Table of Contents

File 1985-0013 Project Name Kentucky Fried Chicken-Drive-up - Conditional Use A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n e n 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 in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. **Table of Contents** $\overline{\mathbf{x}}$ **Review Sheet Summary** Application form **Review Sheets** 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, easements *Mailing list to adjacent property owners 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 *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 DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: X | X | Action Sheet X X Review Sheet Summary Lease Agreement X X Entry Level Map X Site Plan Option to Purchase and Amendment to Lease Notice of Public Hearing - 6/25/85 X | X | Planning Commission Minutes - ** - 6/25/85 Development Summary

PROJECT NARRATIVE

We are Kentucky Fried Chicken of Grand Junction, and we are presenting a drive thru food service system.

The unit we will be using is the CarHop made by Mosler, an American Standard Company. (see enclosed picture) It is a new concept to the fast food industry. The Mosler CarHop is an adaptation of the remote banking system principal, using components from the Telelift document and materials handling system.

The drive thru window will be located on the east side of the building, with the entrance the the drive thru from 11th street at the south west corner of the location. We would like to start the project by September 1st 1985 and complete the installation by October 1st 1985.

This window will give greater convience to the consumer who is unable to leave their car for various reasons, such as parents with young children, people with animals in their car, and handicapped persons. This window will also help our business by easing the parking situation on the lot, and giving the consumer the option to drive through or walk in.. The addition of this window will also increase our number of employees by four per day..

We feel this will give the consumer another option and better serve the community.

Ric Belden

Rep. of Boice Enterprises Inc DBA Kentucky Fried Chicken



Bernard Brodak
415 Ridge Wood Ln
Grand Junction Colo
81505

#13 85

John H & Margaret Bellio 2980 214 Rd New Castle Colo 81647

#13 85

Ric Belden #13 85
Representative for
Boice Enterprises Inc
DBA
Kentucky Fried Chicken

Samuel J Baldwin
1112 Belford Ave
Grand Junction Colo
81501

#13 85

Corp of Fres Bishop Church of Jesus Crist 50 East North Temple St Salt Lake City Utah 84150

#13 25

GRAND JUNCTION PLANNING DEPT. 559 White Ave., Room #60 Grand Junction, CO 81501 Walter R Thoms
621 20 Rd
Grand Junction Colo
81503

#13 85

State of Colorado Grand Junction Colo 81501

#13 85

REVILW SHEET SUMJARY

FILE NO	#13-85 TITLE HE/	ADING Conditional Use-Drive up DUE DATE 6/14/85				
ACTIVITY -		TION - PHASE - ACRES Activity: Conditional Use-Drive up				
Phase:		Illl North Avenue Grand Junction, CO Petitioner:				
Ric Belo						
PETITIONER	ADDRESS 2393 Rid	geway Court Grand Junction, CO 81503				
ENGINEER	N/A					
DATE REC.	AGENCY	COMMENTS				
6/5/85	Fire Dept.	This office has no objections to proposed conditional use.				
6/6/85	Transportation Engineer	It appears that there will be no change in the locations of the driveways. The diagonal employee parking appears to be going against the flow of the drive-through traffic. There does not appear to be any signs directing traffic to the drive-through and there could be traffic going the wrong way if they use the second driveway east of 11th on North Avenue. Any changes in driveway locations will require permit from state since this is a state highway.				
6/7/85	City Engineer	Employee parking spaces are angled at wrong direction for one way traffic. I suggest that these be made "straight in" parking spaces with no angle.				
6/11/85	City Planning	This is a request for a drive-up window in the existing Ken- tucky Fried Chicken location.				
	,	The City Engineering and Planning Departments have met with KFC to discuss this proposal. We did look at options regarding access and parking. Signage and painting on the ground at the southwest corner of the building should indicate "one way only" as well as "drive-up window." The parking spaces along the east side should be designated "employee parking only." The northwest access should also be painted on the ground "exit only" to help defer traffic congestion.				
		The 1' concrete curb (we requested a 6" raised curb) along the south side should be extended to the aisle of the parking lotapproximately 30 to 40 feet further west, to designate a single access from the alley. This would be consistent with other drive-up window requirements along North Avenue. By having a raised curb (we would again recommend only a 6" raised curb), will the existing trash enclosure still be accessible and will the driveway turn radius be adequate for trash trucks? Also, the utility pole within your property or within public alleyway?				
	,	Is the room to restripe and provide 90° parking for the 3 employee spaces in the front of the building? If so, we would recommend it.				
		Stacking appears to be adequate for the window, but what is the turnaround time for ordering and receiving the meal?				
		All construction must meet UBC requirements.				
		Any new signage, other than directional, will require a separate sign permit.				
		This department recommends additional landscaping along North Avenue. Landscaping on the northwest and northeast corners would enhance the project's aesthetic value, as well as help in defining the ingress and egress points.				
		Curb blocks or raised curb is recommended along 11th Street to help prevent encroachment, into the existing sidewalk.				

6/13/85 Building Dept. No negative comments. Building permit required. City and State licensing requirements shall apply for contractors.

Original Do NOT Remove

(over)

From Office

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUN 20 1985

Million St. All St.

Response to Review Sheet Summary

File No. #13-85 Condition Use-Drive up Kentucky Fried Chicken 6/19/1985 Ric Belden 2393 Ridgeway Ct Grand Junction, Co 81503

Agency

Comments

Transportation Engineer

The diagonal employee parking can be restriped and provide 90° parking for 3 employee spaces. Also a do not enter sign can be placed by the second driveway east of 11th on North Ave to avoid entering the drive thru the wrong direction.

City Engineer

The diagonal employee parking can be restriped and provide 90° parking for 3 employee spaces.

City Planning

Signage and painting on the ground can be provided to indicate "one way only" as well as "drive-up window". Parking on the east side can be designated employee parking only. The northwest access can be painted on the ground "exit only"... A 6" raised curb along the south side can be provided to designate a single access from the alley. Existing trash enclosure can still be used, the truck exits around the southeast corner now. The diagonal employee parking can be restriped and provide 90° parking for 3 employee spaces. We see the turn around time of ordering and receiving the meal as 2 to 3 minutes. Landscaping can be provided in the

as it doesn't take up any parking spaces as we need all we have.

northeast and northwest corners as long

Petitoner for Boice Enterprises Inc.

Original Do NOT Remove From Office

ase mmon Location	III North Ave	Grand	Junction	Colorado	
Date Submitted		Mailed Out		Date Posted	
	Period Return by		. Peguired S	Paid Res	× dont
Recording Fee Require	ed \$	Paid (Date)		Date Recorded_	
review agencles -	АВ Э ХЭХ(ЕГСН	XXXXX	KOPQRSX	U V X Y Z 🗽	BB CC DD EE FF
Development Dept.		8 y 2 i			• • 🔊 •
City Public Works			0 000	0 0 0	
City Engineer Transportation Engineer		1			
City Parks/Recreation				• c	
City Fire Dept.	0.0				
City Police Dept. County Planning					
County Engineer	ele La		amogo	eg czki	(25 28) G. (10 5)
County Health					
County Parks/Recreation Comprehensive Planning			000		
Floodplain Administration	• •				
G.J. Dept. of Energy	• •			•	
Walker Field School District				•	
Irrigation			ō#bōē	ki kac	
Drainage	90		Geboot :	go mgo	
Water (Ute, Clifton) Sewer Dist. (FV, CGV, OM)				AC MALA	
Mountain Bell	0 0				
Public Service (2 sets)	• •		9 9 9	•	
State Highway Dept.				•	
State Geological State Health Dept.			0 0 0	• •	
GJPC (7 packets)	6.0	1 2 # 3			0 0
OTHER Blog Dept		100 000			
O OTHER BIOS TRADE				5	
8			医多角菌素		
0					
Ŏ			1 元		
Ŏ					
9					
totals	23 25 3 1	<i>/</i>	33 4		18 18 1
/A ///	7-		A		-
GJPC = 6/25/	as recitor	spproval	7	40	
Harry & altert	1005		ncluded		VXYZ all indi
<u> </u>	Leagrement	in_in_	Fra Marratine	an sit	te plan DD
<u>gcic</u> 7/3/	85 appreved		· ·	······································	
0					
		· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·
		·			
				·	
<u> </u>					

