

January 27, 1978

Mr. Chester Lindsey
3106 Chipeta Avenue
Grand Junction, CO 81501

RE: File # 4-78 - Conditional Use Application, Sonic Burger #2

Dear Chester:

The Grand Junction Planning Commission, at their regularly scheduled meeting of January 25, 1978, approved the Conditional Use site plan for Sonic Burger #2. Approval was subject to the following:

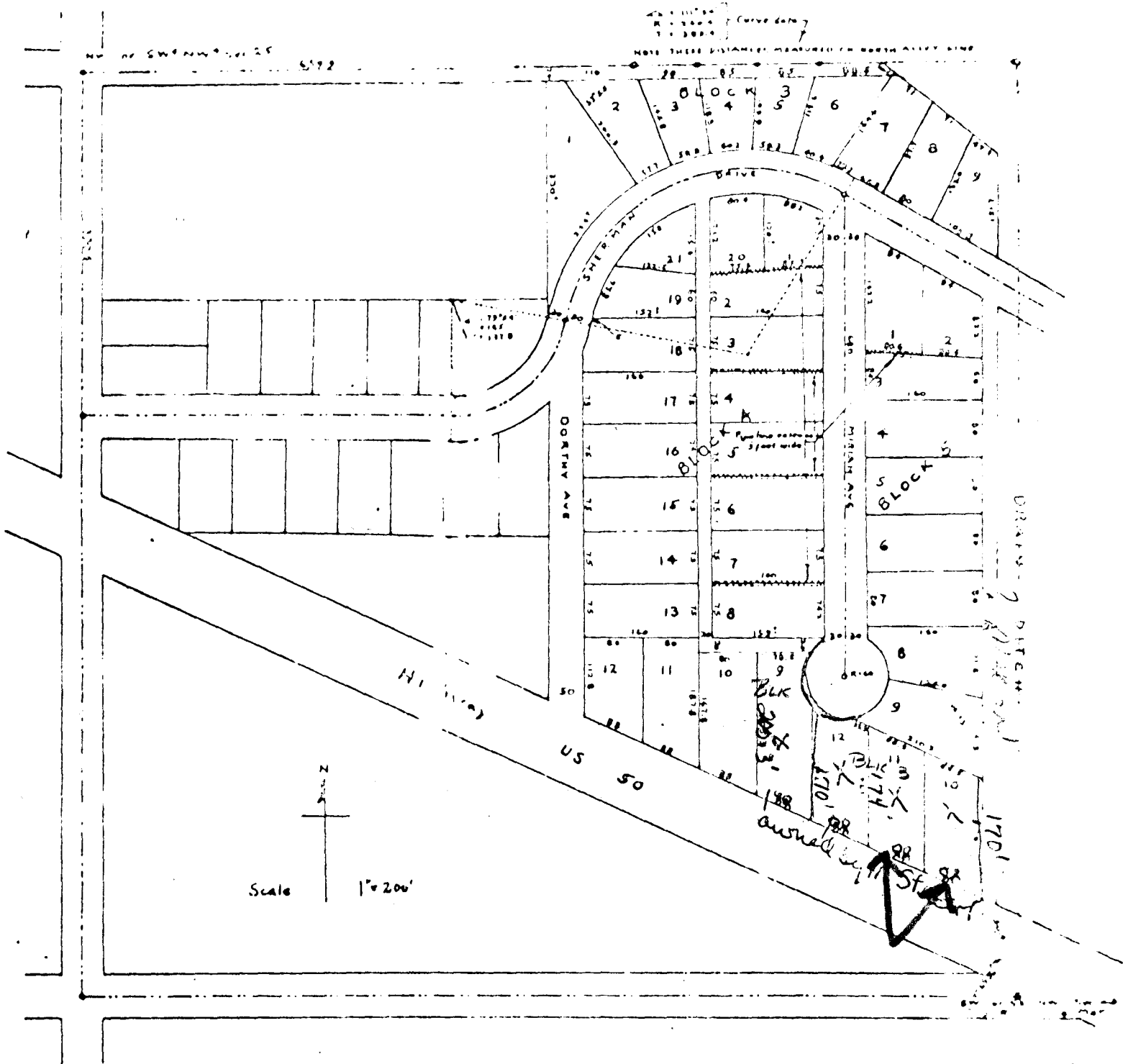
- 1) One fire hydrant provided within 300 feet of the building.
- 2) Site to drain to U.S. 50 and then to the East into the existing drain ditch. Construction to meet CDH requirements.
- 3) Remove Southeastern most parking space.
- 4) Provide additional landscaped area in front between drives.
- 5) Angle drives for better access.
- 6) Eliminate zig zag neon around building.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions concerning this approval, please contact our office prior to this date.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw



Mesa County, Colorado
 REPLATTING OF BLOCKS 3, 4 AND 5
 ARTESIA HEIGHTS

LOTS 10 & 11 OF BLOCK #3 ARTESIA HEIGHTS SUBDIVISION

\$265
Fee Paid

12-30-77
Date

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.

Sonic Industries
Name of Development

Common Location

Names and Addresses of land owners or developers.

<u>Chester Lindsey</u> NAME	<u>Logan Wright</u> NAME	<u>John Seyh III</u> NAME
<u>3106 Chipeta Ave.</u> ADDRESS G.J. Colo.	<u>P.O. Box 26901</u> <u>Okla. City, Okla.</u> ADDRESS	<u>625 Glacier Hg. Colo.</u> ADDRESS
<u>243-4731</u> BUSINESS PHONE	<u>405-271-4415</u> BUSINESS PHONE	<u>243-8362</u> <u>243-7654</u> BUSINESS PHONE

The following check list shall be completed to insure that the maps contain the essential information required by the Development Regulations. (See regulations for detailed information).

- 17.6 Dimensional Standards _____
 - 17.7 Off-street parking and loading _____
 - 17.8 Access and Traffic controls _____
-
- 15.D.3.C (1) Street systems, lot lines, lot designs _____
 - (2) Parks, playgrounds, public bldgs., etc. _____
 - (3) Building sites & common open area _____
 - (4) Elevations and/or perspectives of all proposed structures (3 copies) _____
 - (7) Drainage Plan (3 copies) _____
 - (8) Existing and proposed sewer and water lines and utility easements _____
 - (9) (a) Off-street parking and loading _____
 - (b) Traffic Circulation Plan _____
 - (c) Landscaping and tree planting plan _____

The following information may be submitted in report form or on the plat at the discretion of the developer.

- (5) Development schedule _____
- (6) Agreements, provisions or covenants _____



CHESTER LINDSEY
495 28 1/4 ROAD
GRAND JUNCTION, COLO. 81501

HOME ADDRESS	OFFICE
3106 CHIPETA	303 - 243 - 4731
GRAND JUNCTION,	RESIDENCE
COLORADO 81501	303 - 243 - 8788

Legal Description of Development:

This application completed by

Charles Lindsey
NAME

NAME

3106 Chipeta, H.J. Colo.
ADDRESS

ADDRESS

1-1-78
DATE

DATE

Note:

- 1) It is recommended that the petitioner or his representative be in attendance at Planning Commission and City Council meetings. Failure to do so could result in referral of application to the following months meeting.
- 2) All applications must be received by the City Planning Department not later than the first working day of the month in order to be placed on that months agenda.

Subdivision CONDITIONAL Use Sonio Burger #2

Date 3 JAN 78 Item # 4-78

Petitioner Sonic Industries
2720 U.S. 50

Review Agencies Comments

Review Agencies Comments

① Engineering - raised median on U.S. 50 will prevent left turns. Drive cuts will require CDH approval. Storm drainage should not be allowed to drain to the North.

② Fire Dept. 1 hydrant required within 300' of the building.

③ Utilities - sewer hookup to be coordinated w. city utilities engineer.

④ Staff - drainage is to the east along hwy. Developer should site

grade to hwy & provide a culvert (state hwy specs.) To drain into ditch on the east. Are there future plans for area shown as "Drift wood & Rock"? If so what are they? Should have more L.S. than just "Drift wood & Rock."

Eng. Comments on Drainage (Revised) - Needs approval of access plans by CDH.

Action Taken

P.C. Approved 25 Jan 78

C.C. Approved 15 Feb 78

Comments

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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