



\$265      9-22-78  
 Fee Paid      Date

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	NAME
2323 North 7th Grand Junction, Colorado	2860 S. Circle Drive Colorado Springs, Co.	
ADDRESS	ADDRESS	ADDRESS
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 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 See Below
- (6) Agreements, provisions or covenants None

Development Schedule - Start Construction Nov. 2, 1978  
 Completion Dec 30, 1978\*  
 (\*Weather permitting)

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

C & M SURVEYORS & ENGINEERS

656 31 Road  
Grand Junction, Colorado

ADDRESS

DATE

NAME

ADDRESS

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.

REVIEW SHEET SUMMARY

FILE # 97-78

ITEM DEVELOPMENT IN H.O. - ALL THE KINGS MEN RESTAURANT

MEETING DATE

COMMENTS:

UTE WATER

Ute has an 8" water line in Horizon Drive that can serve this area. A line large enough to meet fire flow requirements 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 DEPT.-MANTLO

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 availability 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

- 1) Common Driveway for Lots 2 & 3 requires concurrence of both owners or leasees.
- 2) I assume all site drainage will come to the street.
- 3) 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 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

Subdivision Dev. in H.O. - All the Kings Men Restaurant

Date 2 Oct 78 Item # 97-28

Petitioner Jack Treece, John King  
Loc. S.W. cor. I-70 &  
Horizon Dr.

Review Agencies Comments

Review Agencies Comments



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Action Taken

Action Taken

P.C. \_\_\_\_\_  
C.C. 11-01-78 Approved  
Comments

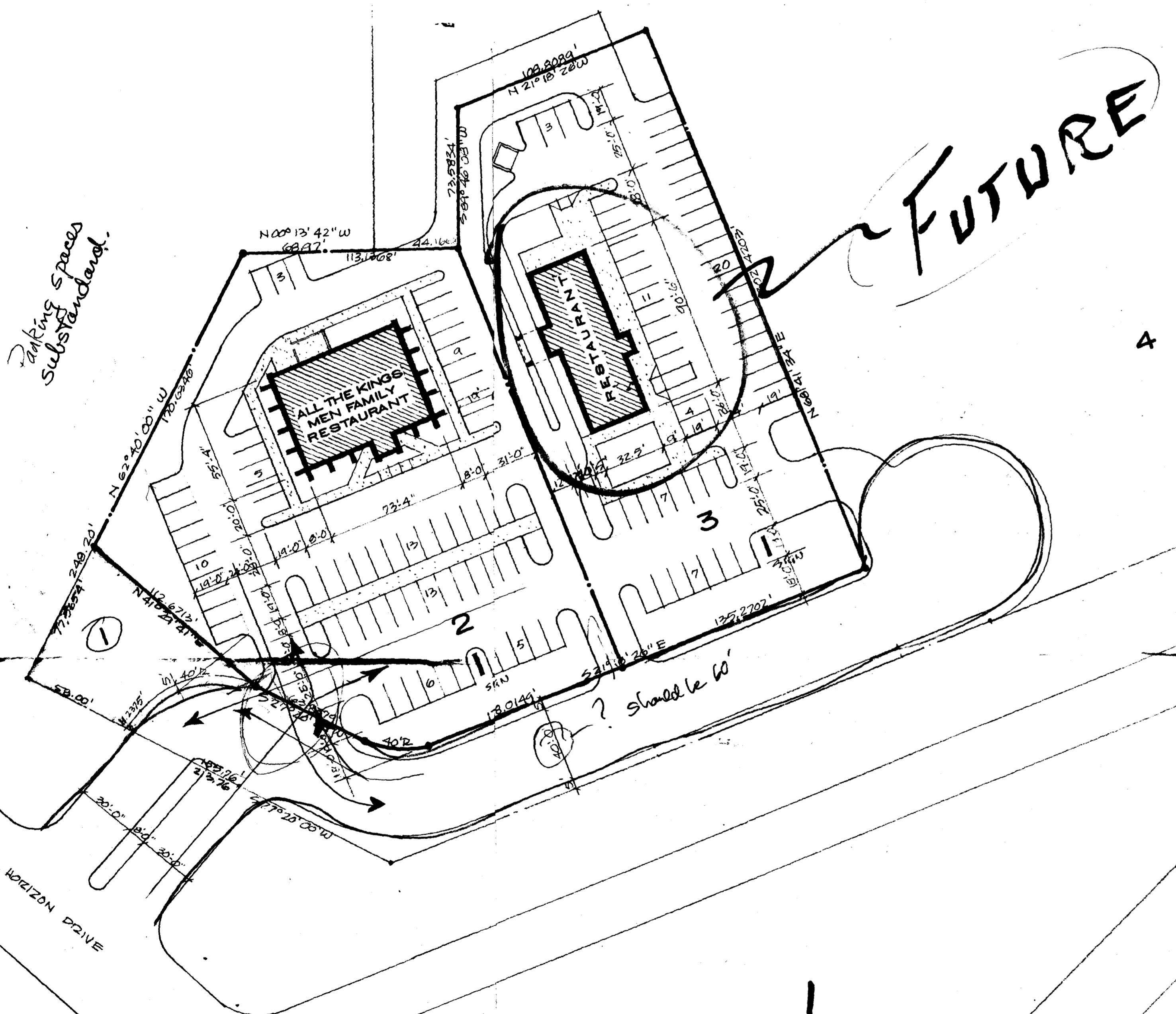
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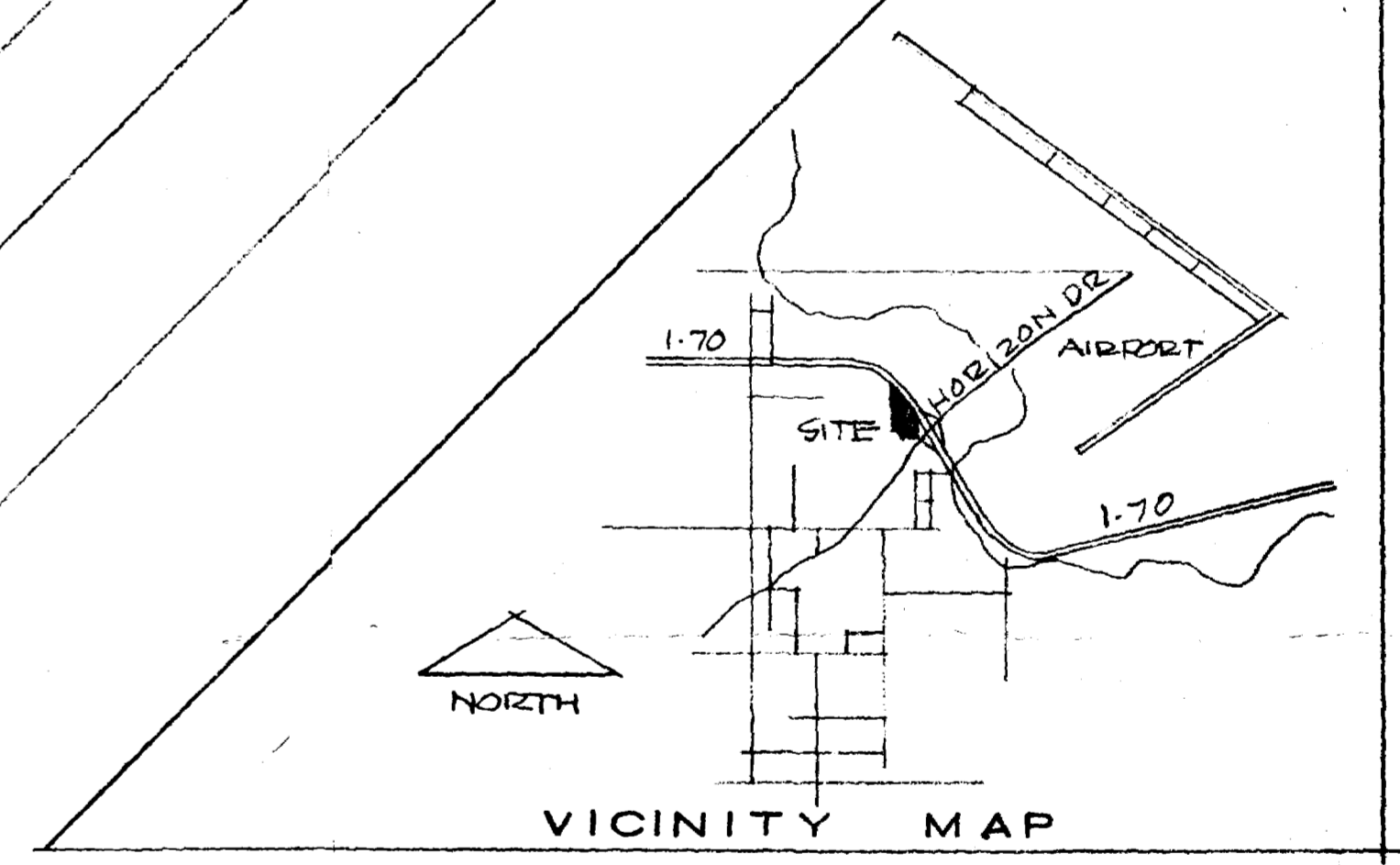
ITEMS REQUIRED FROM DEVELOPER

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



SITE DEVELOPMENT PLAN - LOT 2, 3

1/2 IN TILES STATE 70



VICINITY MAP

DATA

BLDG.	BLDG. S.F.	STORIES	PARKING	LAND S.F.	%LAND USE
ALL THE KINGS MEN RESTAURANT	4508 S.F.	1	63	47,3000 S.F.	9.53 %
	3116 S.F.	1	52	40,0000 S.F.	7.78 %

