Table of Contents

File	e	1978-0097
Da	te	9/21/00 Project Name: All the Kings Men Restaurant
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
•	u	quick guide for the contents of each file.
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed
X	-v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
	-	*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)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	<u> </u>	
X		Review Sheet
X	X	Review Sheet Summary
X	X	Preliminary and Final Application
X		Grading Plan
X		Landscape Plan
X	г	Front Elevation
X		Site Plan (Final subject to changes outlined on map-to be scanned)
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	<u> </u>	· · · · · · · · · · · · · · · · · · ·

\$265 9-22-78 Date Fee Paid

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

ALL THE KING'S MEN RESTURANT Name of Development

HORIZON/70 (Horizon Drive @ I 70) Common Location

Names and Addresses of land owners or developers.

Jack Treece	John King	
NAME	NAME	NAME
2323 North 7th	1	
Grand Junction, Colorado	2860 S. Circle Drive	
ADDRESS	ADDRESS	ADDRESS
	Colorado Springs, Co.	
243-4170	576-5440	
BUSINESS PHONE	BUSINESS PHONE	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	D	imensio	nal Standards	V
17.7			et parking and loading	~
17.8	A	ccess a	nd Traffic controls	
15.D	.3.C	(1) (2) (3) (4) (7) (8)	Street systems, lot lines, lot designs Parks, playgrounds, public bldgs., etc. Building sites & common open area Elevations and/or perspectives of all proposed structures (3 copies) Drainage Plan (3 copies) Existing and proposed sewer and water	
		(9)	lines and utility easements (a) Off-street parking and loading (b) Traffic Circulation Plan (c) Landscaping and tree planting plan	
			nformation may be submitted in report form or on of the developer.	on the plat

(5)	Development schedule	See Below
(6)	Agreements, provisions or covenants	None
	Development Schedule - Start Construction	Nov. 2, 1978
	Completion	Dec 30, 1978*
	(*Weather	permitting)

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Legal Description of Development:

ALL THE KING'S MEN FAMILY RESTURANT

Lot 2 in Horizon/70 Subdivision in the CITY OF GRAND JUNCTION, Mesa County, Colorado

This application completed by

С	Ę	М	SURVEYORS	ե	ENGINEERS	
 			NAME		-	
65	56	31	l Road			
G	rai	nd	Junction,	Сс	olorado	
			ADDRESS			

NAME

ADDRESS

DATE

DATE

Note:

- 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.

REVIEW SHEET SUMMARY

ILE # 97-78 TEM DEVELOPMENT IN H.O. - ALL THE KINGS MEN RESTAURANT EETING DATE

OMMENTS:

UTRIENIS.	
UTE WATER	Ute has an 8" water line in Horizon Drive that can serve this area. A line large enough to meet fire flow re- quirements must be installed. Tap fees and extension policies in effect will apply.
PUBLIC SERVICE	Require 15' utility easement on Perimeter of Lot 2. These lots are different than the last plat of Horizon 70 Subidivision.
FIRE DEPTMANTLO	Two hydrants are needed to supply the fire flow for this building. These hydrants must be on 8" line and located on or near N.E. corner of lot 2, N.W. corner of lot 3, with not more than 300' between.
CITY ENGINEER-JENSEN	No comment on Development: The owner should anticipate that the cost of tap fees for sewer will be much higher than past plant investment fees. Water for fire protection and availa- bility and compound with I.S.O. requirements for this building.
PARKS & RECREATION	Aspen - Will not grow in Mancos shale surrounded by asphalt. Try Goldenrain Tree, Amur Maple or Russian Olive. Eastern Redbud - Not fully winterized here, not tolerant of our alkali soils - try Hawthorn or any of the 3 listed for Aspen. Colorado Blue Spruce - Likes a more protected location; try Ponderosa or Pinyon Pine. Red Oak - very doubtful that it would grown on such an exposed site - try American Linden - Marshall's Green Ash.
CITY ENGINEER-RISH	 Common Driveway for Lots 2 & 3 requires concurrence of both owners or leasees. I assume all site drainage will come to the street. Cul should be temporary. Permanent street improvements required initially on lots 1,2,&3 frontage and also Horizon Drive median changes.
TRAFFIC ENGINEER-MCKEE	Location of the drive cut on the sharp curve directly in line with vehicles entering this street from Horizon Drive is a hazard. This alignment breeds disregard for vehicles on street attempting to negotiate the intersection to Horizon Drive with vehicles crossing opposing traffic lanes to enter the restaurant facility. The drive should either be abandoned at that point and located

north of the curve or a physical barrier constructed from the

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proposed island terminating beyond the curve.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend approval of revised plan based on staff and review comments.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

ubdivision D	Deu. IN H.C) ALL The KINGS MEN RESTURA
		Item # 97-28
Petitioner J	ct Trees	e John King
Loc. S.W. Cor	, I-70 \$	e, John King
Horizon Dr.	•	
Review Agencie	es Comments	Review Agencies Comments
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Action Tak	cen	Action Taken
Action Tak	<u>(en</u>	Action Taken P.C.
<u>Action Tak</u> .C .C <u>[1-01-78</u>	Approved	Action Taken P.C. C.C.
Action Tak	Approved	Action Taken P.C.
<u>Action Tak</u> .C .C <u>[1-01-78</u>	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> .C .C <u>[1-01-78</u>	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> .C .C78	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> .C .C78	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> .C .C78	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> P.C 2.C78	Approved	Action Taken P.C. C.C.
<u>Action Tak</u> 2.C C.C Comments	Appoint a	Action Taken P.C. C.C. Comments
<u>Action Tak</u> .C .C Comments		Action Taken P.C. C.C. Comments Comments QUIRED FROM DEVELOPER
<u>Action Tak</u> .C .C78 Comments		Action Taken P.C. C.C. Comments QUIRED FROM DEVELOPER Agreement Title Investigation



