



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt 3506
Date 2/14/96
Rec'd By KD
File No. VAR 96-23

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance					COMMERCIAL
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Hasco Inc.
Name
3032 I-70 Business Loop
Address
Clifton, Co. 81504
City/State/Zip
(970) 434-2000
Business Phone No.

Moss Inc. (Taco Bell)
Name
715 Horizon DR. #380
Address
Grand Jct. CO. 81506
City/State/Zip
(970) 245-0898
Business Phone No.

Michael Saelens
Name
715 Horizon Dr. #380
Address
Grand Jct. CO. 81506
City/State/Zip
(970) 245-0898
Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Michael Saelens
Signature of Person Completing Application

2/12/96
Date

Signature of Property Owner(s) - attach additional sheets if necessary

Date

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: 2-14-96

FILE NO. VAR-96-23(2)

RECEIVED BY: KP

RECEIPT NO. 3506

PROPERTY OWNER: Hasco Inc.

MAILING ADDRESS: 3032 I-70 Business Loop Clifton, CO. 81504

PHONE: (HOME) _____ (WORK) (970) 434-2000

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 3231 I-70 Business Loop Clifton, CO. (Peach Tree Shopping)

TAX SCHEDULE #: 2943-112-00-222 ZONE CLASSIFICATION: _____

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

5-7-7.B.7.a - FREESTANDING SIGNS

I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

Signature of Property Owner

Signature of Joint Property Owner (if applicable)

Date

Date

SUBMITTAL CHECKLIST

VARIANCE

Location: I-70B Peach Tree Shopping Center Project Name: TACO BELL

ITEMS		DISTRIBUTION	
Date Received <u>2-14-96</u> Receipt # <u>3506</u> File # <u>VAR 96-23(2)</u> DESCRIPTION	SSID REFERENCE	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> City Community Development <input checked="" type="checkbox"/> City Dev. Eng. <input checked="" type="checkbox"/> Community Eng. <input checked="" type="checkbox"/> Open Property Admin <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Board of Appeals (7 sets) <input type="checkbox"/> City Downtown Dev. Auth. <input type="checkbox"/> City Parks and Rec. <input type="checkbox"/> County Planning <input checked="" type="checkbox"/> Code Enforcement <input checked="" type="checkbox"/> Sign Consultant (2) 	TOTAL REQ'D.
● Application Fee \$180.00	VII-1	1	
● Submittal Checklist *	VII-3	1	
● Review Agency Cover Sheet* (6)	VII-3	1 1 1 1 1 1 1 1 1 2	
● Application Form* (3)	VII-1	1 1 1 1 7 1 1 1 1 2	
● Reduction of Assessor's Map (13)	VII-1	1 1 1 1 1 7 1 1 1 2	
● Evidence of Title	VII-2	1 1 1	
● Names and Addresses	VII-2	1	
● Legal Description*	VII-2	1 1	
● General Project Report (13)	X-7	1 1 1 1 1 7 1 1 1 2	
● Location Map - <i>Large Location Map</i>	X-21	1	
● Vicinity Sketch / <i>Site Plan</i> (13)	IX-33	1 1 1 1 1 7 1 1 1 2	
<u>REDUCTION</u>			

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

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: M. Drollinger
Proposal: TACO BELL - CLIFFTON / VARIANCE
Location: I-70B / s. of F Road - Peach Tree Shopping Center

Tax Parcel Number: 2943-112-00-222

Review Fee: \$180

(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? — Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? —

On-site detention/retention or Drainage fee required? —

Applicable Plans, Policies and Guidelines Devel Code - Section 5-7-7.B.7.a

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: CVP-96-23

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.

x [Signature]
Signature(s) of Petitioner(s)

x [Signature]
Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Moss Inc. (taco Bell) intent is to construct a new Taco Bell restaurant on Peachtree site pad (2943-112-00-222).

Located on said pad site is the pole sign for the Peachtree shopping center. Said sign has been in this location since the shopping center was developed. They hold an easement to have this sign located there.

Moss Inc. has now discovered that you are allowed according to code, only one sign per site. This presents undue and unnecessary hardship for the new Taco Bell to be built there.

It is very important in any type of fast food business to have attractive and visible identification for the public.

Our intent is to install a 32 sq. ft. monument sign. (See enclosed brochure).

We do not feel this would be detrimental to surrounding properties. All surrounding properties are zoned commercial. The properties that have been developed have various forms of signage and identification to support their businesses.

Therefore we request that you grant this variance so that we may install the Monument sign on the property we are purchasing.

REVIEW COMMENTS

Page 1 of 2

FILE #VAR-96-23

TITLE HEADING: Free-standing Sign Variance
for Taco Bell

LOCATION: 3231 I-70 Business Loop

PETITIONER: Moss, Inc. (Taco Bell)

PETITIONER'S ADDRESS/TELEPHONE: 715 Horizon Drive, Suite 380
Grand Junction, CO 81506
245-0898

PETITIONER'S REPRESENTATIVE: Michael Saelens

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS NO LATER THAN 5:00 P.M. MARCH 5, 1996.

SIGN CONSULTANT

2/21/96

Bruce Bauerle

243-7084

This appears to be justified. Approval recommended.

CITY DEVELOPMENT ENGINEER

2/21/96

Jody Kliska

244-1591

No comment.

CITY CODE ENFORCEMENT

2/21/96

Jan Koehn

244-1593

No objections.

SIGN CONSULTANT

2/23/96

Mark Gamble

1. Petitioner's request is reasonable. Multi-tenant property's commonly have problems with the "one free-standing sign per parcel" code regulation.
2. Petitioners competitors in that vicinity have adequate sign visibility, therefore no sign for petitioner would create an insurmountable hardship.
3. The City of Grand Junction has granted a variance, under the same circumstances, several times in the past. Most recently, Sam's Club & Golden Corral.

I recommend approval.

CITY COMMUNITY DEVELOPMENT

2/28/96

Kristen Ashbeck

244-1437

1. Please clarify - narrative indicates sign will be a monument sign, plan shows it will be a pole sign?
2. Provide a drawing or photograph of existing Peachtree sign indicating height and square footage of sign.
3. What is the overall height of the proposed sign? Drawing does not indicate this.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

RESPONSE TO REVIEW COMMENTS

FILE # VAR96-23

LOCATION: 3231 I-70 BUSINESS LOOP

PETITIONER: MOSS INC. (TACO BELL)

PETITIONER ADDRESS/TELEPHONE: 715 HORIZON DRIVE #380
GRAND JUNCTION, COLORADO 81506

PETITIONER REPRESENTATIVE: MICHAEL SAELENS

STAFF REPRESENTATIVE: KRISTEN ASHBROOK

SIGN CONSULTANT: BRUCE BAUERLE
NO RESPONSE NECESSARY

CITY DEVELOPMENT ENGINEER: JODY KLISKA
NO COMMENT NECESSARY

CITY CODE ENFORCEMENT: JAN KOEHN
NO COMMENT NECESSARY

SIGN CONSULTANT: MARK GAMBLE
NO COMMENT NECESSARY

CITY COMMUNITY DEVELOPMENT: KRISTEN ASHBECK

- 1) I'M SORRY ABOUT THE CONFUSION BETWEEN THE NARRATIVE AND THE SITE PLAN. THE SITE PLAN WAS COMPLETED BEFORE WE DECIDED TO ERECT A MONUMENT SIGN. THE NARRATIVE IS CORRECT. WE WISH TO ERECT A MONUMENT SIGN.
- 2) ENCLOSED PLEASE FIND A PICTURE OF THE EXISTING PEACHTREE SIGN. IT APPEARS TO BE APPROXIMATELY 40' HIGH. I'M NOT SURE OF THE EXACT SQ. FT. OF SAID SIGN.
- 3) PLEASE SEE ENCLOSED CUT SHEET. SAID SIGN WILL BE 7'2" IN HEIGHT.

CITY ATTORNEY:
NO COMMENTS RECEIVED.

M-1 32 Square Feet 7'-2" x 4'-7 1/2" DF C-P Monument Sign

Double face sign with one-piece, prescreened logo faces of polycarbonate. Logo faces are pan embossed with white border. Appendage faces are one-piece, prescreened polycarbonate and are embossed with white border. Optional copy reading: DRIVE THRU or WELCOME.

Sign box is extruded aluminum and constructed to meet 30 PSF wind load. Electrical meets standards of National Electrical Code and bears U.L. label. Support column is 10" x 10" square steel tube.

Textured base is supplied by General Contractor.

 **Plasti-Line, Inc.**

PFS ITEM#		PFS ITEM DESCRIPTION		
99157		Sign 32 Sq. Ft. D/T Logo		
MODEL#	WEIGHT	CUBIC FT.	UOM	
M-1	37 lbs.	58	each	



4 JENNER STREET • SUITE 150 • IRVINE, CALIFORNIA 92718
(714) 727-4500 • (800) 326-4737 • FAX (714) 727-3368

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

<u>Michael Saeline</u> SIGNATURE	<u>2/22/96</u> DATE
FILE #/NAME <u>CUP-96-23 & VAR 96-23</u>	RECEIPT # <u>3540</u>
PETITIONER/REPRESENTATIVE: <u>Michael Saeline, Moss, Inc</u>	PHONE # _____
DATE OF HEARING: <u>3/12/96 & 3/13/96</u>	POST SIGN(S) BY: <u>2/23/96</u>
DATE SIGN(S) PICKED-UP: <u>2/20/96</u>	RETURN SIGN(S) BY: _____
DATE SIGN(S) RETURNED: <u>3/19/96</u>	RECEIVED BY: <u>[Signature]</u>

Refund

40002796
\$ 50.00

BOA 3/13/96
Approved 5-0

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR 96-23

DATE: March 6, 1996

REQUEST: Sign Variance for Additional Free-standing Sign

LOCATION: 3231 I-70 Business Loop

APPLICANT: Moss, Inc. (Taco Bell)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Fast Food Restaurant

SURROUNDING LAND USE:

- North: Commercial - Peachtree Shopping Center
 - South: Commercial - Peachtree Shopping Center
 - East: Commercial - Peachtree Shopping Center
 - West: Commercial - Clifton Inn
-

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-7-7 B.7.a. - No more than one (1) free-standing sign shall be permitted for any parcel for each street frontage. The sign allowance per frontage can only be used on that frontage and shall not be transferred to any other frontage.

VARIANCE REQUESTED:

An additional free-standing sign on a parcel in the Peachtree Shopping Center

APPLICANT'S REASON FOR REQUEST:

The existing pole sign for the Peachtree Shopping Center is located on an outlying pad site which is to be developed as a Taco Bell fast food restaurant. The Peachtree sign has been on the site since the shopping center was developed. The developer of the shopping center holds an easement to have the sign located on the pad site. It is important for the proposed business to be able to have its own visible identification.

STAFF ANALYSIS:

Per section 5-7-7 B.7.a. of the Grand Junction Zoning and Development Code, this parcel is allowed one free-standing sign because of the parcel having the single street frontage along I-70 Business Loop. The Peachtree Shopping Center placed a sign for the center along the I-70B frontage in the southeast corner of the proposed Taco Bell property when the center was originally developed (date unknown). By code, this precludes the location of a second sign along the I-70B frontage of this parcel unless a variance is granted. The Taco Bell restaurant is proposing to place a second free-standing sign on the parcel approximately 85 feet to the north of the existing Peachtree sign.

A possible solution would be to relocate the existing sign to the south of the Peachtree entrance so that it would no longer be on the Taco Bell site. However, this would only result in the same problem being created for the future development of that pad site. Also, this option would still result in having two free-standing signs along the I-70B frontage, they would just be further apart (say 110 feet instead of the 85 feet proposed).

FINDINGS OF REVIEW:

No Conflict with Public Interest. Granting this variance will not conflict with the public interest. It is within the public interest to allow for appropriate business advertisement.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The exceptional condition or unusual situation in this case is the placement of the existing sign on the parcel by the shopping center for which the shopping center has an easement to do so. This situation was not self-inflicted by the applicant.

Not Detrimental to Public Health, Safety or Welfare. Granting this variance will not be detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. While the property may still have a reasonable use without the variance being granted, it is also reasonable to allow for appropriate advertisement for a proposed business.

Not Injurious to or Reduce Value of Surrounding Properties. Granting the variance will not be injurious to or reduce the value of the surrounding properties. The development of this vacant site should have a positive impact on surrounding properties.

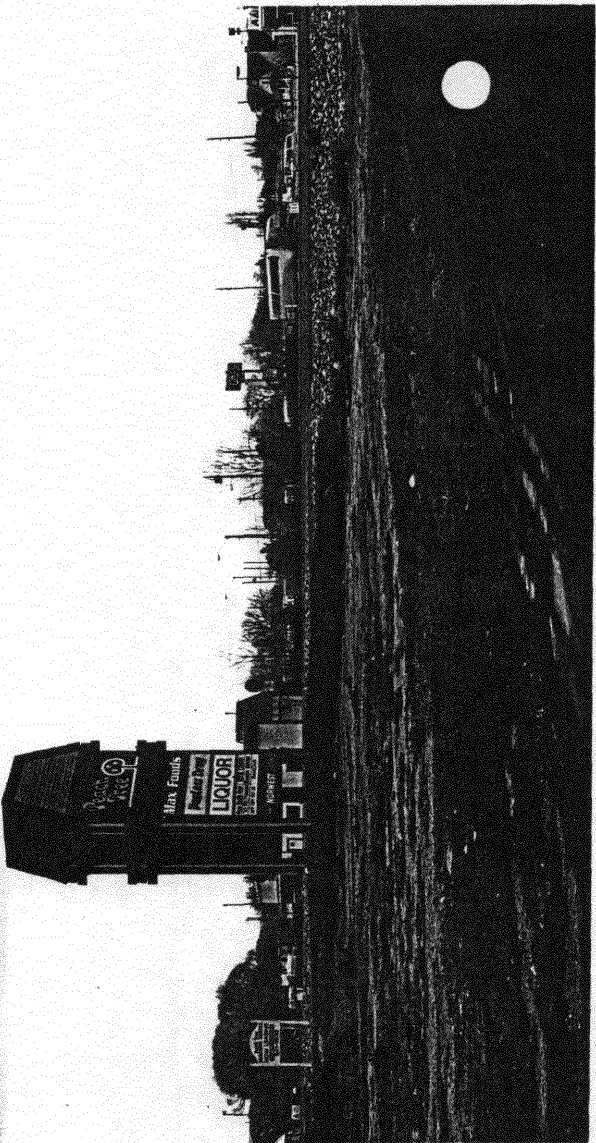
STAFF RECOMMENDATION: Approval of free-standing sign variance request for a monument sign to be no greater than 8 feet in height for the proposed Taco Bell to be located at 3231 I-70 Business Loop.

VR 96-23

ADDITIONAL FREESTANDING SIGN FOR TACO BELL
PEACHTREE SHOPPING CENTER

Variance approved by GJ Board of Appeals at March 13, 1996 hearing.

Approved 2nd freestanding sign to be a monument sign no greater than 8' in height
(see proposed drawing in file)



31 Sq. Ft. Monument Sign




REVISIONS	DATE	DESCRIPTION

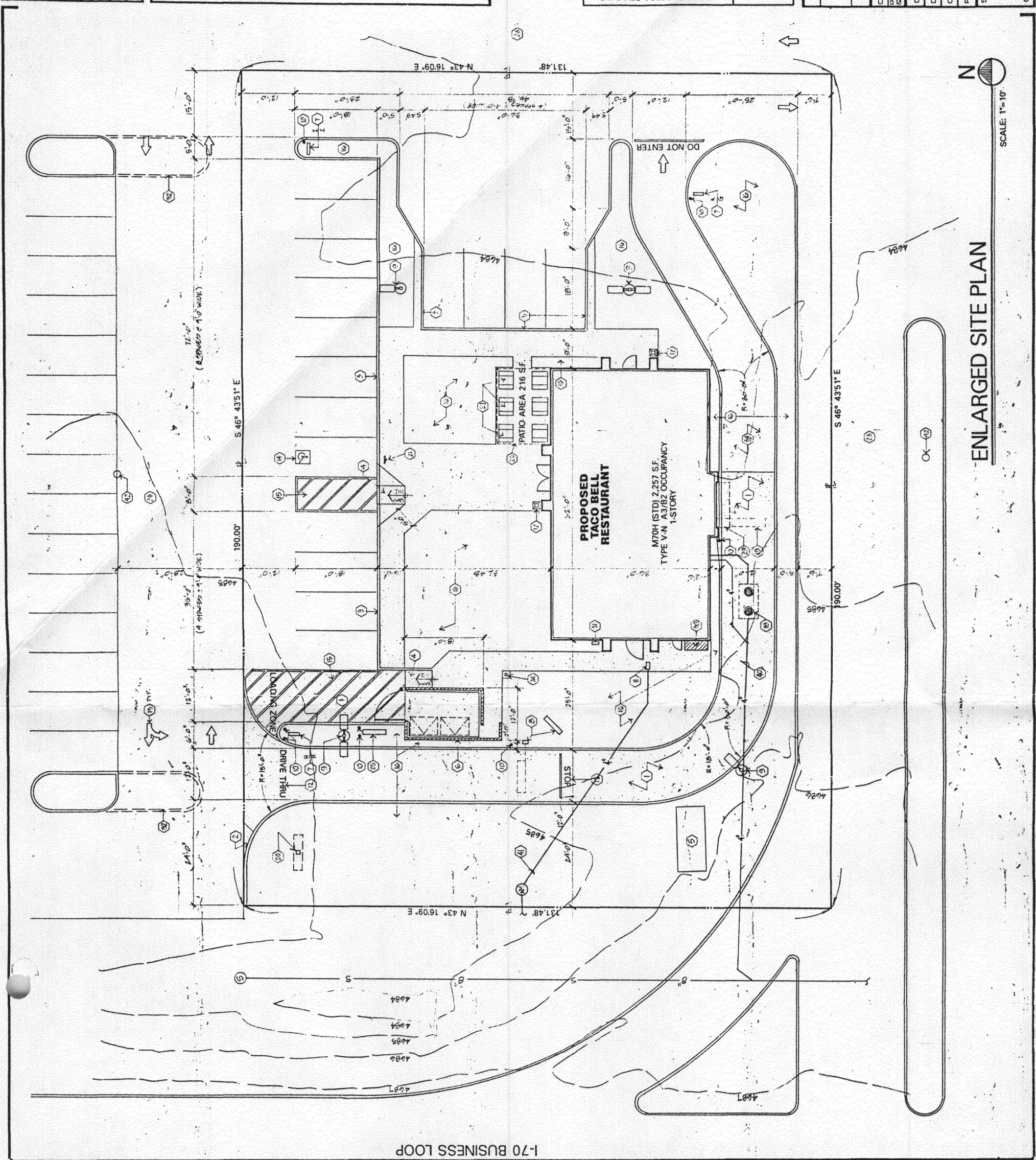
Issued to Permit check	
Permit Issued	
Permit Number	

MOSS INC./SIERRA BELLS INC.
715 HORIZON DRIVE, STE. 380
GRAND JUNCTION, CO 81506
PH: (970) 245-0899

SITE ADDRESS:
170 BUSINESS LOOP
GRAND JUNCTION, CO



Document Status	
after permit	
Date	
Drawn by	
Checked by	
Project	95-365.111
Sheet Number	A1A
Of	



SITE PLAN NOTE

- 1 CONSTRUCTION OF P.C.C. DRIVE LANE, REINFORCING AND UNDERLAYMENT PER SOILS REPORT. AT LOADING ZONE USE 6" P.C.C. @ #3 BARS @ 16" # EACH WAY.
 - 2 CONSTRUCT 6" P.C.C. CURB PER DETAIL SHEET A1-C. DETAIL 2
 - 3 CONSTRUCT 6" P.C.C. CURB AND 4" P.C.C. WALK PER SHEET A1-C. DETAIL 3
 - 4 CONSTRUCT P.C.C. RAMP PER SHEET A1-C. DETAILS 6 & 7
 - 5 EXISTING SHOPPING CENTER SIGN
 - 6 CONSTRUCT TRASH ENCLOSURE PER SHEET A1-C
 - 7 DOUBLE FACED DIRECTIONAL SIGN (FACE AS NOTED BY SIGN SUPPLIER. FOUNDATION AND POWER BY GENERAL CONTRACTOR. SEE SHEET SN & A1C DETAIL 11)
- DIRECTIONAL SIGN SCHEDULE
- | | | | |
|---|--------------|---|-----------------------------|
| A | ENTER | J | DRIVE-THRU ONLY |
| B | EXIT | K | THANK YOU |
| C | ENTER | L | WELCOME |
| D | EXIT | M | RIGHT TURN ONLY |
| E | EXIT ONLY | N | LEFT TURN ONLY |
| F | EXIT ONLY | O | BLANK |
| G | DO NOT ENTER | P | DRIVE THRU-PASSENGER PICKUP |
| H | DRIVE-THRU | Q | DRIVE THRU-DRIVER PICKUP |
| I | DRIVE-THRU | | |
- 8 MENU BOARD, SPEAKER BOX AND SENSOR LOOP BY SIGN SUPPLIER. FOUNDATION AND POWER BY GENERAL CONTRACTOR. SEE A1C12 & SHEET SN
 - 9 INSTALL 1000 WATT METAL HALIDE YARD LIGHT PER DETAIL SHEET A1-C. COLOR, HEIGHT AND SITE TO WHICH SHOPPING CENTER. FOOTINGS PER A1C13
 - 10 INSTALL GUARD POST PER DETAIL SHEET A1C14
 - 11 WATER SHUT-OFF VALVE IN YARD BOX.
 - 12 PAINT 24" HIGH LETTER TO CONTRAST WITH BACKGROUND.
 - 13 PAINT TRAFFIC ARROWS TO CONTRAST WITH BACKGROUND. SEE DETAIL A1-C17
 - 14 PAINT 36" SQUARE HANDICAP SYMBOL.
 - 15 PAINT 4" WIDE SOLID STRIP TO CONTRAST WITH BACKGROUND.
 - 16 LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
 - 17 INSTALL TACO BELL FURNISHED CONCRETE TRASH RECEPTACLE.
 - 18 INSTALL 750 GAL GREASE INTERCEPTOR BELOW GRADE. SEE SHEETS P1, P2, & P3, & A1C122
 - 19 CONSTRUCT DRIVE-THRU WINDOW, SENSOR LOOP & GUARD POST PER DETAIL SHEET A1C24
 - 20 NEW POLE SIGN
 - 21 INSTALL HANDICAP PARKING SIGN
 - 22 EXISTING WATER METER
 - 23 EXISTING AC PAVING
 - 24 FLAGPOLE BY SUPPLIER. G.C. TO INSTALL FOUNDATION PER DETAIL SHEET A1-C26
 - 25 PREVIEW BOARD
 - 26 12 X 36' AWNING OVER PATIO AREA
 - 27 EXTERIOR SEATING INSTALLED BY SEATING VENDOR
 - 28 NOT USED
 - 29 3 X 10' AWNING OVER DRIVE-THRU WINDOW.
 - 30 PROPOSED ELECTRICAL SWITCH-GEAR LOCATION
 - 31 PROPOSED GAS METER LOCATION
 - 32 REMOVE EXISTING PLANTER CURB.
 - 33 PAINT HANDICAP LOADING ZONE
 - 34 NOT USED
 - 35 NOT USED
 - 36 CONSTRUCT 4" P.C.C. WALK (MEDIUM SALT FINISH). SEE DETAIL SHEET A1-C54
 - 37 NOT USED
 - 38 NEW AC PAVING AND UNDERLAYMENT PER SOILS REPORT.
 - 39 NEW ELECTRICAL TRANSFORMER.
 - 40 NEW 4" CENTER LINE TO EXISTING 6" CENTER LINE.
 - 41 NEW WATER LINE TO EXISTING WATER METER.
 - 42 EXISTING LIGHT POLE

ENLARGED SITE PLAN

SCALE 1" = 10'

