

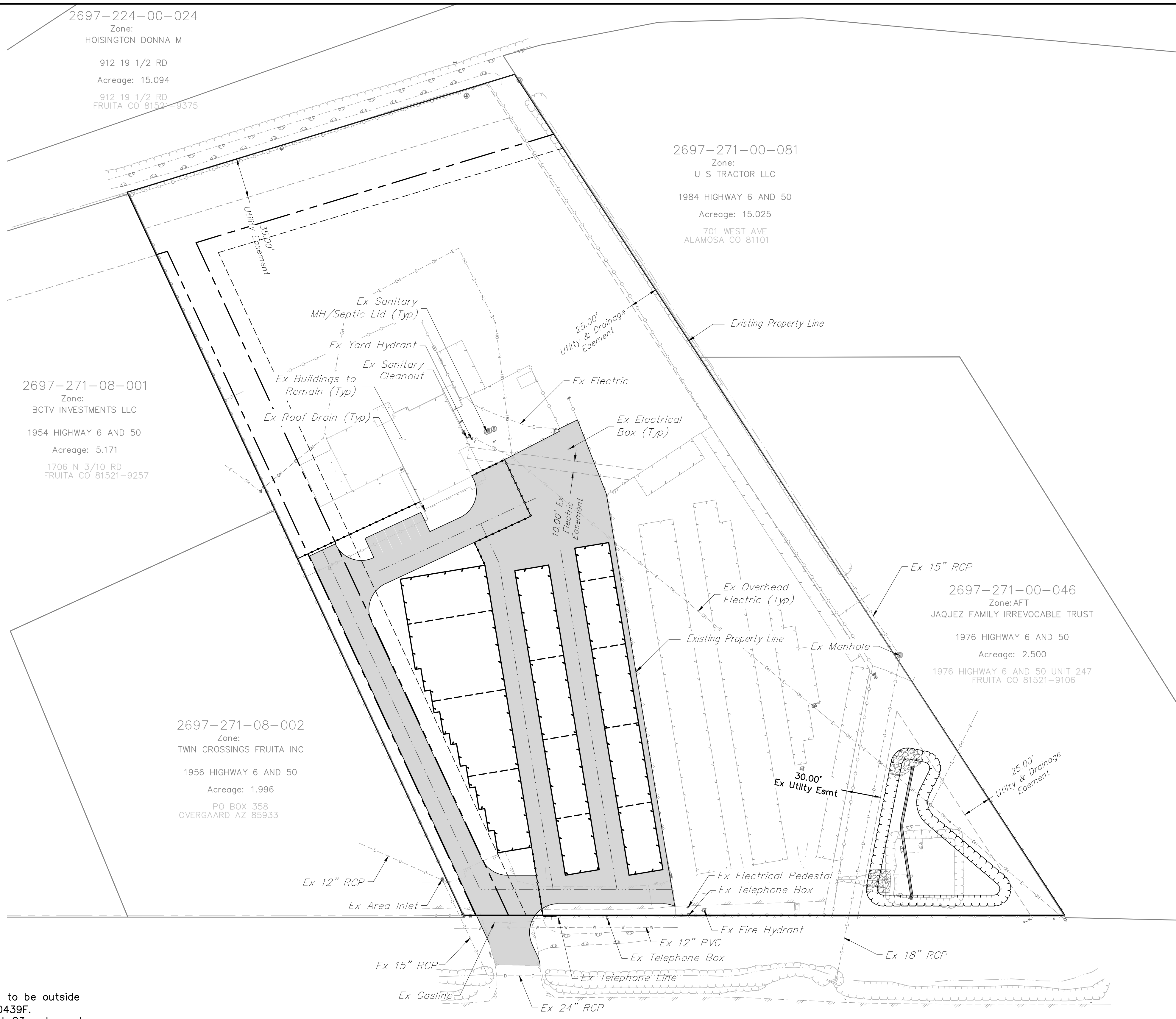
2697-224-00-024
 Zone:
 HOISINGTON DONNA M
 912 19 1/2 RD
 Acreage: 15.094
 912 19 1/2 RD
 FRUITA CO 81521-9375

2697-271-00-081
 Zone:
 U S TRACTOR LLC
 1984 HIGHWAY 6 AND 50
 Acreage: 15.025
 701 WEST AVE
 ALAMOSA CO 81101

2697-271-08-001
 Zone:
 BCTV INVESTMENTS LLC
 1954 HIGHWAY 6 AND 50
 Acreage: 5.171
 1706 N 3/10 RD
 FRUITA CO 81521-9257

2697-271-08-002
 Zone:
 TWIN CROSSINGS FRUITA INC
 1956 HIGHWAY 6 AND 50
 Acreage: 1.996
 PO BOX 358
 OVERGAARD AZ 85933

2697-271-00-046
 Zone: AFT
 JAQUEZ FAMILY IRREVOCABLE TRUST
 1976 HIGHWAY 6 AND 50
 Acreage: 2.500
 1976 HIGHWAY 6 AND 50 UNIT 247
 FRUITA CO 81521-9106



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.
 - There are no proposed utility improvements for this site development project. The proposed buildings are storage units only and do not require water or sanitary sewer services.

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.

City Development Engineer _____ Date _____

811
 UNCC
 Know what's below.
 Call before you dig.
 800.922.1987
 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

SCALE (FEET)

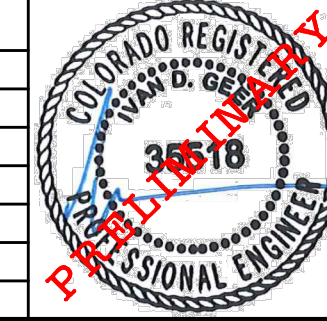
0 50 100
 HORIZONTAL

VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED: 10.MARCH.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2056 A Storage Place\001 1960 Hwy 6 & 50\Design\DWG\04-Utility\2056-001 Utility Composite.dwg [Composite] 2/28/2023 3:22:26 PM



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
 Utility Composite
 C5