

Table of Contents

File 1978-0047

Date 8/15/00

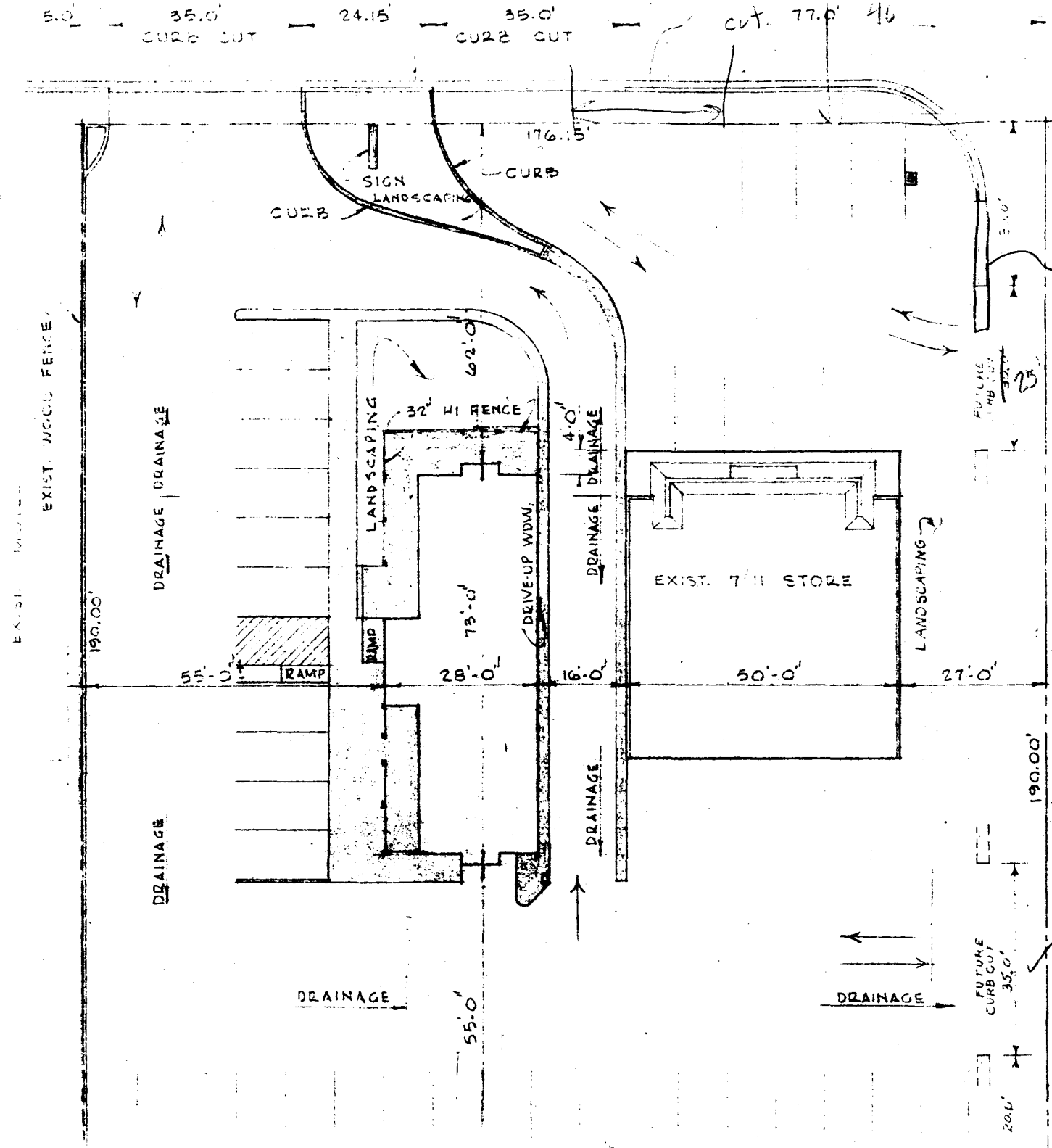
Project Name: The Junction Corporation

P r e s e n t	S c a n n e d	<p>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.</p> <p>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.</p> <p>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.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		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
		*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)
		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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Follow-Up Form - DENIED
X		Review Sheets
X	X	Planning Commission Public Hearing
X	X	Letter from Audrey Stephens To City Planning Commission – 7/25/78
X	X	Planning Commission Minutes - ** - 5/30/78
X		Conditional Use Application
X	X	Site Plan – (further site plans that are illustrated in file)
X	X	Alternate Plans
X	X	Letter from Del Beaver to The Junction Corporation – 7/26/78
X	X	Letter from Karl Metzner to The Junction Corporation – 6/1/78

to 100' R.O.W.
as per precedent

RPA
5-16-78

Build new



CHESTER E HOWARD
& SHIRLEY A. HOWARD
2719 H. ROAD
GRAND JCT. COLO.

28 1/2 R.D.

KMOCO OIL CO.
P.O. BOX 1178
CORTEZ COLO.

NORTH

AVE.

MOTEL
MARGARET P MILLER
2845 NORTH AVE
GRAND JCT. COLO.

JUNCTION 7 1/1
CORP.

WILLIAM H. BUTTOLD,
FAVERIAL A. BUTTOLD
2856 1/2 BUNTING
GRAND JCT. COLO.

ALTERNATE PLAN

NORTH AVE. (ST. HWY #6)

P.O.P.A.

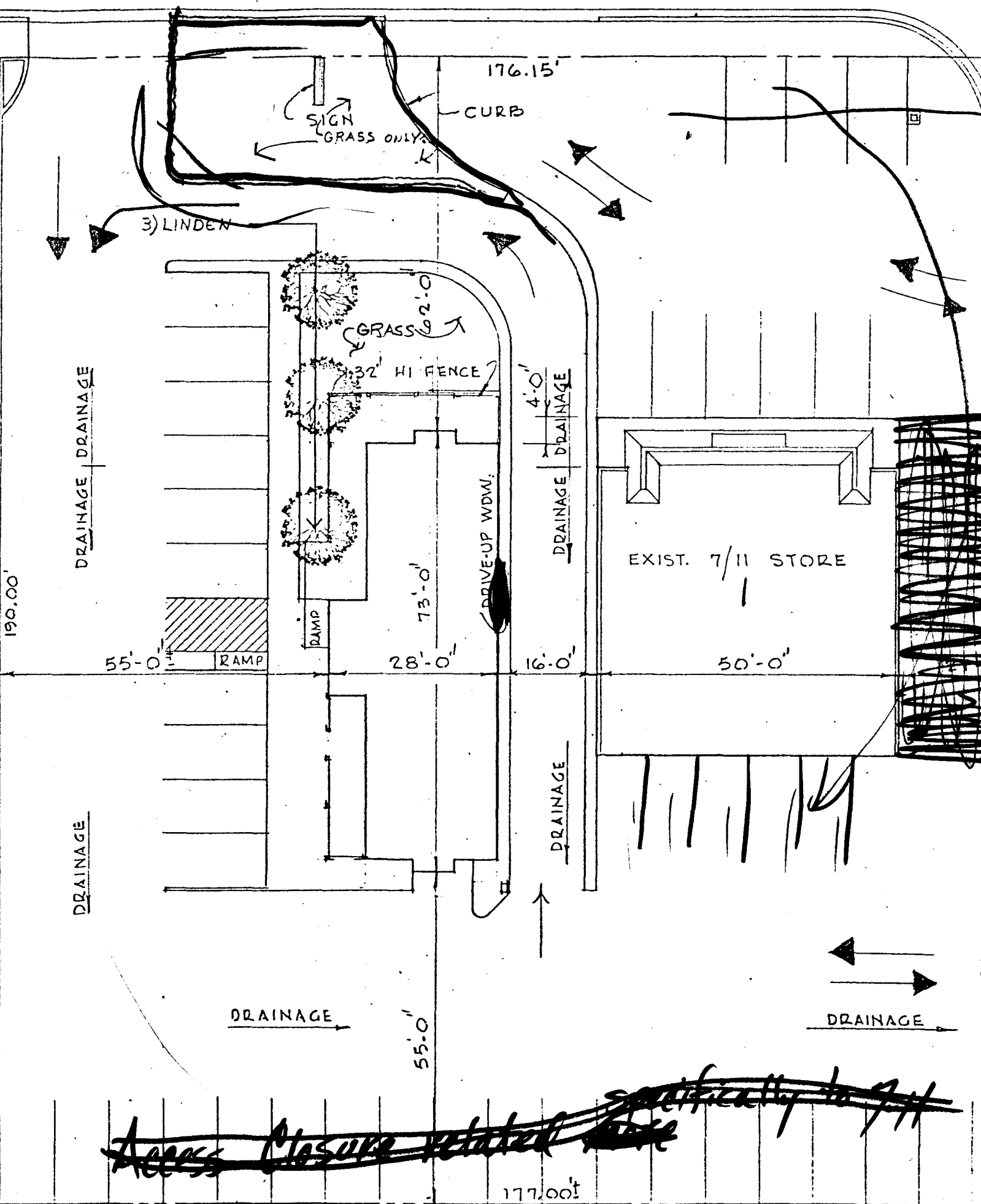
25

35.0' CURB CUT

34.15'

35.0' CURB CUT

77.0'



~~Access Closure related ~~to~~ specifically to 7/11~~

Sidewalks
P.O.P.A. for them
Point out agreements to date on site proposal from 7-11

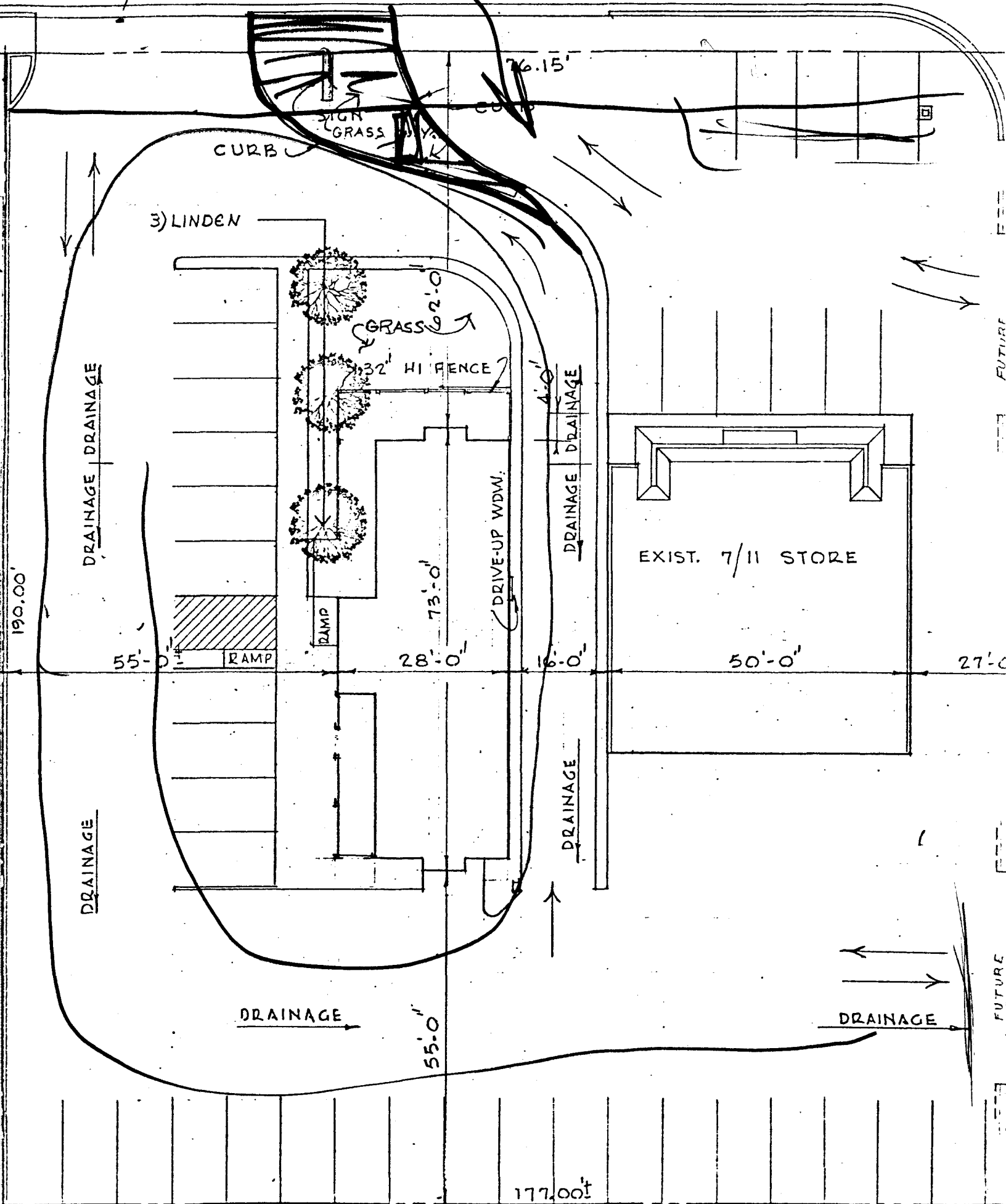
NORTH AVE. (ST. HIWAY #6)

35
35.0'
CURB CUT

24.15'

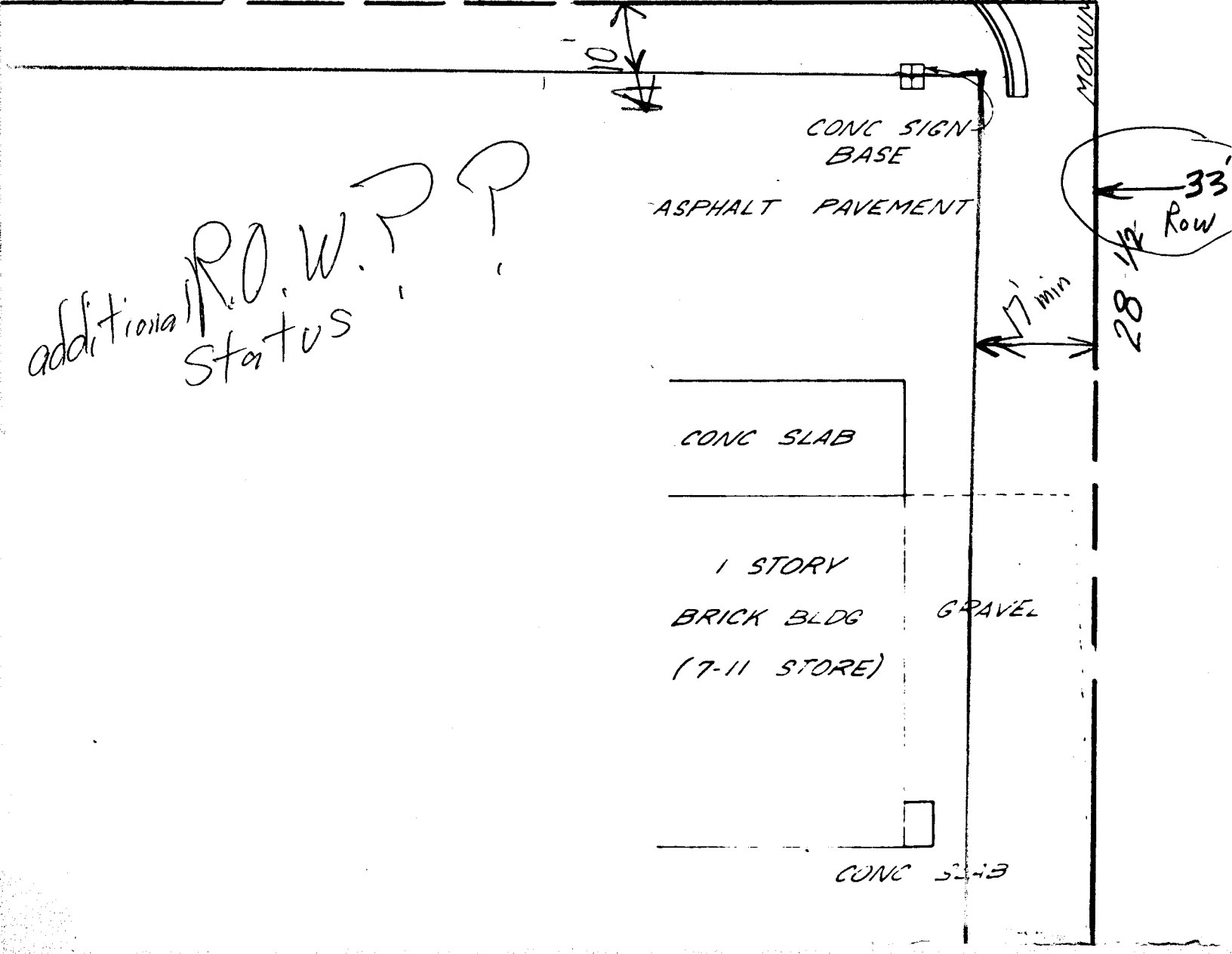
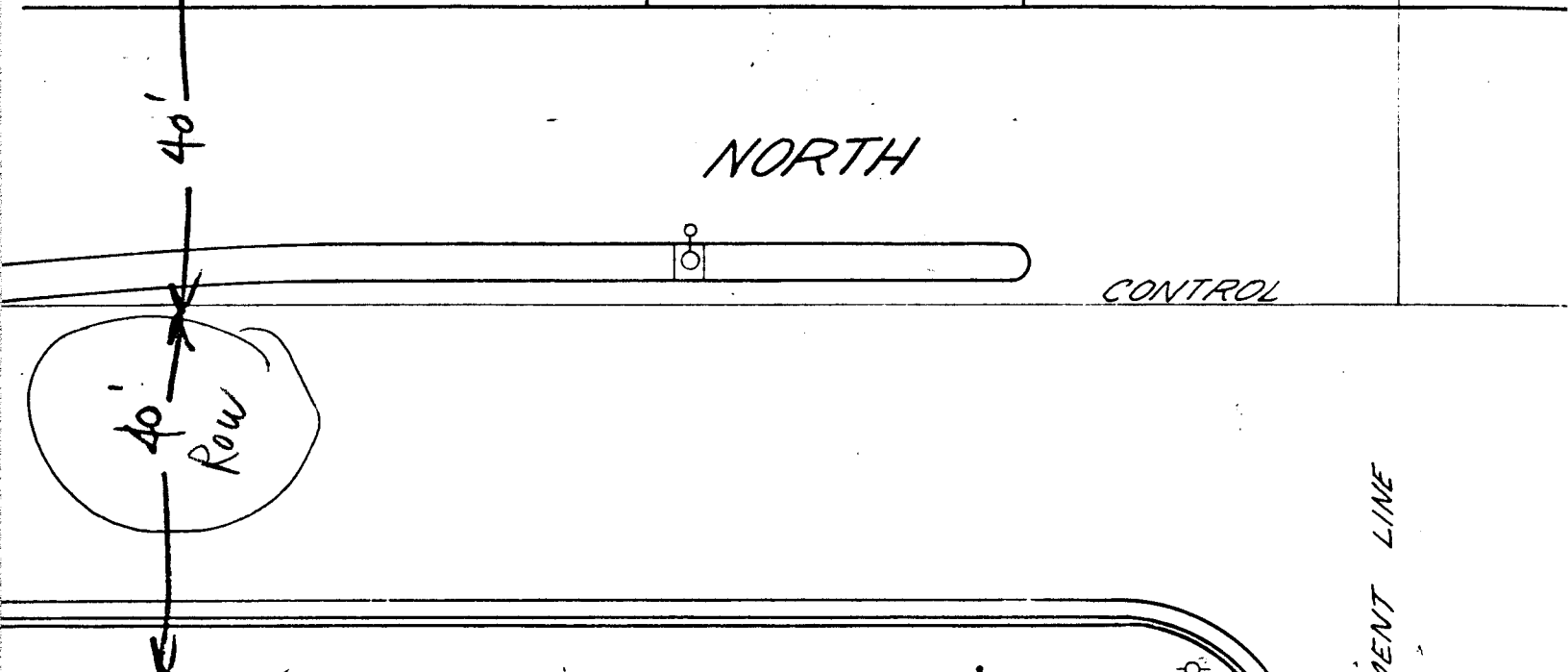
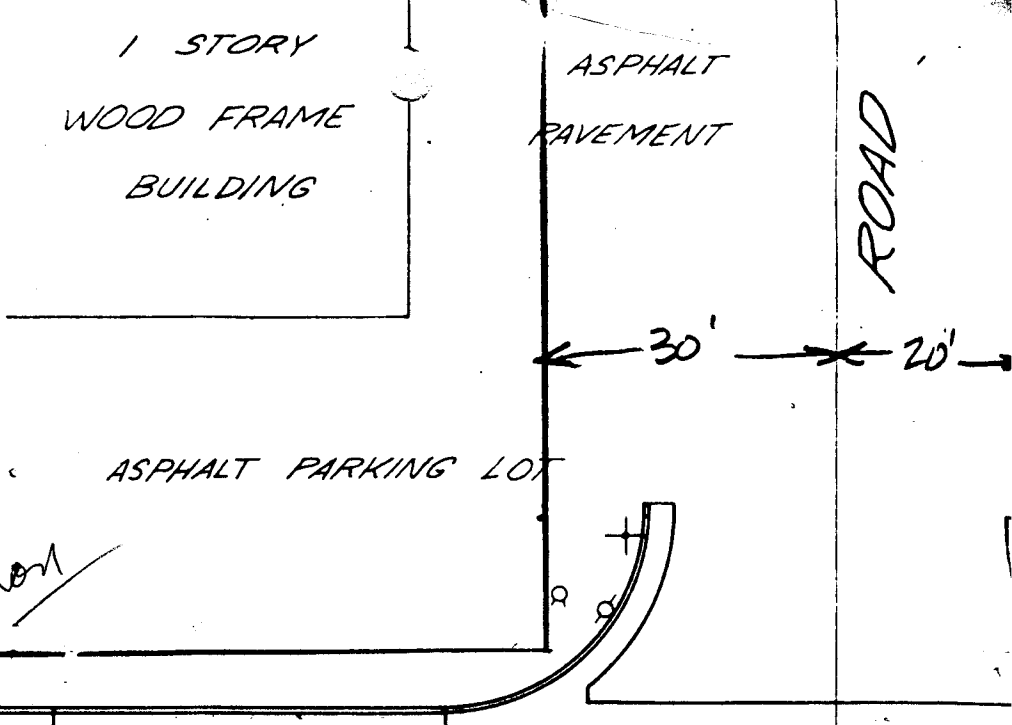
35.0'
CURB CUT

77.0'



SITE PLAN

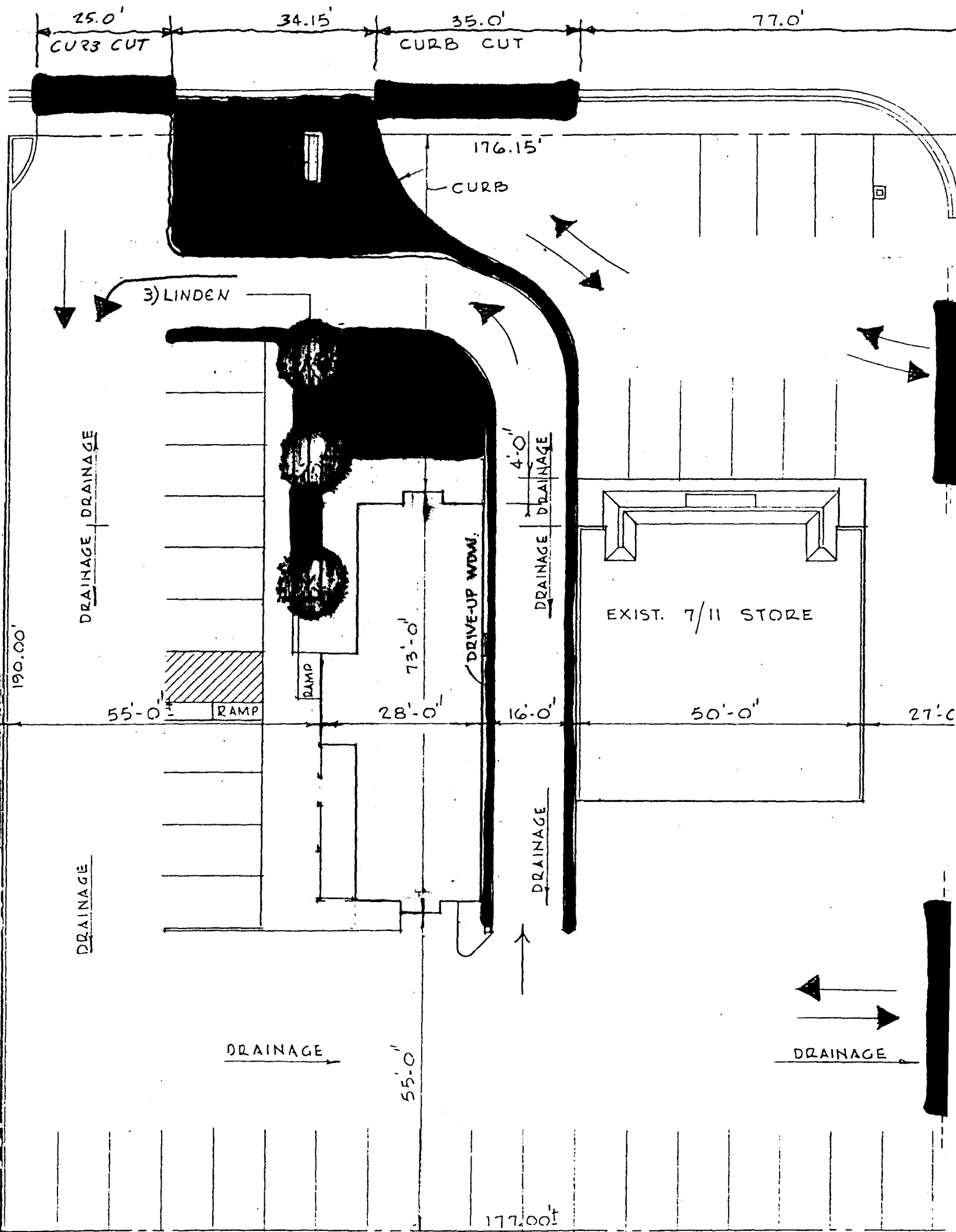
Del, June 5, 1978
We need R.O.W.
on SW corner for
traffic signal pole.
Ron



additional R.O.W.??
status??

ALTERNATE PLAN

NORTH AVE. (ST. HWY #6)



July 25, 1978

City Planning Commission
Grand Junction
Colorado

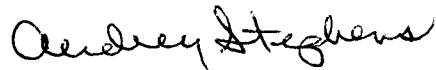
After recently visiting in Denver, Colorado, and seeing first hand the air pollution that city is encountering I strongly recommend that steps be taken locally to stop possible air pollution problems in this valley also.

The drive-in banking is popular here, and on any Friday evening numerous vehicles wait patiently to transact business at each of the banks, all with motors running. With the expected increase in population, and with our land formation here in the Grand Junction area, we are a possible candidate for an air pollution problem such as Denver and other cities are now experiencing.

Please give consideration to eliminate or "slow down" this possible pollution problem whenever possible.

Thank you.

Sincerely,



Audrey Stephens
247 - 27 Road
Grand Junction, Colorado

81501

June 1, 1978

The Junction Corporation
652 White Avenue
Grand Junction, CO 81501

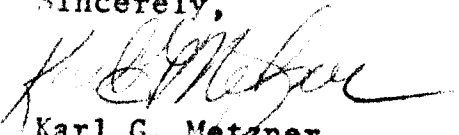
Re: File #47-78 - Conditional Use - Drive Restaurant

Dear Sirs:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978 denied your conditional use application at North Avenue and 28 1/2 road. Denial was based on traffic considerations, site design, and possible adverse environmental impacts from drive-up windows.

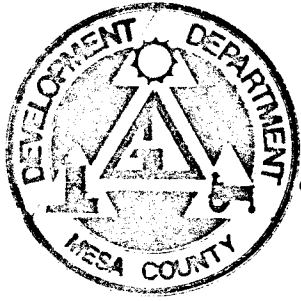
You may request that this denial be heard before the City Council for reconsideration. Such request should be in writing and received by our department not later than June 7, 1978.

Sincerely,



Karl G. Metzner
Planner I

KGM:k1f



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

July 26, 1978

The Junction Corporation
652 White Avenue
Grand Junction, Colorado 81501

Re: File #47-78 Conditional Use for a drive-in restaurant.

Dear Sirs:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, denied your Conditional Use application at North Avenue and 28½ Road for a drive-up window. Denial was based on the following points:

1. Circumnavigation of the restaurant is required to use facility.
2. Ingress-egress to 7-11 Store was not rectified.
3. Two curb cuts as proposed would conflict with pedestrians at two (2) points rather than the single point which exists.
4. The 25' curb cut as proposed in the alternative is inadequate for the restaurant and drive-in window facility.
5. Both drives from North Avenue are ingress and egress in a congested area.
6. The proximity of the proposed use to a controlled, but congested intersection by high traffic generator.

You may request that this denial be heard before the City Council for reconsideration. It is anticipated that this will be acted upon August 2, 1978, at the regularly scheduled City Council meeting in the City Council Chambers at 7:30 p.m.

Sincerely,

Del Beaver
Senior City Planner

DB:df

Subdivision CONDITIONAL USE

Date May 1, 1978 Item # 47-78

Petitioner The Junction Corporation

START

Review Agencies Comments

Signs in Reg'd R.O.W.
Need S.W. along North
Ave. - Better Directional
Ingress for 7-11 from North
Ave. - Add'l Landscaping
at Above ingress.
Landscape plan prior to
Council mtg. - Power of
Attney for 28 1/2 road -
City Utilities - No trash area shown
Fire - adequate water supply
City Engineering - Existing cut
on North must be closed when
new cuts go in. Recommends
cut on 28 1/2 Rd be 25' wide + start
35' S. of North Ave ROW and

Review Agencies Comments

curb be built @ corner of
existing ROW.
10' of ROW need on North Ave
Public Service - no objections
Need an addl 17' R.O.W. on 28 1/2 Rd

Comments on Re-Review -

Parks - mix of 3 Bluegrass varieties
specify Seedless honey locust
Eng. - previous comments stand -
alternative represents no significant
change. Sign is still shown
in needed R.O.W.

Alternative Submitted 7/19/78

Action Taken

P.C. Denied 30 May 1978
C.C. Returned to P.C. Jun 78

Comments

Denied based on Traffic
considerations, site design
& possible adverse environmental
impacts from drive-up
windows.

Action Taken

P.C. Denied July 25 1978
C.C. Denied Aug 16, 1978

Comments

2 cuts
Conflicts w/ pedestrian twice
- 25' curb cut is inadequate for Judge Harpers
- ingress egress to 7-11 not being rectified - Both drives are ingress/egress in congested
area.
- Proximity to proposed controlled intersection.

ITEMS REQUIRED FROM DEVELOPER

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