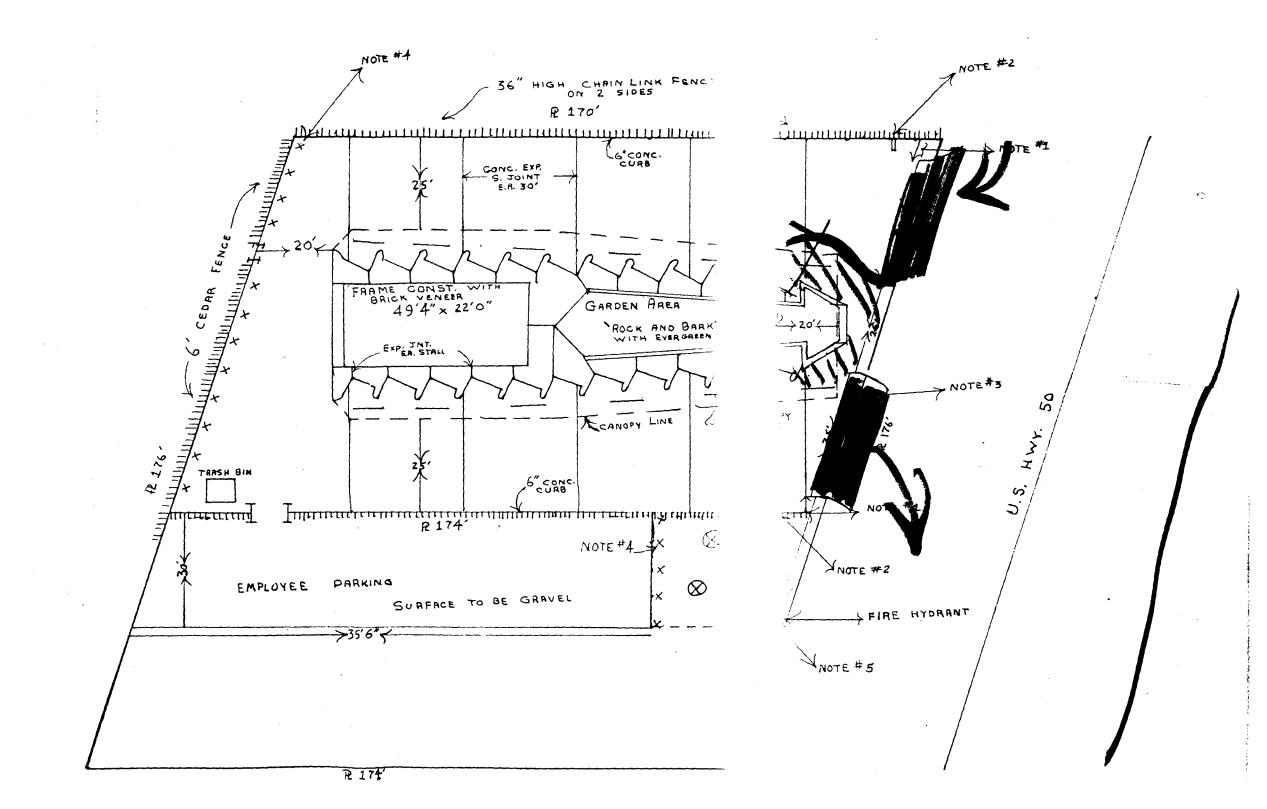
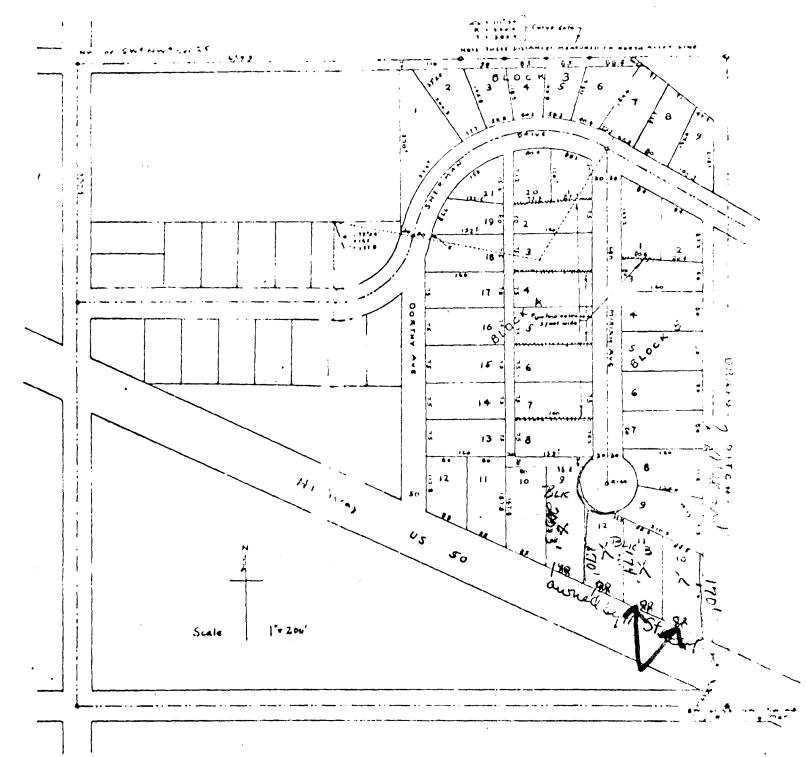
Table of Contents

Fil	e	1978-0004			
Da	te	7/25/00 Project Name: Sonic Burger - #2			
P r e s e n t	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				
X	X	*Summary Sheet – Table of Contents			
		Application form			
l	ŀ	Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
_		Evidence of title, deeds			
_	\dashv	*Mailing list Public notice cards			
		Record of certified mail			
		Legal description			
\dashv	\dashv	Appraisal of raw land			
_		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*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:			
X	X	Follow-Up Form			
X	X	Review Sheets			
X	X	Letter from Karl Metzner to Chester Lindsey – 1/27/78			
X	X	Assessor's Map			
X	X	Planning Commission Minutes - ** - 1/25/78			
X	X	Development in H.O. Application (Preliminary and Final)			
X	X	Plot Plan			
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January 27, 1978 Mr. Chester Lindsey 3106 Chipeta Avenue Grand Junction, CO 81501 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: One fire hydrant provided within 300 feet of the 1) building. Site to drain to U.S. 50 and then to the East into the existing drain ditch. Construction to meet CDH requirements. Remove Southeastern most parking space. Provide additional landscaped area in front between drives. Angle drives for better access. 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



Mosa 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.

Jane of Development

(8)

(9)

(a)

(b) (c)

Common Location

Names and Addresses of land owners or developers. OKla 243-4731 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). Dimensional Standards 17.6 Off-street parking and loading Access and Traffic controls 17.7 17.8 Street systems, lot lines, lot designs 15.D.3.C (1) Parks, playgrounds, public bldgs., etc. (2) (3) Building sites & common open area (4)Elevations and/or perspectives of all proposed structures (3 copies) Drainage Plan (3 copies) (7)

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

Off-street parking and loading

Landscaping and tree planting plan

Existing and proposed sewer and water

Traffic Circulation Plan

(5) Development schedule

(6) Agreements, provisions or covenants

lines and utility easements



CHESTER LINDSE¥

495 28¼ ROAD

GRAND JUNCTION, COLO. 81501

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

This application completed by	•	
Mistro Tendace		
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 CONDITIONA Date 3 JAN 78	Item # 4-78
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Comments	Comments
ITEMS	REQUIRED FROM DEVELOPER
Check Utilit Drainage Landso Improvements Guarantee	ty Agreement Title Investigation Covenants
Improvements Guarantee	Annexation Other (Specify)