

DATE:
07-03-96

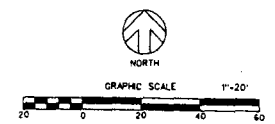
SHEET NUMBER
S2

SPR-1996-164



Landscape Calculations	
Required	Proposed
75% of front setback or 75% of first five feet. (230x5) 75 = 862ft ²	2200ft ²
5% of interior parking area (1200) 5% = 60ft ²	332ft ²
Total = 922ft ²	Total = 2532ft ²

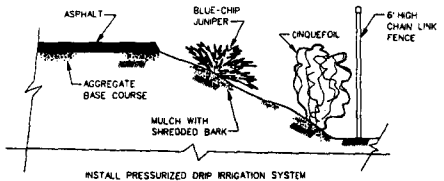
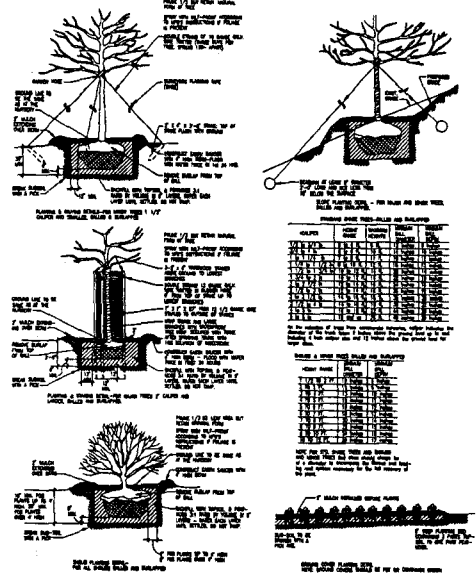
Landscaping Note
 ALL LANDSCAPING MATERIALS AND INSTALLATION SHALL CONFORM WITH CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE (JULY 1989, AS AMENDED).
 AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM SHALL BE INSTALLED TO SERVE ALL LANDSCAPED AREAS.



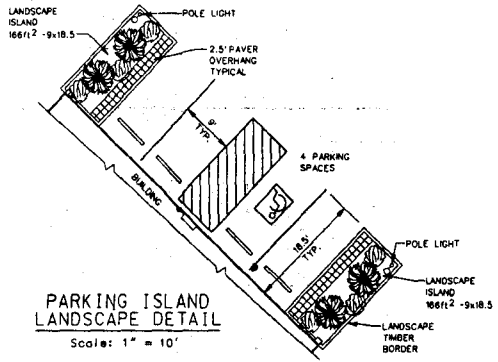
ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS.
 THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

- LEGEND**
- PERIMETER LANDSCAPE**
 - SHRUBS - MIXTURE OF CINQUEFOIL (POTENTILLA FRUTICOSA) AND BLUE-CHIP JUNIPERS (JUNIPERS HORIZONTALIS). PLANT CINQUEFOIL AT BASE OF SLOPE AND JUNIPERS CLOSER TO THE TOP.
 - BLUE-CHIP - 1' AT MATURITY SPREAD 5-8ft. SOG. MINIMUM PURCHASE SIZE. MULCH WITH SHREDDED BARK. QUANTITY - 27
 - CINQUEFOIL - 1'-4" AT MATURITY SPREAD 2-4ft. SOG. MINIMUM PURCHASE SIZE. MULCH WITH SHREDDED BARK. QUANTITY - 27
 - PARKING LANDSCAPE**
 - TREES - JUNIPER (JUNIPERUS SCOLOPORUM). QUANTITY - 4. HEIGHT AT MATURITY 15-25ft. SPREAD 8-15ft. 1/2" CALIPER MINIMUM PURCHASE SIZE. MULCH WITH SHREDDED BARK.
 - SHRUBS - RABBITBRUSH (CHRYSOTHAMNUS NALAEOSUS). QUANTITY - 8. HEIGHT AT MATURITY 2-6ft. SPREAD 2-4ft. SOG. MINIMUM PURCHASE SIZE. MULCH WITH SHREDDED BARK.

PLANTING DETAIL



LANDSCAPE DETAIL
 (LANDSCAPE SLOPE)
 NOT TO SCALE



PARKING ISLAND LANDSCAPE DETAIL
 Scale: 1" = 10'

GREGG ASSOCIATES
 GRAND JUNCTION, COLORADO 81501
 PHONE: 248-2103 FAX: 248-2103

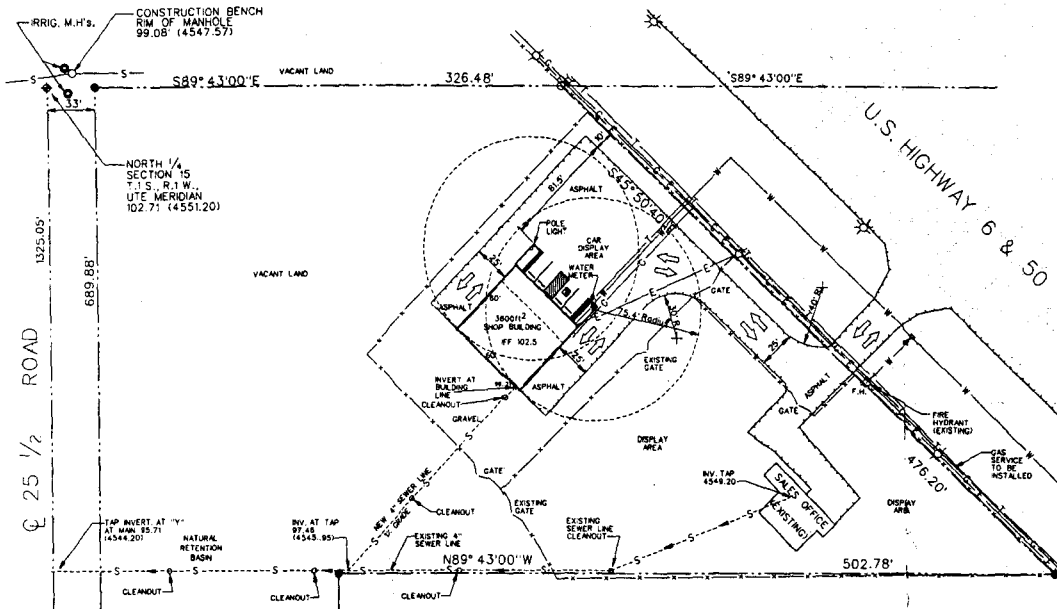
Landscape Plan
Mike's Auto
 Highway 6&50
 Grand Junction, CO. 81505

HydroTerra
 Environmental Consulting
 Grand Junction, Colorado 81503
 Phone: 248-2424 Fax: 248-2424

DATE: 07-06-96

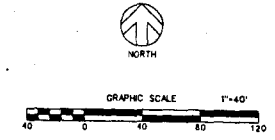
SHEET NUMBER
S4

COMMUNITY DEVELOPMENT
 City Engineer _____
 Signed _____
 Title _____
 Date _____



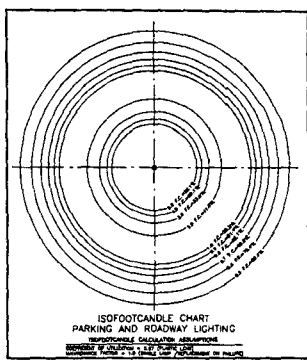
SITE PLAN
Scale: 1" = 40'

- GENERAL NOTES**
1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS TYPE 101.
 2. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
 3. ALL CONCRETE RAMP, SIDEWALK, CURB, UTILITY AND OTHER CONCRETE WORK SHALL BE DONE WITH APPROPRIATE FORMS TO BE PROVIDED BY CONTRACTOR. AT LEAST ONE (1) INCH OF FINISH SHALL BE PROVIDED FOR EACH SURFACE. THE TOP 1/4 INCH OF FINISH SHALL BE COMPACTED TO A MINIMUM OF 1000 PSI. ALL CONCRETE SHALL BE CURED WITH WETTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
 4. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN PLACE BY CONTRACTOR.
 5. GRADE INDICATES TYPICAL SECTION ONLY. CONDITIONS AND/OR OBSTRUCTIONS MAY NECESSITATE VARIATIONS OR MODIFICATIONS. ALL LOCATIONS SHALL BE APPROVED BY AN INDIVIDUAL BASIS BY THE CITY ENGINEER ON A SITE REPRESENTATIVE.
 6. IN ALL CASES, ACCESSIBLE RAMP SHALL BE ALIGNED WITH STREET UNDERPASS.
 7. AN APPROVED CURB/REAR/PAVEMENT 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 JOISTS IN CURB, UTILITY OR SIDEWALK IS 6 FEET.
 10. MAXIMUM SPACING BETWEEN CONSTRUCTION JOISTS IS 10' IN ANY DIRECTION.
 11. WATER SHALL NOT BE ADDED TO CONCRETE SURFACE DURING FINISHING OPERATIONS.
 12. THE MAXIMUM SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1:12.5.
 13. THE SURFACE OF ALL ACCESSIBLE RAMP AND FLARED SIDES SHALL BE FINISHED WITH A COURSE BROKEN TEXTURE PERPENDICULAR TO THE SLOPE OF THE RAMP.
 14. ALL HANDICAP PARKING SPACES, LIGHTING, ETC. SHALL CONFORM TO THE CURRENT FEDERAL ACCESSIBILITY STANDARDS (IF ANY) LATEST EDITION.
 15. THE ADDITIONAL 1' SIDEWALK WIDTH BEHIND RAMP IS THE MINIMUM. THIS CURB, UTILITY AND SIDEWALK IS NOT REQUIRED WHERE THERE ARE UNCHANGED EXISTING STREETS.



ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS.
THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLAN AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

- LEGEND**
- ⊕ FOUND B.L.M. ALUM. MONUMENT 1988
 - ⊙ FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR
 - FOUND PAN & CAP L.S.12093
 - ⊙ SET #5 REBAR W/ ALUM. CAP L.S.24306
 - LITE POLE
 - ⊕ POWER POLE
 - ⊕ TELEPHONE RISER BOX
 - ⊕ FIRE HYDRANT
 - MANHOLE
 - FENCE LINE
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - GAS LINE
 - WATER LINE
 - SEWER LINE



ISOFOTOCANDLE CHART
PARKING AND ROADWAY LIGHTING
RESPONSIBLE CALCULATION ASSUMPTIONS:
1. LAMP HANGING HEIGHT = 15 FT.
2. LAMP SPACING = 10 FT.

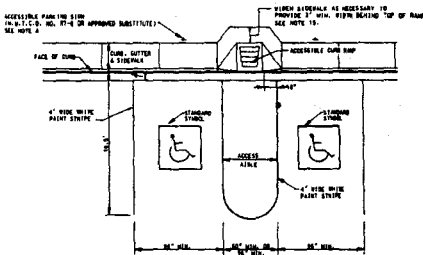
- UTILITY COMPOSITE**
- | | |
|-----------|------------------------|
| WATER | LITE WATER COMPANY |
| SEWER | CITY OF GRAND JUNCTION |
| ELECTRIC | PUBLIC SERVICE |
| TELEPHONE | US WEST COMMUNICATIONS |
| GAS | PUBLIC SERVICE |

6.8 ACRES
ZONE C-1 (LIGHT COMMERCIAL)

- LIGHTING SPECIFICATIONS**
- Parking Lighting
Type - pole Mount
Maximum height - 25'
Fixture - G.E. Model No. M2RR15SN2GMN3
Lamp - 150W HP-Sodium, Mogul Base, NAED No. - 331835
In/Rat Lumens - 16000

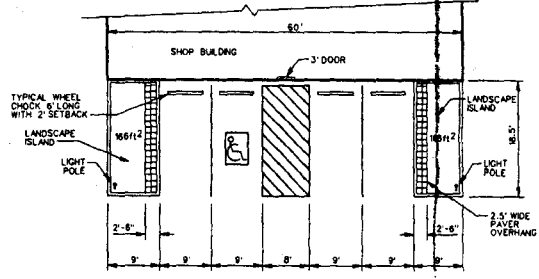
PARKING CALCULATIONS

REQUIRED	PROPOSED
1/EMPLOYEE (1 NEW) = 1	4 ADDITIONAL SPACES INCLUDING 1 HANDICAPPED
2/SERVICE DAY = 2	
1/BUSINESS VEHICLE = 0	
TOTAL 3	TOTAL 4

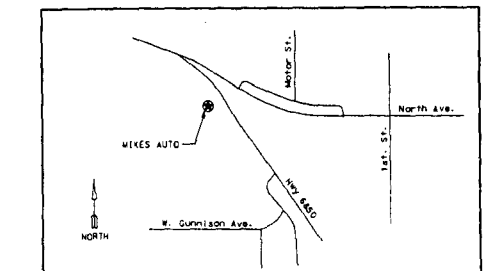


- NOTES:**
1. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (SEE FIG. 4.20.5). SPACES COMPLYING WITH THIS NOTE SHALL HAVE AN ADDITIONAL SIGN "HANDICAPPED" LOCATED BEHIND THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE MOUNTED TO THE CURB OR BE OFFERED BY A VEHICLE PARALLEL TO THE SPACE.
 2. IN EVERY EVENT, ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE 16' WIDE AISLE AND SHALL BE DESIGNATED "HANDICAPPED" AS SPECIFIED BY THIS PLAN.
 3. PARKING ACCESSIBLE SPACES SHALL BE PART OF AN ACCESS ROUTE TO THE BUILDING OR FACILITY ENTRANCE. THE ACCESSIBLE PARKING SPACES MAY HAVE A SHOULDER ACCESSIBLE AISLE. PARKING SPACES AND ACCESSIBLE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 IN ANY DIRECTION.

STANDARD ACCESSIBLE PARKING STALL DETAIL



PARKING DETAIL
Scale: 1" = 10'



VICINITY MAP
NOT TO SCALE



COMMUNITY DEVELOPMENT
City Engineer
SIGNED: _____
DATE: _____

GREGG ASSOCIATES
194 WEST WALKER
GRAND JUNCTION, CO. 81502
TELEPHONE: 243-2100

Site Plan and Utility Composite
Mike's Auto
Highway 6&50
Grand Junction, CO. 81505

HydroTerra
Environmental Consulting
1779 Santa Clara Ave.
Grand Junction, CO 81502
Telephone: 243-2424

DATE: 07-03-96

SHEET NUMBER
S1

SPR-1996-164