

Table of Contents

File 1976-0045

Date 1/25/00

Project Name: Sonic Burger

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheets			
X		Resolution – DENIED			
X		City Council Agenda – 11/3/76			
X		Letter from James Rankin to Levi Lucero – 9/22/76			
X		Letter from Stephen B. Johnson to City council – 9/2/76			
X		Letter from Mary Delp to Planning Commission – 6/28/76			
X		Letter from Bernard W. Brodak to Karl Metzner – 6/26/76			
X	X	Letter from Logan Wright to Planning Commission – no date			
X		Handwritten Notes			
X	X	Conditional Use Application			
X		Site Plan			

Subdivision CONDITIONAL Use - SONIC BURGER

Date _____

Item # 45-76

Petitioner ~~XXXXXXXXXX~~

L. Wright - John G. Leigh

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Utilities - No GARBAGE
Storage & P/U shown
Eng. - NO curb cuts
on North Ave. - ~~an~~ alley
MUST REMAIN 2 way
Traffic. See PLAT
for specific Comments.

- SAME
CONDITIONS



Action Taken

P.C. Denied 28 July 76
C.C. Returned to P.C.
15 SEPT. 1976
Comments

Action Taken

P.C. Tabled 29 Sept, 1976
Denied 27 Oct, 1976
C.C. Denied 17 Nov, 1976
Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

~~ENTRANCES TO BE OFF OF NORTH AVENUE~~
~~1-11TH ST. & ALL~~

~~PLANNING COMMISSION~~
~~JUNE 30, 1976~~

~~CITY COUNSEL~~
~~2ND WED., JULY~~

~~DATE: 6/24/76~~

CONDITIONAL USE APPLICATION

Fifteen (15) copies required

FEE: \$225.00

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, Mesa County, State of Colorado, to wit:

(legal description)

LOTS 13,14,15 AND 16 IN BLOCK 2, CITY OF GRAND JUNCTION.
PROPERTY ADDRESS: 1051, 1061 NORTH AVENUE
GRAND JUNCTION, COLORADO

Containing .33 acres, more or less, do respectfully petition and request a conditional use for DRIVE-IN RESTAURANT in the City of Grand Junction.

Respectfully submitted,

Logan Wright
John S. Leys

(property owners)

Please include address and phone number.

STATE OF okla
COUNTY OF cole ss.

The foregoing instrument was acknowledged before me this day of June, 3, 1976. By _____
My commission expires: 6/12/79

Deanna Washell
Notary Public

SPECIFIC USE REQUESTED: DRIVE-IN RESTAURANT

Name of Submitter: LOGAN WRIGHT C/O GALE & CO., REALTORS

Address: 1001 N. 5TH STREET, GRAND JCT, CO Phone: 242-5850

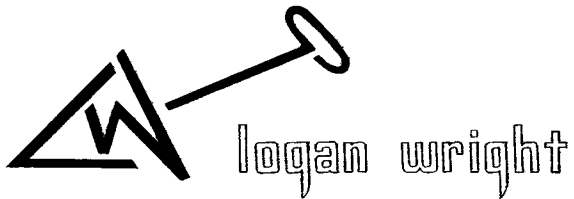
Other required information:

1. Fifteen (15) copies of a plot plan showing the location and size of all existing and proposed improvements, roadways, and all natural features, (i.e. canals, ditches, washes, floodplains, etc.) and significant elevation changes on property.
2. One copy of an Assessor's map indicating the location of the tract for which the use is being requested; and a complete legal description.
3. A copy of the names and addresses of all adjacent property owners of the tract for which the use if being requested. (Please include a list with parcel numbers for each address.)

SUBMITTED BY: _____ Receipt No. _____ Date: _____
Signature

ACTION TAKEN BY PLANNING COMMISSION AND DATE _____

ACTION TAKEN BY CITY COUNCIL AND DATE _____



Grand Junction Colorado City Planning Commission
c/o Lee Trudgeon, Realtor
Gale & Company
1001 North 5th Street
Grand Junction, Colorado 81501

Dear Commissioners:

I regret that a previous speaking engagement in Kentucky prevents me from attending your monthly meeting on Wednesday, the 28th. Since I cannot be there, the following information is provided in the event you might find it relevant to our application for a conditional use permit.

The concept of a drive-in restaurant produces various types of stereotypic impressions in the minds of public servants. Since there are a number of ways in which our operation departs from this typical stereotype, I felt that describing our operation might serve a useful purpose. Sonic Drive-In's, including those in Colorado (Cortez, Montrose, and Trinidad) operate extremely clean and well-maintained physical facilities. The entire surface of our property is concreted (rather than blacktopped) so that it can be washed down daily. This represents a considerable financial investment on our part, and over one-third of all of our building cost is for concrete. Our facility (both inside and outside) is maintained with hospital-like sterility. Papers and food are picked up continually, and washing and scrubbing is an ongoing process. A very large portion of our labor costs go to maintaining a high degree of cleanliness.

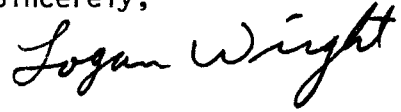
It is our policy to send employees to any other location where paper from our facility (which may have blown or been dropped) in order to pick up the paper and otherwise clean up.

Our restaurant facility focuses on family business and is not for teenagers. As a consequence we do not have a large number of teenage customers, and those who patronize our establishment must follow appropriate protocol. This means there is no speeding, squealing of tires or other activities which would create traffic-related hazards. All customers (including teenagers) are required to remain in their cars while patronizing our facility. This eliminates loitering and any other activities which would make our business an unpleasant one.

Possibly I can best explain our business philosophy by pointing out that 50% of the real estate and 25% of the business is owned by a charitable foundation. The business is being developed by me as the Executive Officer of the Foundation. As a charitable foundation, we have no interest in creating environmental hazards or other problems in order to earn money for a charitable foundation whose task it is to solve social and environmental problems.

Please be assured that if our conditional use permit is granted that we will devote ourselves tirelessly to the operation of a facility that will in no way constitute a blemish in your community.

Sincerely,

A handwritten signature in cursive script that reads "Logan Wright".

Logan Wright

LW/dw