

2697-224-00-024
 Zone:
 HOISINGTON DONNA M
 912 19 1/2 RD
 Acreage: 15.09433980999999247
 912 19 1/2 RD
 FRUITA CO 81521-9375

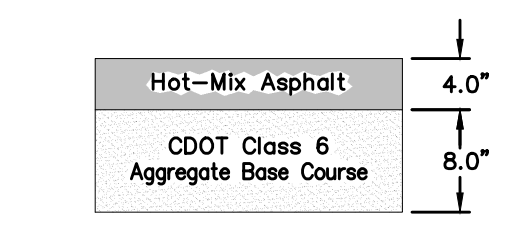
2697-271-00-081
 Zone:
 U S TRACTOR LLC
 1984 HIGHWAY 6 AND 50
 Acreage: 15.025135470000000382
 701 WEST AVE
 ALAMOSA CO 81101

2697-271-08-001
 Zone:
 BCTV INVESTMENTS LLC
 1954 HIGHWAY 6 AND 50
 Acreage: 5.1709926599999995744
 1706 N 3/10 RD
 FRUITA CO 81521-9257

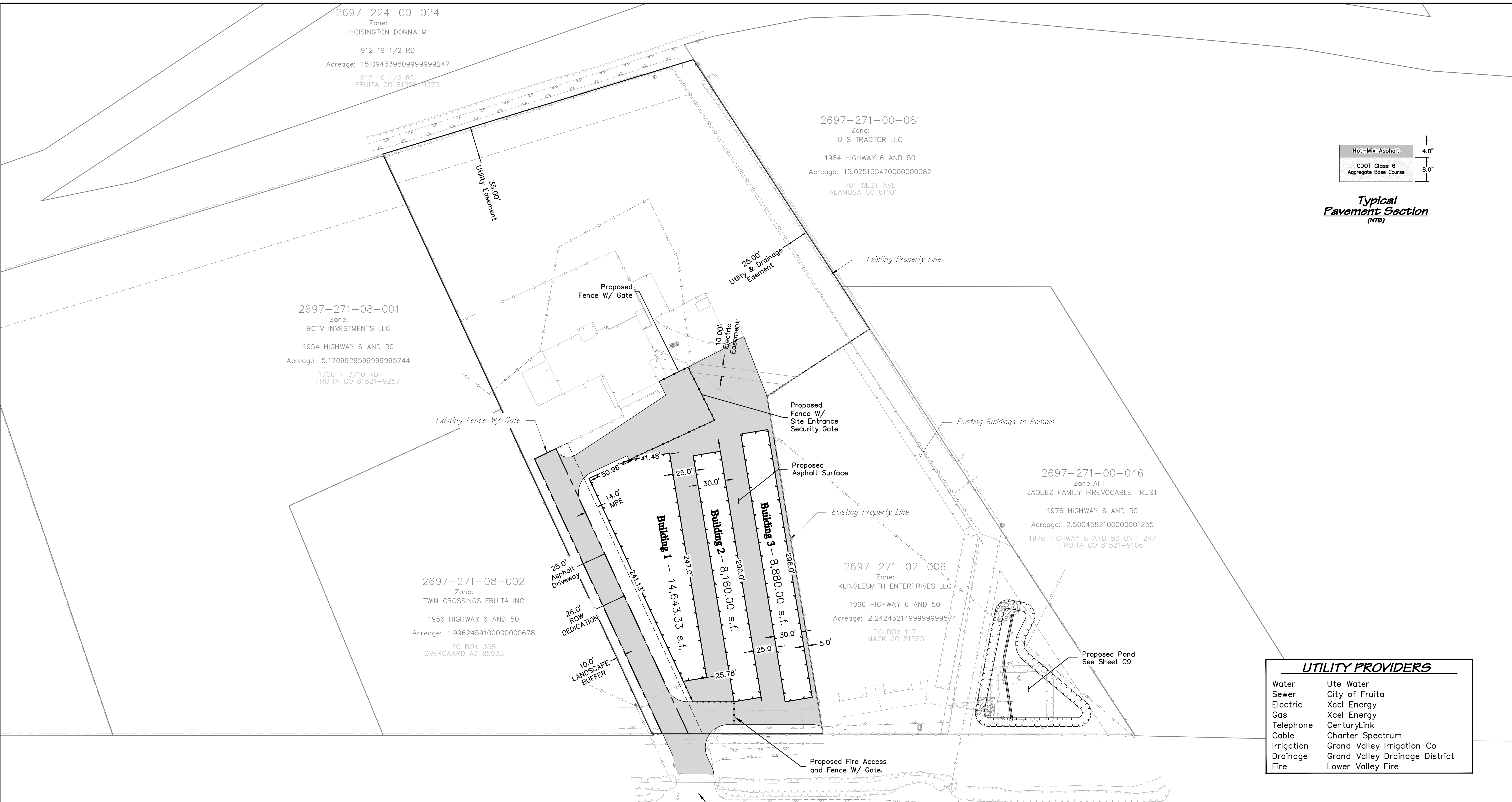
2697-271-08-002
 Zone:
 TWIN CROSSINGS FRUITA INC
 1956 HIGHWAY 6 AND 50
 Acreage: 1.9962459100000000678
 PO BOX 358
 OVERGAARD AZ 85933

2697-271-02-006
 Zone:
 KLINGLESMTIH ENTERPRISES LLC
 1966 HIGHWAY 6 AND 50
 Acreage: 2.2424321499999999574
 PO BOX 117
 MACK CO 81525

2697-271-00-046
 Zone: AFT
 JAQUEZ FAMILY IRREVOCABLE TRUST
 1976 HIGHWAY 6 AND 50
 Acreage: 2.5004582100000001255
 1976 HIGHWAY 6 AND 50 UNIT 247
 FRUITA CO 81521-9106



Typical Pavement Section (NTE)



UTILITY PROVIDERS	
Water	Ute Water
Sewer	City of Fruita
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	Lower Valley Fire

- GENERAL NOTES**
- The site is located in Other Areas/Zone (areas determined to be outside the 0.2% annual chance floodplain) on FEMA FIRM 08077C0439F.
 - The legend and list of abbreviations can be found on sheet C3 - Legend & Abbreviations.
 - Adjacent parcel lines are from the Mesa County GIS Website and shown for reference only.

ACCEPTANCE BLOCK
 The City of Fruita review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

Project Benchmark
 LS 16413 1.25" PLASTIC CAP
 NE 1/4 SECTION 27
 NORTHING: 59653.59
 EASTING: 56154.54
 ELEVATION: 4520.68
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
 HORIZONTAL: 0 50 100
 VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED:

NO.	DATE	REVISION	BY

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501
 Phone: 970.241.4722 Fax: 970.241.8841
 www.rcwest.com
 DRAWN BY: ctr PROJECT: 2056-001
 CHECKED BY: idg
 ORIGINAL SHEET SIZE: 22 x 34

A STORAGE PLACE SELF STORAGE
 A Storage Place
 Site Plan
 C4

811 UNCC
 Know what's below. Call before you dig.
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 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

