



Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 56-79  
Zone C  
Tax Area Code \_\_\_\_\_

Activity Development in H.O. - Final  
Phase Pantuso's Italian Restaurant Date Neighbors Notified NA

Date Submitted 5-1-79 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 5-4-79 PC Hearing Date 5-29-79

Review Agencies \_\_\_\_\_ 10 Review Period - Return By \_\_\_\_\_

Send

- \_\_\_\_ COUNTY ROAD DEPARTMENT
- \_\_\_\_ COUNTY HEALTH DEPARTMENT
- \_\_\_\_ COUNTY SURVEYOR
- \_\_\_\_ COMTRONICS
- \_\_\_\_ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- \_\_\_\_ SOIL CONSERVATION SERVICE
- \_\_\_\_ SCHOOL DISTRICT 51
- \_\_\_\_ STATE HIGHWAY
- \_\_\_\_ STATE GEOLOGICAL
- \_\_\_\_ STATE HEALTH - RADIOLOGICAL
- \_\_\_\_ TRANSAMERICA TITLE

Send

- FIRE city
- \_\_\_\_ IRRIGATION \_\_\_\_\_
- \_\_\_\_ DRAINAGE \_\_\_\_\_
- \_\_\_\_ WATER (UTE, CLIFTON) \_\_\_\_\_
- \_\_\_\_ SEWER \_\_\_\_\_
- CITY ENGINEER/UTILITIES Rish
- \_\_\_\_ MACK, LOMA, MESA, COLLBRAN
- \_\_\_\_ FRUITA, PALISADE
- City Utilities
- P.D. - Ed Vander Toob
- Ken Adleman

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>WPC</u>	<u>5-29-79</u>	<u>rec app sub to staff + review comments</u>
<u>CC</u>	<u>7-5-79</u>	<u>approved subject to P.C. recommendation</u>

Common Location Crossroads Colorado West Lot 5  
NE corner of Crossroads Court + Crossroads Blvd

Staff Comments

lighting shown on plat  
but not labeled

Original Documents

- \_\_\_\_ Imp. Agreement \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space;
- \_\_\_\_ Imp. Guarantee Receipt # \_\_\_\_\_ Check # \_\_\_\_\_
- \_\_\_\_ Covenants \_\_\_\_\_ Open Space Dedication
- \_\_\_\_ Power of Attorney
- \_\_\_\_ Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 36-79

DATE SENT TO REVIEW AGENCIES 5-7-79

ITEM Development in H.O.-Final  
Pantuso's Italian Restaurant

DATE DUE 5-18-79

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5-16-79	GRAND JUNCTION FIRE	Okay
5-16-79	GRAND JUNCTION UTILITIES	None
5-17-79	CITY PARKS AND RECREATION	Trash should be screened by enclosure fence. Taking potential clients past garbage on 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 ½ and acre of uninterrupted asphalt. Why try and grow "turf" in the desert? Unless "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 City standard ST-1. 3. Site plan looks fine.
5-24-79	PUBLIC SERVICE	Gas: existing gas lines in Crossroads Blvd. and Crossroads Ct. as shown on plat. Electric: no objections - Transformer location shown may change.

GJPC 5-29-79

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

REVIEW SHEET SUMMARY

FILE # 36-79

DATE SENT TO REVIEW AGENCIES \_\_\_\_\_

DEVELOPMENT IN H.O. - FINAL - PANTUSO'S  
ITEM ITALIAN RESTAURANT

DATE DUE \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

ICC/OC MEETING DATE \_\_\_\_\_

DATE PDC.

AGENCY

COMMENTS

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, 1979

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

Re: Item # 36-79  
Development 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.

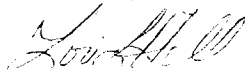
Conditions, restrictions, and special requirements are as follows:

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

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

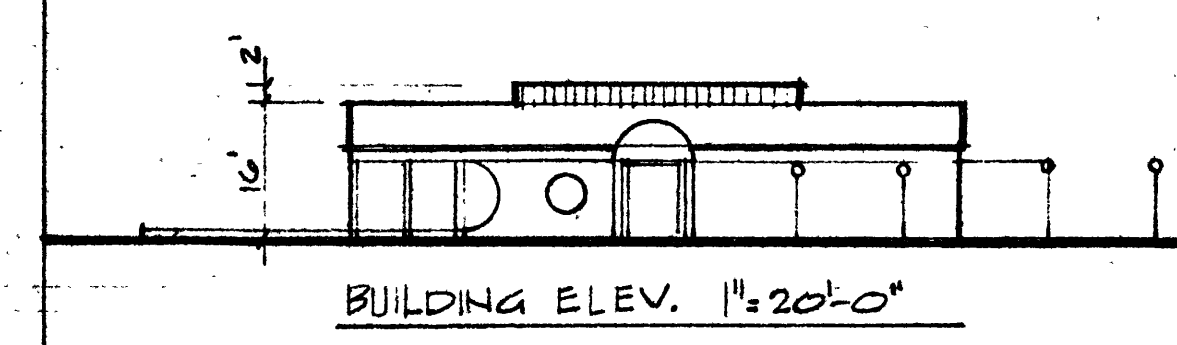
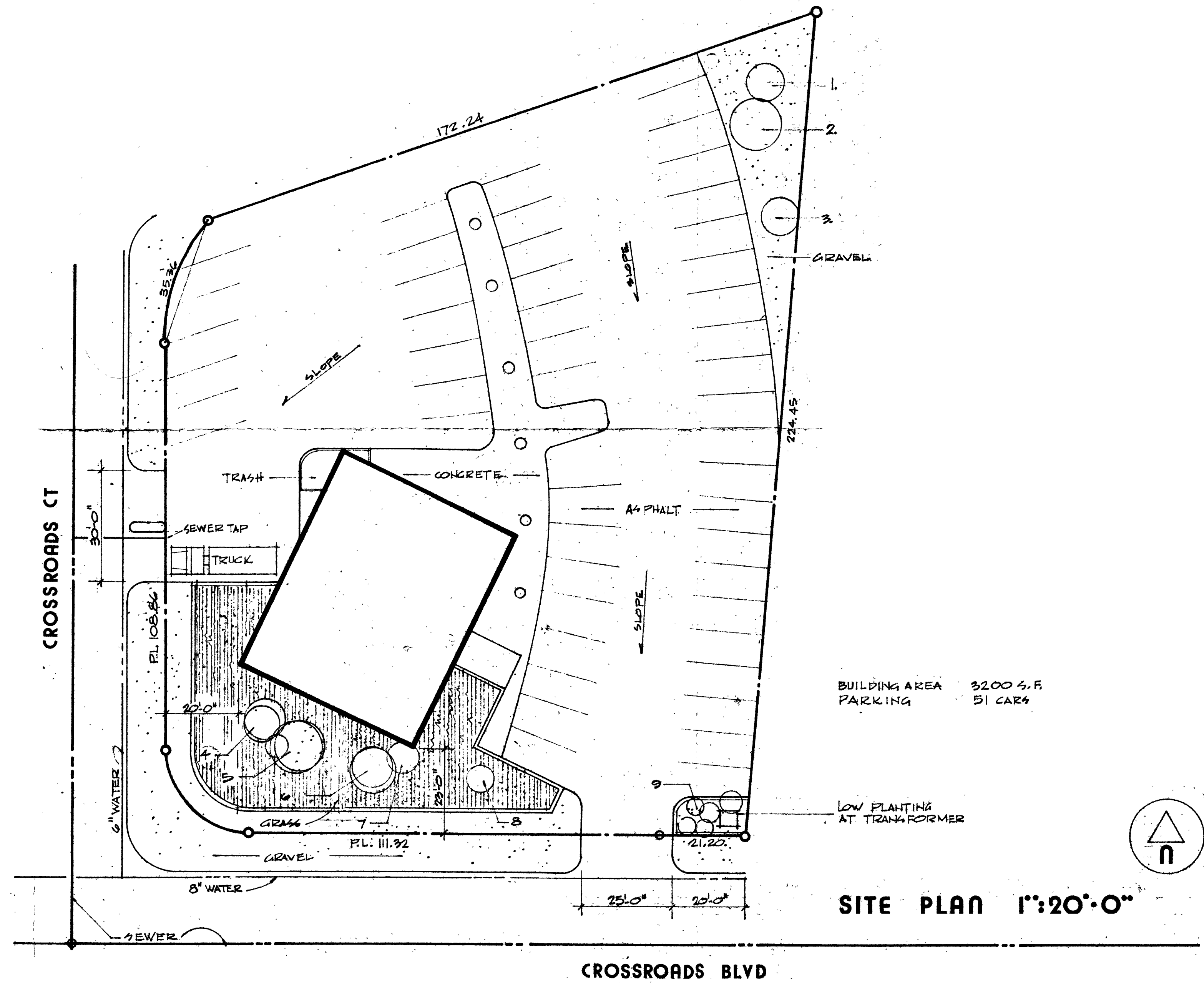
Sincerely,

Lori Hill  
Planning Technician I



cc: File # 36-79  
Correspondence

LH/nh



LANDSCAPING - GRAVEL, GRASS, TREES. TREE SPECIES TO BE COORDINATED WITH GRAND JUNCTION PARKS DEPT.

DILLON HUNT ARCHITECTURE AND PROJECT MANAGEMENT  
2004 N. 12TH GRAND JCT. CO. 245-7983

**PANTUSO'S ITALIAN RESTAURANTE**

LOCATION - CROSSROADS COLORADO WEST - LOT #5  
GRAND JUNCTION COLORADO