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Fil		1979-0036				
Da	te_					
D	6	PANTUSO'S				
P	S	The second are desired with an according to the second to permanent reco				
r e	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. T					
S	are also documents specific to certain files, not found on the standard list. For this reason, a checklist ha					
e	n					
n		Remaining items, (not selected for scanning), will be marked present on the checklist. This index can s	serve as a			
t	d					
		quick guide for the contents of each me.				
		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.	-			
X	X					
		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	X	X Action Sheet				
X	X	X Review Summary				
X	-	Preliminary and Final Application				
A						
X		Letter from Patrick J. Berry to Building Department re: projected end of project – 11/6/79				
v	v					
Α	Λ	X Planning Commission Minutes - ** - 5/29/79				
X	X	Execution Lori Hill to Loran Dake re: approval of item with conditions				
-		5/30/79				
X	X	(Site Plan (70 BE ANWOTATED)				
-	-					

Acres	File # <u>36-79</u>					
Units	ACTION SHEET Zone C					
Density	Tax Area Code					
Activity Development in	H.O Final					
Phase Pantuso's Italian Restaurant Date Neighbors Notified NA						
Date Submitted 5-/-79						
Date Mailed Out 5-4-79	PC Hearing Date 5-29-79					
Review Agencies [O] Review Period - Return By						
Send	Send					
COUNTY ROAD DEPARIMENT	FIRE					
COUNTY HEALTH DEPARIMENT	IRRIGATION					
COUNTY SURVEYOR	DRAINAGE					
COMTRONICS	WATER (UTE, CLIFTON)					
GRAND VALLEY RURAL POWER	SEWER					
/ MOUNTAIN BELL	CITY ENGINEER WILLITIES RUS'A					
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN					
SOIL CONSERVATION SERVICE	FRUITA, PALISADE					
SCHOOL DISTRICT 51	City Hilster					
STATE HIGHWAY	P.D Ed Vander Took					
STATE GEOLOGICAL	/ Ken deleman					
STATE HEALTH - RADIOLOGICAL						
TRANSAMERICA TITLE						
62PC 5-29-79 LICE APP CC 7-5-79 approved	sub to estable + review comments subject to P.C. recommendation					
Common Location Crossroad NE corner of Cross	subject to P.C. recommendation S Colora do West, Lot 5 Estads Court & Crossroads Bird.					
Common Location Crossroad	s Colorado West Lot 5 servade Court + Crossroade Bivd.					
Common Location Crossroad NE corner of Cros Staff Comments	s Colorado West Lot 5 servade Court + Crossroade Bivd.					
Common Location Crossroad NE corner of Cros Staff Comments	s Colorado West Lot 5 servade Court + Crossroade Bivd.					
Common Location Crossroad NE corner of Cros Staff Comments	s Colorado West Lot 5 servade Court + Crossroade Bivd.					
Common Location Crossroad NE corner of Cross Staff Comments Lighting Trown on Court Instead Original Documents Imp. Agreement \$	S Colora do West, Lot 5 serva às Court + Crossroade Bird. Appraisal x .05 = \$ Open Space;					
Common Location Crossroad NE corner of Cross Staff Comments Lighting Thour on Country But not lakeled Original Documents Imp. Agreement \$	S Colora do West, Lot 5 serca de Court & Crossroade Bird Appraisal x .05 = \$ Open Space; Receipt # Check #					
Common Location Crossroad NE corner of Cross Staff Comments Lighting Trown on Court Instead Original Documents Imp. Agreement \$	S Colora do West, Lot 5 serva às Court + Crossroade Bird. Appraisal x .05 = \$ Open Space;					

PEVIL' SHEHE SUCANY FILE \$ 36-79 DATE SENT TO PRVIEW ACRICLES 5-7-79 Development in H.O.-Final PACE DUE 5-18-79 Pantuso's Italian Restaurante PC PEPTING DATE LICC/OC PETERIC DATE DATE PDC. FOI ICA ON I THINK 5-16-79 GRAND JUNCTION Okay FTRE 5-16-79 GRAND JUNCTION UTILITIES None CITY PARKS AND RECREA-Trash should be screened by enclosure fence. 5-17-79 Taking potential clients past garbage on TION their way to eat is a poor first impression. Landscaping should be more than a domestic afterthought. Trees in locations indicated do nothing to mitigate or enhance starkness of the parking lot. The position of the building in relation to north is perfect for soaking up summer sun from 2 pm to sundown, thus requiring more energy use to cool the building. Trees should be positioned to help reduce this solar heat again by being on south and west sides. If some tree plantings were used in the parking lot it would help reduce the heating of cars and visually would be more pleasing than almost and acre of uninterrupted asphalt.
Why try and grow "turf" in the desert? less "grey water" could be used to irrigate this area of grass, a less "thirsty" type of landscaping would be desirable. Gravel mulch with concentrated areas of showy plantings could be used at entrances and walking speed circulation areas. Shrubs that could be used are: various sage species, Green Mormon Tea, Mnt. Mahogany, Rabbitbrush, Potentilla, Three Leaf Sumac, Lead Plant and Cliffrose. Trees that could be used include Russian Olive, Amur Maple, Patented varieties of Honeylocust such as Shademaster, Pinyon Pine, various Junipers. 5-24-79 CITY ENGINEER (RISH) 1. All street improvements are under construction. 2. Driveways look fine as to location and size. Details should be in accordance with

GJPC 5-29-79

5-24-79

PUBLIC SERVICE

FLAGER/MIKESELL/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

City standard ST-1.

3. Site plan looks fine.

location shown may change.

Gas: existing gas lines in Crossroads Blvd.

and Crossroads Ct. as shown on plat. Electric: no objections - Transformer

PEVEL ! SHEET SU (AVY

FILE \$ 36-79	DACE SEME TO REVIEW AGRICLES				
DEVELOPMENT IN H.O FINAL - PANTUSO'S ITE ITALIAN RESTAURANT	DATE DUE				
PC PEFFING DATE					
TOCYOC DETERM DATE:					

DATE PDC.

AGE ICY

ON THE

6-1-79

MOUNTAIN BELL

No objection. We do have a buried cable in the utility easement located on the East ten (10) feet of lot five (5), block one (1), Crossroads Colorado West.

May 30, 1999

Loran Dake c/o Horizons West 2721 N. 12th Street Grand Junction, CO 81501

Re: Item # 36-79

Developement in H.O.

Dear Loran,

The Grand Junction Planning Commission recommended approval of the item referenced above on May 29, 1979. This item will be heard before the Grand Junction City Council on July 5, 1979.

Conditions, restrictions, and special requirements are as follows:

1. Staff and review comments. (Comments are on file in our office)

If you have any questions concerning this item, please contact our office.

Sincerely,

Lori Hill

LouAll

Planning Technician I

cc: File # 26-79 Correspondence

LH/nh



