Table of Contents

File 1977-0002						
Date_		7/10/00 Project Name: 19th & Main Street				
	S c a n n e d	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. 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. 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.				
X	X	*Summary Sheet - Table of Contents				
		Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
\dashv	\neg	*General project report				
	\neg	Reduced copy of final plans or drawings				
		Reduction of assessor's map				
		Evidence of title, deeds				
		*Mailing list				
		Public notice cards				
		Record of certified mail				
_		Legal description				
-		Appraisal of raw land Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
\dashv		Other bound or nonbound reports				
		Traffic studies				
-		Individual review comments from agencies				
7	\dashv	*Consolidated review comments list				
	\neg	*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits				
		*City Council staff report and exhibits				
_	_	*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
		DOCUMENTS SI ECIFIC TO THIS DEVELOT MENT FIEE.				
X	X	Follow-Up Form - DENIED				
X		Review Sheets				
X	¥	Fire Flow Survey				
X	X	Letter from Karl Metzner to Jerry Mischel – 9/2/77				
X	X	Letter from Karl G. Metzner to Jerry Mischel – 10/31/77				
X	X	Conditional Use Application				
X	X	Handwritten Note to Karl Metzner from Steve?				
X	X	Purchase and Sales Agreement				
X	X	Site Plan				
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ITEMS REQU Check Utility Ag	IRED FROM DEVELOPER reement Title Investigation
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Improvements Guarantee	Annexation Other (Specify)

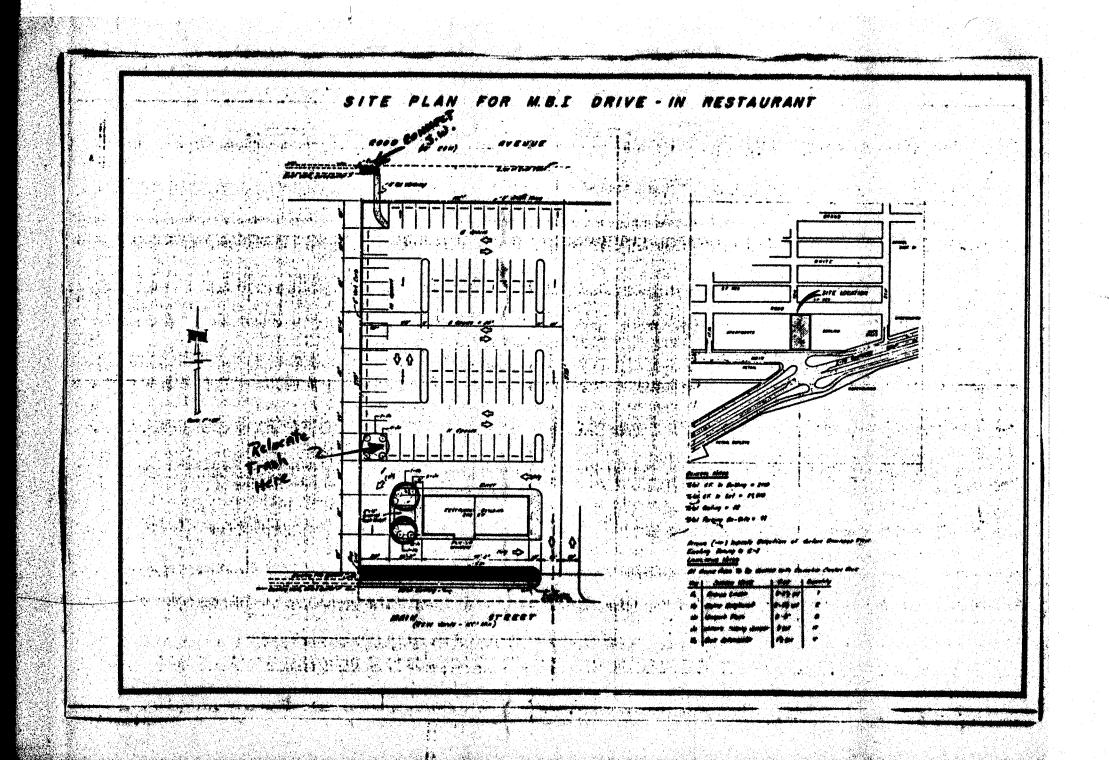
CONDITIONAL USE APPLICATION

15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

MBI C/o Jerry J. Mische Name	Name	Name
P. O. Box 1986, Grand J Address	Dunction, Co. 81501 Address	Address
245-0978		
Business Phone	Business Phone	Business Phone
MBI Drive In Restaurant Name of Development		
19th & Main St. Common Location of	Development	
Legal Description:		

- Site Plan Requirements 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the 2) following information.
 - a) Title of development.
 - Zoning of property. b)
 - Location of property. c)
 - Locations and dimensions of all structures, proposed and d) existing.
 - Screening and landscaping plans identifying the type, locae) tion and quantity of all proposed and existing landscaping and screening.
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - A drainage plan showing proposed on site drainage system g) and ultimate off site disposal.
 - Location and type of any site limitations such as existing h) easements, ditches, extreme slopes etc.
 - Adjacent land uses and locations. i)
 - Names and addresses of all adjacent property owners. j)
 - Appropriate space for certification of approval by the k) president of Council and City Planner.



M. B. I DRIVE - IN RESTAUREN

Kal, access within the intersection of main It / Frontage Rd / I-70 Be loop can only worsen an already hayardour interchange. I le acces situated 100 ft east of the enters allows less layardier maneuvering The pick-up dive could be brought in front of the kerelding as you suggested, as long as it did not interfere with sidewalks. Lush as landscaping between this drive and the sidewalk as a huffer. The driveway access from & frontage set should be at least 30 ft mide to accomodate the turning movement without conflic MB TOBBT OF BET

PURCHASE AND SALES AGREEMENT

THIS AGREEMENT, made and entered into this SH day of Junck 1977 by and between ROBERT J. STACK of Grand Junckion, Colorado, hereafter referred to as "Seller," and MISCHEL'S BOWLERO, INC. of Grand Junckion, Colorado, hereafter referred to as "Buyer";

WITNESSETH:

WHEREAS the Seller is the owner of and desires to sell and Buyer desires to buy, upon the terms and conditions set forth herein, the following described real estate situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

The following described property: Beginning 721.5 feet South and 2,485.9 feet West of the East Quarter corner of Section 13, Township 1 South, Range 1 West of the Ute Meridian, thence North 89°43' East 330 feet along the Southerly right of way line of Rood Avenue, in the City of Grand Junction; thence South 00°19' East 234.76 feet to the Northerly right of way line of the Colorado State Highway, thence South 72°52' West 143.74 feet, thence West 342.4 feet, thence North 00°19' West 274.74 feet, thence North 89°43' East 150 feet to the point of beginning (approximately 15,000 square feet);

Meeto & Bourds Elevations, Drawing talitales ela For Planing Commission MBI c/o Jerry J. Mischel P. O. Box 1986 Grand Junction, CO 81501

Re: CONDITIONAL USE FOR MBI DRIVE-IN.

Dear Mr. Mischel:

The City of Grand Junction Planning Commission at the regularly scheduled meeting on October 26, 1977 approved the conditional use application for MBI Drive-In subject to the following conditions:

- (1) The sidewalk, curb, and gutter section should line up with the existing sidewalks, and curb and gutters on Main Street. Sidewalk will also be required on Rood.
 - (2) Entrance to MBI Drive-In must meet City standards.
 - (3) Trash collection distribution point should be located in the parking lot in the southwest corner.
 - (4) Main street should have Honey locust trees and landscaping along Rood should meet city standards.

This item will appear on the Grand Junction City Council agenda for November 10, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this date.

Sincerely

Karl G. Metzner

Planner I

KGM:dlw

MBI s/o Mr. Jurry J. Mischel P. O. Sox 1984 Grand Jenstion, CO \$1501

No: Application for compational due - Mai Drive-In File 462-77

Dear Stree

The Grand Symmtion Planning Commission, at their regularly scheduled meeting of August 31, 1977, denied your application for a drive-in at 19th and Main. Denial was based on traffic considerations involved in egress and ingress to the site as shown in the submitted site plan.

I have been informed by Mr. Don Warner that you wish to be scheduled for the next available City Council Meeting. You will therefore be placed on the City Council agenda for Reptember 21, 1977. If you have any questions concerning this item, please contact our office prior to this date.

Yours truly,

Karl G. Metaner Planner I 91

RAN : 42w

CC: Non Rich Stave McKee You Legue, Paragon Engineering