

DIMENSIONAL STANDARDS FOR: C-1 ZONE

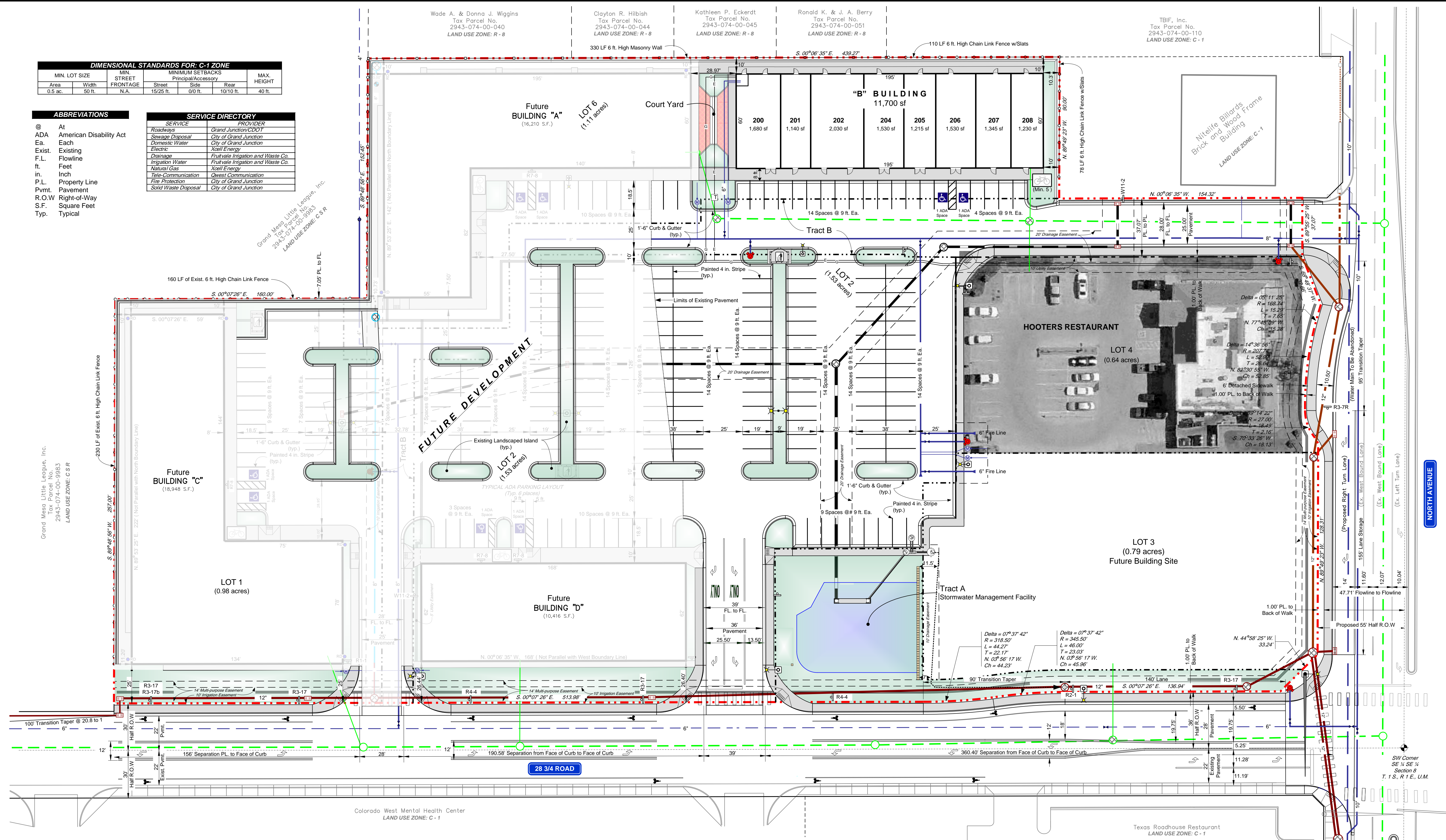
MIN. LOT SIZE	MIN. STREET FRONTAGE	MINIMUM SETBACKS	MAX. HEIGHT
Area	Width	Street	Side
0.5 ac.	50 ft.	N.A.	15/25 ft.
			0/0 ft.
			10/10 ft.
			40 ft.

ABBREVIATIONS

- @ At
- ADA American Disability Act
- Ea. Each
- Exist. Existing
- F.L. Flowline
- ft. Feet
- in. Inch
- P.L. Property Line
- Pvmt. Pavement
- R.O.W. Right-of-Way
- S.F. Square Feet
- Typ. Typical

SERVICE DIRECTORY

SERVICE	PROVIDER
Roadways	Grand Junction/COOT
Sewage Disposal	City of Grand Junction
Domestic Water	City of Grand Junction
Electric	Xcel Energy
Drainage	Fruitvale Irrigation and Waste Co.
Irrigation Water	Xcel Energy
Natural Gas	Xcel Energy
Tele-Communication	Qwest Communication
Fire Protection	City of Grand Junction
Solid Waste Disposal	City of Grand Junction



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THE PLAZA ON NORTH AVENUE
S I T E P L A N
 GRAND JUNCTION, COLORADO

NO.	REVISION/ISSUE	DATE

DATE: October, 2010
 SCALE: 1 in. = 30 ft.
 DRAWN BY: T.A.L.
 CHECKED BY: M.D.S./W.H.L.

SHEET: 1
 OF: 1

LEGEND

PRE-CONSTRUCTION	POST CONSTRUCTION
Sanitary Sewer Main & Manhole	Proposed Manhole & 6 in. Service Line
Domestic Water Main & Valve	Domestic Water Main & Valve (Size as Noted)
Street Stripe	Gravity Irrigation Water Supply & Valve
Traffic Control Signal Light Mast Arm	Dry Utility Common Trench
Curbside Combination	Storm Sewer & Manhole (Size as Noted)
Section Line (See Final Plat for Additional Information)	Standard Inlet Box
Property Boundary Line (See Final Plat for Additional Information)	Landscaped Area
Lot/Tract Line (See Final Plat for Additional Information)	Area Light
Easement Line (See Final Plat for Additional Information)	Traffic Control Sign
Adjoining Property Line (See Final Plat for Additional Information)	Bicycle Rack
	ADA Ramp

PARKING ANALYSIS

USE	REQUIRED SPACES	PROVIDED SPACES
Shared Parking	11,700 sf / 250 = 47 spaces	38 spaces
Other Retail Sales	11,700 sf	64 spaces
TOTAL	47 spaces	99 spaces

