



Resubmittal  
Subdivision Conditional Use MBI Drive-in

Date Oct 6, 1977 Item #

Petitioner MBI %o Jerry Mischel

Preliminary Review Agencies Comments

Final Review Agencies Comments

City Engineer - improved layout  
E & SW section and  
entrance as per city  
standard

City Utilities - trash collection  
point not accessible.

Recommends Stationary Trash  
Compactor

Fire Dept - okay

Mountain Park okay

Parks + Recreation - would  
like to see Skyline Honey-  
locust <sup>instead of</sup> American  
Sunder



Action Taken

Action Taken

P.C. Approved 10/26/77

P.C. \_\_\_\_\_

C.C. Denied 16 Nov 77

C.C. \_\_\_\_\_

Comments

Comments

P.C.  
Matching existing E & SW section  
Entrance to MBI must meet  
city standards. Trash collection  
point should be located in  
parking lot SW corner.  
Landscaping along Road  
along with sidewalks.  
Main street should have  
Honey locust trees.



ITEMS REQUIRED FROM DEVELOPER

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

Subdivision Conditional Use MBL Drive In

Date Aug 3, 1977 Item # \_\_\_\_\_

Petitioner MBL C/o Jerry Mischel

Preliminary Review Agencies Comments

Final Review Agencies Comments

① City Engineer - extremely bad location for this type traffic generator. Increase traffic hazards - conflicts of turning movement. Recommend denial.  
② 10' easement req'd by P.S.



Action Taken  
P.C. Denied Aug 31, 1977  
C.C. \_\_\_\_\_

Action Taken  
P.C. \_\_\_\_\_  
C.C. \_\_\_\_\_

Comments  
Traffic / ingress, egress

Comments



ITEMS REQUIRED FROM DEVELOPER  
 Check  Utility Agreement  Title Investigation  
 Drainage  Landscaping  Covenants  
 Improvements  Guarantee  Annexation  Other (Specify)

CONDITIONAL USE APPLICATION

- 1) 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. Mischel  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

P. O. Box 1986, Grand Junction, Co. 81501  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

245-0978

\_\_\_\_\_  
Business Phone

\_\_\_\_\_  
Business Phone

\_\_\_\_\_  
Business Phone

MBI Drive In Restaurant  
Name of Development

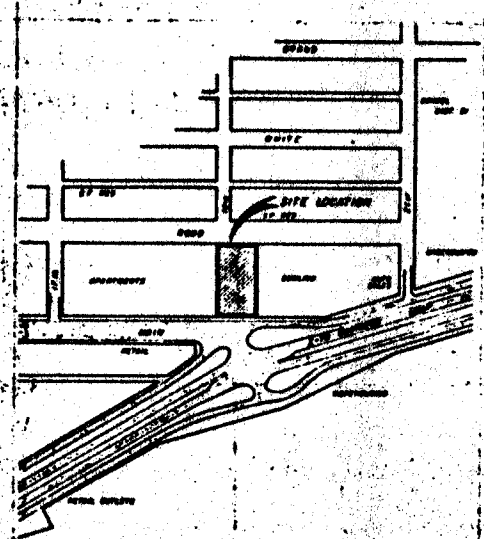
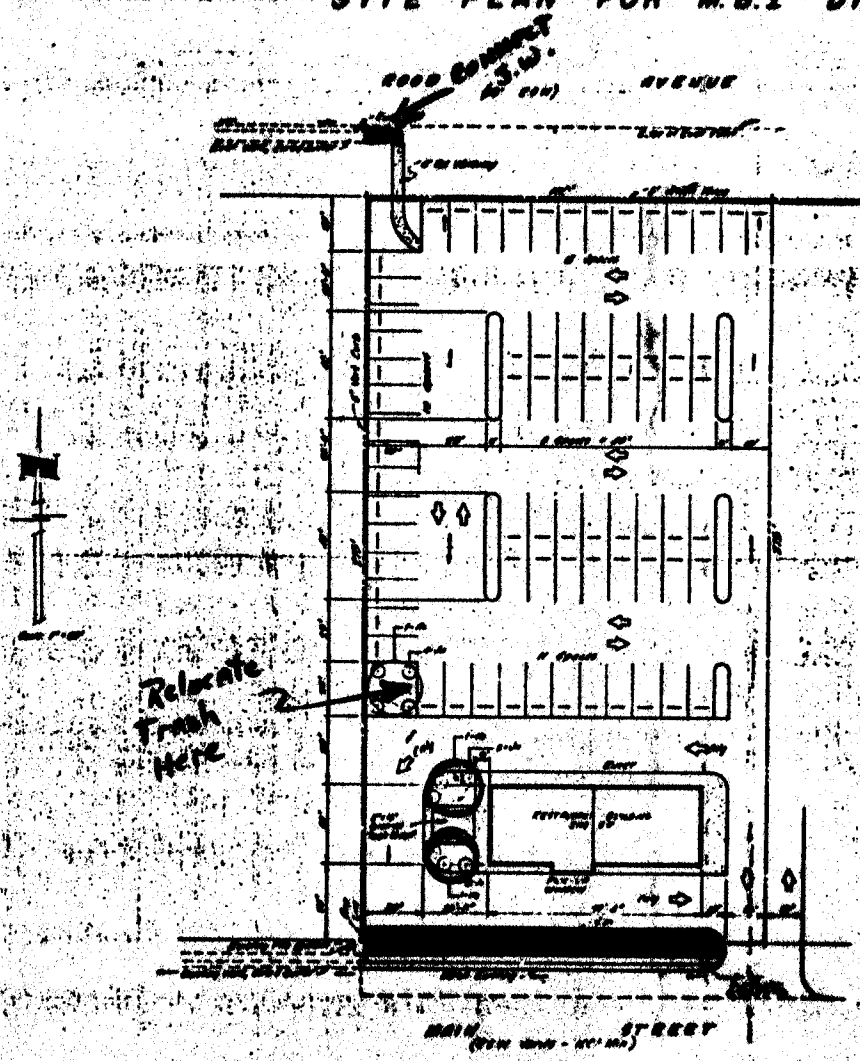
19th & Main St.  
Common Location of Development

Legal Description:

- 2) 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 following information.

- a) Title of development.
- b) Zoning of property.
- c) Location of property.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location 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).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.

# SITE PLAN FOR M.B.I DRIVE-IN RESTAURANT



**DRIVE-IN LANE**  
 10' WIDE x 10' DEPTH = 100  
 10' WIDE x 10' DEPTH = 100  
 10' WIDE x 10' DEPTH = 100  
 10' WIDE x 10' DEPTH = 100

Areas (---) Indicate Location of Drive-Through Floor  
 Existing Along to 2'-2'

**EXISTING DRIVE-IN**  
 10' WIDE x 10' DEPTH = 100

NO.	DESCRIPTION	AREA	QUANTITY
1	DRIVE-IN LANE	10' x 10'	1
2	DRIVE-IN LANE	10' x 10'	1
3	DRIVE-IN LANE	10' x 10'	1
4	DRIVE-IN LANE	10' x 10'	1
5	DRIVE-IN LANE	10' x 10'	1

M. B. I DRIVE-IN RESTAURANT

Karl,

Access within the intersection of main St / Frontage Rd. / I-70 750 loop can only worsen an already laydown interchange. The access situated 100 ft east of the intersection allows less laydown maneuvering. The pick-up drive could be brought in front of the building as you suggested, as long as it did not interfere with sidewalks. Such as landscaping between this drive and the sidewalks as a buffer.

The driveway access from frontage rd should be at least 30 ft wide to accommodate the turning movement without conflict.

Steve

U

MBI TO LEGAL  
DEBBI

PURCHASE AND SALES AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of July, 1977 by and between ROBERT J. STACK of Grand Junction, Colorado, hereafter referred to as "Seller," and MISCHEL'S BOWLERO, INC. of Grand Junction, 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 ~~South 1/4 of Section 13~~ West 100 feet of 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);

Mets & Bounds  
Elevations, Prorogate Utilities etc  
For Planning Commission

October 31, 1977

MBI c/o Jerry J. Mischel  
P. O. Box 1986  
Grand Junction, CO 81501

Re: CONDITIONAL USE FOR MBI DRIVE-IN.

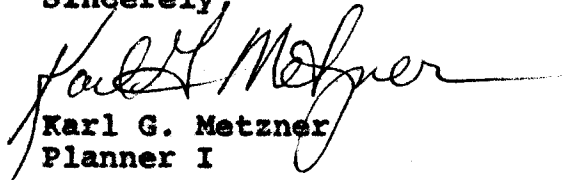
Dear Mr. Mischel:

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 14, 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



September 2, 1977

MHI  
c/o Mr. Jerry J. Michel  
P. O. Box 1988  
Grand Junction, CO 81501

Re: APPLICATION FOR CONDITIONAL USE - MHI DRIVE-IN FILE #62-77

Dear Sirs:

The Grand Junction 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 September 31, 1977. If you have any questions concerning this item, please contact our office prior to this date.

Yours truly,

Karl S. Metzner  
Planner I  
pl

EMM:elw

CC: Don Rich  
Steve McKee  
Tom Logue, Paragon Engineering