



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.

Developer:	Property Owner:	
Norbert Lukas	Amos Raso	
<u>Name</u>	<u>Name</u>	<u>Name</u>
6970 Indian Peaks Boulder, Co. 80301	443 North 6th St. Grand Jct., Co. 81501	
<u>Address</u>	<u>Address</u>	<u>Address</u>
447-2114	242-2636	
<u>Business Phone</u>	<u>Business Phone</u>	<u>Business Phone</u>

Burger King

Name of Development

Southwest Corner of 1st and White Ave.

Common Location of Development

Legal Description: Lot 2, Block 3, Richard D. Mobleys First Subdivision  
City of Grand Junction, Colorado

- 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.

MONUMENT LINE

WHITE AVENUE

CITY MON.

CATCH BASIN

EXISTING CATCH BASIN

25' DRIVEWAY

EXISTING 5' WALK

20- 9' X 19' PARKING STALLS

EDGE OF PHASE I PAVEMENT

TRASH ENCLOSURE (6 YARD TANK OR COMPACTOR)

13' X 18' CONC. PAD

SERVICE RAMP

PARKING STALLS

PARKING STALLS

BURGER KING RESTAURANT

APPROX FLOOR ELEV. 4575.8

10' WALK

HANDICAP RAMP

5' WALK

5- 9' X 19' PARKING STALLS

8" WIDE WHITE PAINTED STRIPE

2- 9' X 19' PARKING STALLS

6- 9' X 19' PARKING STALLS

3- 9' X 19' PARKING STALLS

6- 9' X 19' PARKING STALLS

10' X 10' B.K. LOGS

CONCRETE PATIO W/ 4-4' DIA. CONCRETE TABLES AND BENCHES

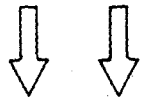
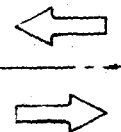
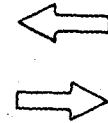
ORDER STATION PICKUP WINDOW

80' X 10' CONCRETE DRIVE SECTION

RELOCATION OF T.P.

RIDGE

ENT LINE FIRST STREET U.S. HWY. 6, 24 & 50 ORIGIN OF BEARING



GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY  
GPM REQUIRED

Establishment Burger King Date 2-6-78

Location 1st + White Contactee \_\_\_\_\_

1. A. Type of construction Low Hazard (wood frame)

B. Ground floor area 3052 sq ft

C. Height and number of stories \_\_\_\_\_ ft \_\_\_\_\_ #

D. Total floor area (if needed) \_\_\_\_\_ sq ft

E. Required fire flow to nearest 250 gpm;  
shall not be less than 500 nor more than,  
1. 8000 for W/F, H/T, or ordinary construction  
2. 6000 for F/R, N/C, or a normal 1 story  
building of any type construction

1500 GPM

2. Occupancy type Low  
Credit or charge not to exceed 25%

Judgment 20% GPM

Subtotal 300 GPM

3. Credit up to 50% of subtotal in item #2  
if fully sprinklered. When F/R or N/C  
construction & low fire hazard, credit up  
to 75% (with water & valve supervision)

Judgment \_\_\_\_\_ % GPM

Subtotal 0 GPM

4. Add surcharge to item #2 for exposures  
within 150' (consider all sides but do  
not exceed 75% of item #2)

Front 0 %  
Left 15 %  
Right 10 %  
Rear 10 %

Judgment 25% 75 GPM

Subtotal 75 GPM

5. Summation of #2-#3(if any)+#4(if any)

Subtotal 225 GPM

6. Consider notes 1 thru 10

Subtotal 1275 GPM

7. Total required fire flow (nearest 250 gpm  
and not to exceed 12000)

Total 1250 GPM

Show sketch plan, notes, & computations  
on back

by J.H. Housh

February 23, 1978

Mr. Norbert Lukas  
6970 Indian Peaks  
Boulder, CO 80301

RE: File #19-78 - Conditional Use - Burger King (1st and White)

Dear Mr. Lukas:

The Grand Junction Planning Commission, at their regularly scheduled meeting of February 22, 1978, approved the conditional use application for drive-in restaurant at 1st and White. Approval was subject to the following requirements:

- 1) Drive on 1st Street should be 35 feet wide.
- 2) First parking stall on each side of the 1st Street drive should be removed and that area added to the landscape plan.
- 3) Specific landscape plan approved by City Parks Department for landscaping along 1st Street. This should be submitted prior to request for building permit.
- 4) Site lighting should be designed so as not to adversely affect residence in the area.
- 5) At least two or three handicapped parking stalls should be provided.

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

Yours truly,

Karl G. Metzner  
Planner I

KGM:dlw

CC: Richard Welch  
1730 North Avenue

Subdivision Conditional Use - Burger King

Date 2 Feb 1978 Item # \_\_\_\_\_

Petitioner Norbert Lukas  
S.W. CORNER of 1st & White

Review Agencies Comments

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Fire Dept - Water flow ok.  
See fire flow survey.

City Engineering - P of A of  
paving 1/2 of alley. Drive-  
way on 1st St should be  
30-35' \*Approval necessary  
from Stat. Hwy.

Landscaping on 1st St.

Elimination of parking  
on first street.

Protect neighbors from  
lighting spill-over (check  
at B.P. app.)

Action Taken

Action Taken

P.C. 22 Feb 1978

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

C.C. 16 Mar 1978

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

Comments

Comments

Finding of fact  
approved 5 April 78

ITEMS REQUIRED FROM DEVELOPER

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