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File 1985-0023

Project Name McDonald's Drive Up - 1212 North Avenue - Conditional Use

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **s** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
t **d** 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.

X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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
X	X	*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	Action Sheet	X	X	Letter from Bob Goldin to Peggy Kissler re: trash proposal approved-10/28/85
X	X	Review Sheet Summary	X		Grading and Utility Plan
X		Review Sheets	X		Boundary Survey
X	X	Development Summary	X		Landscape Design
X		Development Application - 8/9/85	X	X	Parking Diagram
X	X	Grand Junction Planning Commission Minutes- ** - 9/24/85			
X	X	Project Narrative			
X		Real Estate Contract between Kenneth Cox and McDonalds Corp. -2/27/85			
X		1984 Taxes based on Assessed Value as of 1/1/84			
X		Notice of Public Hearing -9/24/85			
X	X	Site Plan			
X		High Intensity Luminaire Brochure			
X	X	Memo from Don Newton to Bob Goldin re: concrete sidewalk- 12/30/85			
X	X	Traffic Analysis			
X		Letter from Peggy Kissler to Doug and Kathy King -McDonald's re: recap of construction extras - 8/0/85			
X		Access Permit - 9/5/85			
X	X	Letter from Peggy Kissler to Planning Dept. re: Permission to add a storage shed on back of trash coral - 10/18/85			

PROJECT NARRATIVE

McDonald's Corporation
5700 S. Quebec, #225
Englewood, Colorado 80111
Construction Engineer: Peggy B. Kissler

McDonald's Corporation proposes to build a McDonald's Restaurant at 1212 North Avenue, Grand Junction, Colorado. The site is currently occupied by Cox Motors.

This narrative will describe the building statistics and construction schedule.

The building square footage will be approximately 4,380 S.F. The dimensions are 51'-0 1/2" wide and 107'-8" long. The height of the building is 16'-2 9/16", this is measured from grade to the top of our Mansard roof. The building will be block construction with a brick fascia.

The construction scheduling for our building is tentatively set up as follows:

Real Estate closing	- October 22, 1985
Ground break	- November 1, 1985
Opening (120 days construction)	- March 1, 1986

If you have any questions, please call me, Peggy Kissler at 779-0444.

0846M

#23 85

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084
Olin Wineland
Grand Mesa Color
1136 North 12th
Grand Junction, CO 81501

064
Olin Wineland
7-11
1134 North 12th
Grand Junction, CO 81501

081
Olin Wineland
Taco John's
1122 North 12th
Grand Junction, CO 81501

075
Olin Wineland
Chevron Station
1210 North Avenue
Grand Junction, CO 81501

065
Ed Derryberry
1303 Glenwood
Grand Junction, CO 81501

073
Jerry Jarold
Parkview Realty
1310 North Avenue
Grand Junction, CO 81501

072
Optical Center
1312 North Avenue
Grand Junction, CO 81501

066

McDONALD'S Corporation
5700 S. Quebec #225
Englewood, CO 80111

083
Cox Motors
P.O. Box 25
Grand Junction, CO 81501

SAM HAUPT & CO
2754 Comstock Tr. #382
GJ, CO 81506

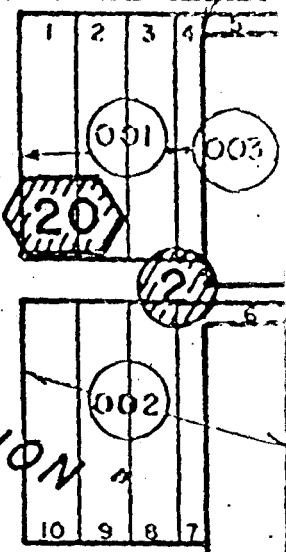
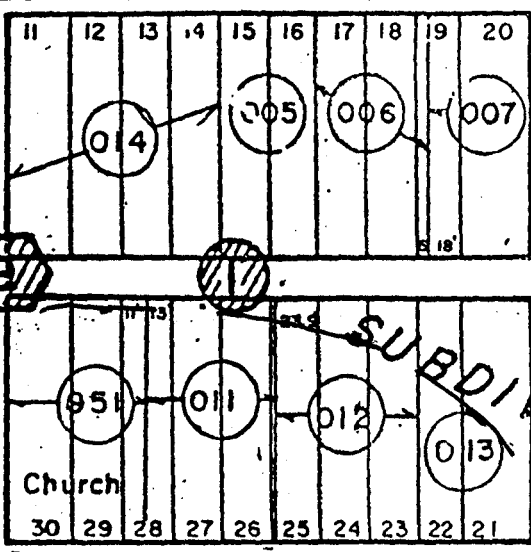
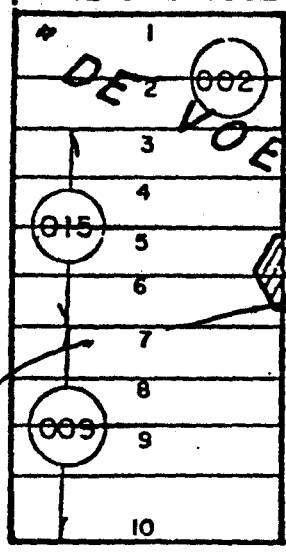
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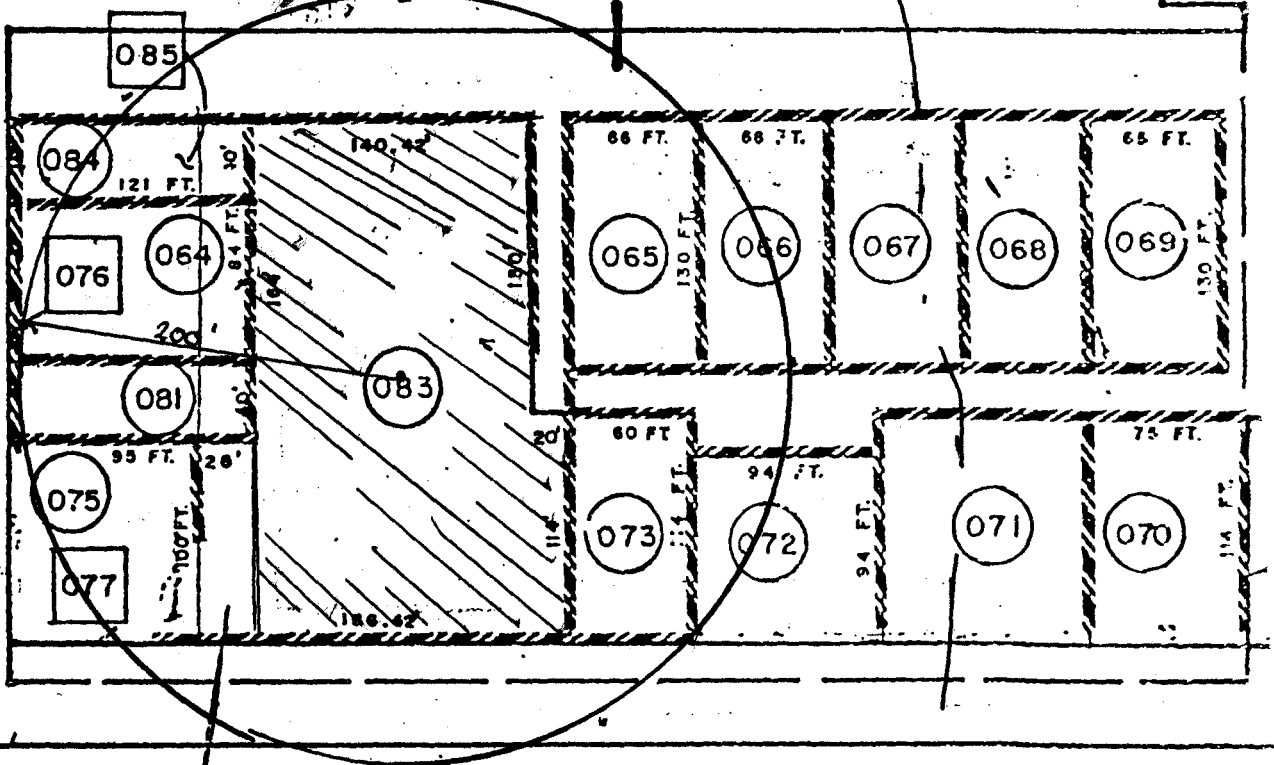
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13
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12 11 10 9 8

BUNTING



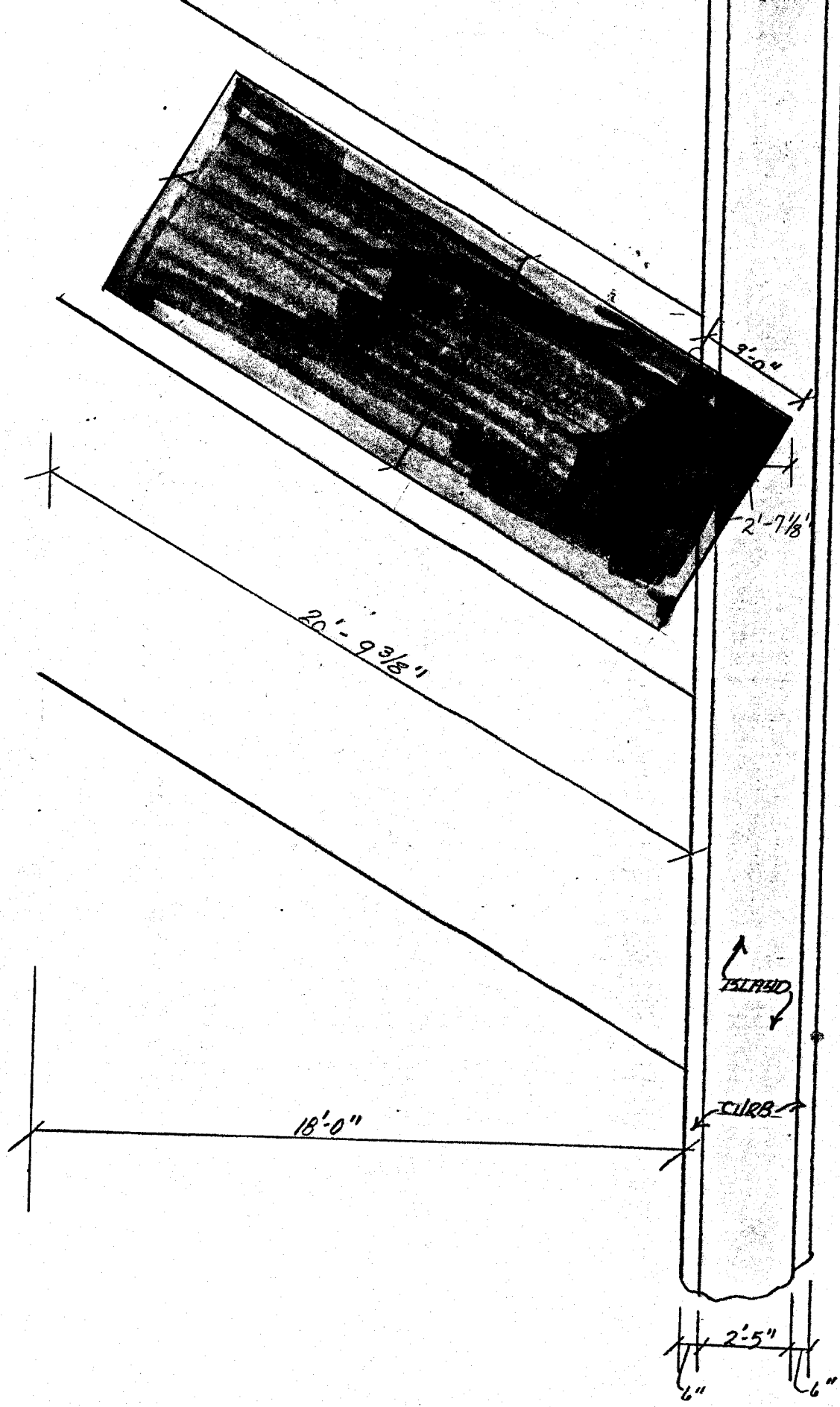
NORTH
SUBDIVISION



DEDICATED
ALLEY
OR
EASEMENT

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development summary



File # 23-85 Name McDonald's Date 9/27/85

PROJECT LOCATION: 1212 North Avenue

PROJECT DESCRIPTION: This is a request for a conditional use approval for a drive-up facility for McDonald's Restaurant in a light commercial zone (C-1). The property owner, petitioner and representative is McDonald's Corporation and Peggy Kissler.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

All technical requirements have been resolved. McDonald's will be responsible for the maintenance of the access easement along their west property.

STATUS & RECOMMENDATIONS:

No adverse comments have been received. The restaurant is an allowed use in the zone and the drive-up is a conditional use. Both are compatible with the area.

#23 85

Planning Commission Action

On September 24, 1985 the Grand Junction Planning Commission recommended approval subject to all review agency comments being fulfilled. The petitioner has agreed to these.

REVIEWS SHEET SUMMARY

FILE NO. 23-85 TITLE HEADING Conditional Use - Drive Up DUE DATE 9/13/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Phase: Final Location: 1212 North Avenue, Grand Junction, CO Petitioner: McDonald's Corporation

PETITIONER ADDRESS 5700 S. Quebec, #225 Englewood, CO 80111

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/6/85	Mtn. Bell	No objections.
9/6/85	Building Dept.	Recommend approval. No adverse comments.
9/4/85	State Hwy. Dept.	Site plan and indicated access are acceptable to the Department of Highways. Safety is improved by the reduction of the number of approaches to North Avenue.
9/9/85	City Engineer	Will McDonald's have an access easement for use of the North Avenue driveway west of their lot? What will prevent cars from cutting through the lots west of McDonalds?
9/9/85	Parks & Rec.	Landscaping looks okay. I don't see what's going to happen between curb on North Avenue and landscape start. The same is true on the Glenwood Avenue side. For safety, there should perhaps be a detached walk on North Avenue.
9/11/85	Public Service Gas:	No objections.
	Electric:	Will require an easement as development proceeds.
9/13/85	Fire Dept.	The Grand Junction Fire Department has no objections to this final plan. Building must meet Uniform Fire and Building Code requirements.
9/13/85	Development Dept.	This is a request for a Conditional Use permit for a drive-up window in a light commercial zone. The restaurant is an allowed use in the C-1 zone. <ol style="list-style-type: none"> 1) It appears the triangular easement and the easement along the west property line does not include sufficient width at the North Avenue curb cut to allow egress without crossing through the service station property. Will an additional easement be provided? If not, some means (i.e. raised curb the length of the service station property) should be provided to channel traffic away from the west curb cut back through McDonald's property. 2) Please provide this Department with copies of the recorded easements for all properties affected by that north/south easement. 3) Will the area in the easement be improved by way of pavement overlay, directional striping, etc? Who will be responsible for maintenance of the easement? 4) It is recommended that arrows or signage be used to direct the incoming traffic from Glenwood Avenue towards the west paring. 5) Will Glenwood Avenue traffic be expected to circle around the entire lot to access the drive-up window? The proposed location of menu board and speaker may cause a backup of cars onto Glenwood Avenue, causing a traffic flow problem on the public right-of-way. Please consider relocating the menu board to the east and south to ensure that Glenwood traffic will approach the drive-up lane from south of the building.

9/13/85

Development
Dept. (con't)

- 6) Section 5-5-1:K of the Grand Junction Zoning and Development Code requires that for 60° parking, the stalls be 9' wide and a minimum of 21' in length, with a 16' aisle width. Your plan indicates stalls of 18' in length.
- 7) At least one bike rack must be provided. Please specify location.
- 8) Will concrete sidewalks be provided along Glenwood and North Avenue?
- 9) Exterior lighting should be low level directional lighting.
- 10) All signage will require a separate sign permit.

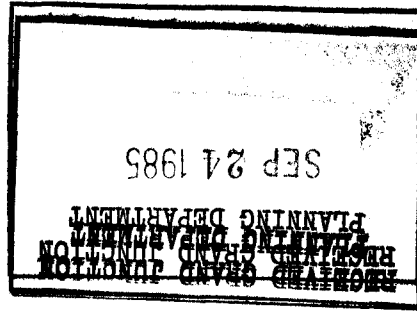
MOTION: "MR. CHAIRMAN, ON ITEM #23-85 CONDITIONAL USE -- DRIVE UP WINDOW FOR MCDONALD'S CORPORATION, I MOVE THAT WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS."



McDonald's Corporation
5700 South Quebec Street
Suite 225
Englewood, Colorado 80111
303/779-0444

September 23, 1985

Grand Junction Planning
559 White, Room 60
Grand Junction, Colorado 81501-2643




Dear Grand Junction Planning Commission:

I am writing this letter in response to your review sheet summary for McDonald's Conditional Use Drive-up Petition. I will address each comment with a solution proposed by McDonald's.

1. Mountain Bell - no comment
2. Building Department - no comment
3. State Highway Department - no comment
4. City Engineer - no comment
5. Parks & Recreations - State Highway Department requires a 6'-0" wide sidewalk integral with curb and gutter.
6. Public Service - easement being worked up
7. Fire Department - no comment
8. Development Department -
 - a. Please see site plan.
 - b. Easements have not been recorded yet, they will be supplied as soon as possible. Existing easements are not recorded.
 - c. The easement area will be excavated and paved with new asphalt. McDonald's will try to negotiate with Olin Winelands tenants for the maintenance breakdown costs on this easement. If no agreement can be reached, then McDonald's will assume responsibility for the maintenance of the easement.
 - d. Please see site plan for added directional arrows and signs.
 - e. Our site plan has been laid out to facilitate a circular flow around our building which would practically insure that all stacking would occur in our stacking lane and not onto Glenwood Avenue.
 - f. Please see attached drawing of parking detail.
 - g. Provide bike rack. See space for location.
 - h. A 6'-0" wide concrete sidewalk will be provided along North Avenue per Highway Department requirements. If required by the city, we will install a 4'-0" wide concrete sidewalk along Glenwood.
 - i. All exterior lighting will be low level directional.
 - j. We are currently obtaining a sign permit.

If you have any questions, please fee free to call.

Sincerely yours,


Peggy B. Kissler
Construction Engineer

0899M



Departmental Correspondence Date August 8, 1985

To Rich Costanzo Dept. Denver Dept. No. 946

From Janice Wells *gw* Dept. Real Estate Marketing Dept. No. 171

Subject TRAFFIC ANALYSIS -- PROPOSED LOCATION OF 1212 North Ave., Grand Junction, CO.

Per your request, attached are computer printouts which show, on an hourly and daily basis, the amount of traffic that would be generated by a store on 1212 North Ave. in Grand Junction.

Using the figures you supplied, which are proposed annual sales of \$1,250,000, an average check of \$2.50 and a traffic count of 35,300 (North Ave. 22,400 cars + 12th St. 12,900 cars), a store located here would have an average of approximately 1,346 cars enter its lot each day. Of these, an average of approximately 444 cars or 33.0% would be generated by the store. Based on the average daily traffic count of 35,300 these 444 cars generated by the proposed McDonald's would represent 1.26% of daily traffic at this location on North Ave. in Grand Junction.

If there are any questions regarding the above, please call me.

cz/0023D

Attachments

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EXPLANATION OF COLUMNS

CAR COUNTS BY HOUR OF THE DAY:

PERCENT DAILY SALES is derived from the hourly sales worksheets for the 1984 Real Estate Market Planning Studies. The percent is applied to the daily sales to determine hourly sales.

STORE SALES show the average store's hourly sales, based on projections provided by you.

AVERAGE CHECK lists the projected average check per hour, as provided by you. (If an average is not provided, the national average is used.) The average applies to the entire week, so daily averages will vary.

TRANSACTION COUNT shows the average number of transactions per hour. This is obtained by dividing hourly sales by hourly average check.

TRANSACTIONS/CAR give the average number of transactions made for each car that enters the lot. (These numbers are derived from the Trading Area Survey data base.)

CARS show the total cars that will visit this store on an hourly basis. This number is determined by dividing the hourly transactions by the transactions per car.

PERCENT TRAFFIC GENERATED BY McDONALD'S lists the percentage of traffic each hour that is specifically generated by McDonald's.* This is obtained from the Real Estate Market Planning Study surveys conducted in 1984.

CARS GENERATED BY McDONALD'S gives the actual number of cars each hour of the day which McDonald's is responsible for generating. This number is derived by multiplying Column #6 and #7.

THE PERCENT OF DAILY TRAFFIC GENERATED BY McDONALD'S is derived by dividing the cars generated by McDonald's on a particular day by the average daily traffic count.

- * A McDonald's generated trip is one in which the customer comes from and returns to the same area (map code) on the map, and comes from and returns to the same activity or place (home, shopping, work, school, etc.).

8241M
4/23/85

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23 83

1212 NORTH AVE
GRAND JUNCTION CO

DAILY TRAFFIC COUNT - 35300
YEARLY VOLUME - \$1250000 PROPOSED
AVERAGE CHECK - \$2.50

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LAR COUNTS BY HOUR OF THE DAY
WEEKDAY

TIME	PERCENT DAILY SALES	STORE SALES	AVG. CHECK	TRANS COUNT	TRANS/ CAR	CARS	PERCENT TRAFFIC GENERATED BY MCDONALDS	CARS GENERATED BY MCDONALDS
6 AM - 7 AM	1.40%	\$ 47	\$1.55	30	1.11	27	13.2%	4
7 AM - 8 AM	3.40%	\$ 115	\$1.55	74	1.11	66	13.2%	9
8 AM - 9 AM	3.80%	\$ 126	\$1.55	82	1.11	74	22.6%	17
9 AM - 10 AM	3.80%	\$ 126	\$1.55	82	1.09	76	29.1%	22
10 AM - 11 AM	3.80%	\$ 128	\$1.55	82	1.09	76	32.2%	24
11 AM - 12 PM	9.30%	\$ 314	\$2.33	134	1.15	117	35.7%	42
12 PM - 1 PM	14.50%	\$ 489	\$2.33	210	1.15	182	45.2%	82
1 PM - 2 PM	8.70%	\$ 293	\$2.33	126	1.14	110	40.0%	44
2 PM - 3 PM	5.70%	\$ 192	\$2.17	89	1.14	78	26.7%	21
3 PM - 4 PM	4.60%	\$ 155	\$2.17	72	1.14	63	29.1%	18
4 PM - 5 PM	5.10%	\$ 172	\$2.72	63	1.07	59	28.5%	17
5 PM - 6 PM	8.10%	\$ 273	\$2.72	101	1.07	94	31.7%	30
6 PM - 7 PM	9.10%	\$ 307	\$2.72	113	1.11	102	33.1%	34
7 PM - 8 PM	6.40%	\$ 216	\$2.72	79	1.11	72	37.7%	27
8 PM - 9 PM	4.70%	\$ 159	\$2.72	58	1.23	47	30.9%	15
9 PM - 10 PM	4.00%	\$ 135	\$2.40	56	1.23	46	32.5%	15
10 PM - 11 PM	2.70%	\$ 91	\$2.40	38	1.23	31	32.4%	10
11 PM - 12 PM	.60%	\$ 20	\$2.40	8	1.23	7	42.9%	3
		\$3362	\$2.24	1499	1.13	1327	32.6%	433

#23
85

PERCENT OF DAILY TRAFFIC GENERATED BY MCDONALDS - 1.23%

1212 NORTH AVE
GRAND JUNCTION CO

DAILY TRAFFIC COUNT - 35300
YEARLY VOLUME - \$1250000 PROPOSED
AVERAGE CHECK - \$2.50

#2 - 85

CAR COUNTS BY HOUR OF THE DAY
FRIDAY

TIME	PERCENT DAILY SALES	STORE SALES	AVG. CHECK	TRANS COUNT	TRANS/ CAR	CARS	PERCENT TRAFFIC GENERATED BY MCDONALDS	CARS GENERATED BY MCDONALDS
6 AM - 7 AM	1.20%	\$ 51	\$1.62	31	1.11	28	12.2%	3
7 AM - 8 AM	3.20%	\$ 136	\$1.62	84	1.11	76	12.2%	9
8 AM - 9 AM	3.60%	\$ 153	\$1.62	94	1.11	85	21.6%	18
9 AM - 10 AM	3.60%	\$ 153	\$1.62	94	1.09	87	28.4%	25
10 AM - 11 AM	3.50%	\$ 149	\$1.62	92	1.09	84	31.9%	27
11 AM - 12 PM	8.40%	\$ 357	\$2.46	145	1.15	126	37.9%	48
12 PM - 1 PM	13.00%	\$ 553	\$2.46	225	1.15	195	45.3%	88
1 PM - 2 PM	8.40%	\$ 357	\$2.46	145	1.14	127	36.1%	46
2 PM - 3 PM	5.40%	\$ 230	\$2.32	99	1.14	87	28.7%	25
3 PM - 4 PM	4.50%	\$ 191	\$2.32	82	1.14	72	26.7%	19
4 PM - 5 PM	5.10%	\$ 217	\$2.88	75	1.07	70	25.9%	18
5 PM - 6 PM	8.10%	\$ 345	\$2.88	120	1.07	112	32.5%	36
6 PM - 7 PM	9.70%	\$ 413	\$2.88	143	1.11	129	37.3%	48
7 PM - 8 PM	7.30%	\$ 311	\$2.88	108	1.11	97	36.3%	35
8 PM - 9 PM	5.00%	\$ 213	\$2.88	74	1.23	60	33.3%	20
9 PM - 10 PM	4.30%	\$ 183	\$2.48	74	1.23	60	30.3%	18
10 PM - 11 PM	3.40%	\$ 145	\$2.48	58	1.23	47	28.1%	13
11 PM - 12 PM	2.20%	\$ 94	\$2.48	38	1.23	31	28.1%	9
		\$4251	\$2.39	1781	1.13	1574	32.2%	507

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PERCENT OF DAILY TRAFFIC GENERATED BY MCDONALDS - 1.44%

1212 NORTH AVE
GRAND JUNCTION CO

DAILY TRAFFIC COUNT - 35300
YEARLY VOLUME - \$1250000 PROPOSED
AVERAGE CHECK - \$2.50

CAR COUNTS BY HOUR OF THE DAY
SATURDAY

TIME	PERCENT DAILY SALES	STORE SALES	AVG. CHECK	TRANS COJNT	TRANS/ CAR	CARS	PERCENT TRAFFIC GENERATED BY MCDONALDS	CARS GENERATED BY MCDONALDS
6 AM - 7 AM	1.10%	\$ 48	\$1.97	24	1.11	22	21.3%	5
7 AM - 8 AM	2.90%	\$ 126	\$1.97	64	1.11	57	21.3%	12
8 AM - 9 AM	4.68%	\$ 199	\$1.97	101	1.11	91	29.1%	27
9 AM - 10 AM	5.06%	\$ 251	\$1.97	128	1.09	117	31.1%	36
10 AM - 11 AM	5.50%	\$ 238	\$1.97	121	1.09	111	30.1%	33
11 AM - 12 PM	7.70%	\$ 334	\$2.67	125	1.15	109	32.2%	35
12 PM - 1 PM	11.90%	\$ 515	\$2.67	193	1.15	168	32.8%	55
1 PM - 2 PM	10.50%	\$ 455	\$2.67	170	1.14	149	34.6%	52
2 PM - 3 PM	7.90%	\$ 342	\$2.63	130	1.14	114	30.1%	34
3 PM - 4 PM	6.20%	\$ 269	\$2.63	102	1.14	90	31.4%	28
4 PM - 5 PM	5.60%	\$ 243	\$2.88	84	1.07	79	31.3%	25
5 PM - 6 PM	6.60%	\$ 286	\$2.88	99	1.07	93	36.6%	34
6 PM - 7 PM	7.00%	\$ 303	\$2.88	105	1.11	95	39.3%	37
7 PM - 8 PM	5.10%	\$ 221	\$2.88	77	1.11	69	35.9%	25
8 PM - 9 PM	3.70%	\$ 160	\$2.88	56	1.23	45	32.1%	15
9 PM - 10 PM	3.10%	\$ 134	\$2.58	52	1.23	42	36.3%	15
10 PM - 11 PM	2.60%	\$ 113	\$2.58	44	1.23	35	35.8%	13
11 PM - 12 PM	1.80%	\$ 78	\$2.58	30	1.23	25	33.0%	8
		\$4314	\$2.53	1705	1.13	1510	32.3%	489

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PERCENT OF DAILY TRAFFIC GENERATED BY MCDONALDS - 1.38%

1212 NORTH AVE
GRAND JUNCTION CO

DAILY TRAFFIC COUNT - 35380
YEARLY VOLUME - \$1250000 PROPOSED
AVERAGE CHECK - \$2.50

CAR COUNTS BY HOUR OF THE DAY
SUNDAY

TIME	PERCENT DAILY SALES	STORE SALES	AVG. CHECK	TRANS COUNT	TRANS/CAR	CARS	PERCENT TRAFFIC GENERATED BY MCDONALDS	CARS GENERATED BY MCDONALDS
6 AM - 7 AM	.60%	\$ 18	\$2.19	8	1.11	8	0.0%	0
7 AM - 8 AM	2.10%	\$ 64	\$2.19	29	1.11	26	30.3%	8
8 AM - 9 AM	4.00%	\$ 122	\$2.19	56	1.11	50	35.7%	18
9 AM - 10 AM	6.00%	\$ 183	\$2.19	84	1.09	77	38.0%	29
10 AM - 11 AM	6.50%	\$ 198	\$2.19	90	1.09	83	41.6%	35
11 AM - 12 PM	7.00%	\$ 213	\$2.80	76	1.15	66	35.3%	23
12 PM - 1 PM	10.60%	\$ 323	\$2.80	115	1.15	100	34.5%	35
1 PM - 2 PM	10.10%	\$ 307	\$2.80	110	1.14	96	34.3%	33
2 PM - 3 PM	8.40%	\$ 256	\$2.66	96	1.14	84	38.5%	32
3 PM - 4 PM	6.80%	\$ 207	\$2.66	78	1.14	68	35.7%	24
4 PM - 5 PM	6.40%	\$ 195	\$2.83	69	1.07	64	32.4%	21
5 PM - 6 PM	7.40%	\$ 225	\$2.83	80	1.07	74	38.0%	28
6 PM - 7 PM	7.30%	\$ 222	\$2.83	79	1.11	71	43.4%	31
7 PM - 8 PM	5.80%	\$ 177	\$2.83	62	1.11	56	45.0%	25
8 PM - 9 PM	4.60%	\$ 140	\$2.83	49	1.23	40	40.7%	16
9 PM - 10 PM	3.50%	\$ 107	\$2.47	43	1.23	35	37.2%	13
10 PM - 11 PM	2.30%	\$ 70	\$2.47	28	1.23	23	32.6%	7
11 PM - 12 PM	.50%	\$ 15	\$2.47	6	1.23	5	0.0%	0
		\$3040	\$2.62	1159	1.13	1028	36.9%	379

Original
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#23 85

PERCENT OF DAILY TRAFFIC GENERATED BY MCDONALDS - 1.07%



City Planning

McDonald's Corporation
5700 South Quebec Street
Suite 225
Englewood, Colorado 80111
303/779-0444

August 20, 1985

Doug and Kathy King
McDonald's
Centennial Plaza
2721 North 12th
Grand Junction, Colorado 81501

Re: 1212 North Avenue

Dear Doug and Kathy:

This letter is a recap of what you selected for your Owner/Operator construction extras. They are as follows:

1. Colonial Special exterior with six bay windows Brick by Robinson (Stoneybrook).
2. Westile concrete barrel roof. Color to be selected at later date.
3. Quarry tile in store room.
4. Additional exterior hose bibb at northwest corner of building.
5. One drain in each restroom to be located by urinal and water closet.
6. Delete side dining door.
7. Install concrete walk patio area in front of store with American Olean Quarry Natural tile. Color to be selected at later date.
8. Bun Enclosure.
9. Supply wire and electrical outlet to trash enclosure.
10. 10' x 16' storage shed.
11. Replace asphalt between menu board and extended drive-thru with concrete.
12. Install flag pole light.
13. Install PVC under driveways for sprinkler system.
14. Replace the half door I on the side of the building with a full door B.
15. Delete side kitchen door.
16. Install lighting control panel.
17. Furnish and install seven single lot lights.
18. Striping of parking lot (two coats).
19. Delete (2) 25' flagpoles.

If you have any questions concerning these Owner/Operator extras, please contact me at your earliest convenience.

Sincerely yours,

Peggy B. Kissler
Construction Engineer

cc: Dennis Morris
Bernie Schaefer
City of Grand Junction
Mesa County Health

#23 85

0721T

McD's file
CU Drive-up

CITY OF GRAND JUNCTION, COLORADO
MEMORANDUM

Reply Requested
Yes No

Date
12-30-85

To: (FROM) Bob Goldin From: (TO) Don Newton
Senior Planner City Engineer *DN*

Re: McDonald's at 1212 North Avenue

There has been some question regarding how the sidewalk should be constructed on the north side of the McDonald's lot along Glenwood Ave. The power poles which were adjacent to the curb on the south side of Glenwood Ave. have been moved back leaving room for the sidewalk to be constructed adjacent to the curb. The only remaining obstruction is a guard rail around the existing telephone boxes at the N.W. corner of the lot. Mountain Bell crews will remove this guard rail within the next few days.

The concrete sidewalk should be constructed 4' wide and 4" thick adjacent to the street curb for the entire length of the property. Please forward a copy of this memo to those in charge of the McDonald's development.

DN:pb

cc: Walt Hoyt
C. Mays Concrete

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
DEC 31 1985



Cond. Use Drive UP
window file
McDonald's Corporation
5700 South Quebec Street
Suite 225
Englewood, Colorado 80111
303/779-0444

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

OCT 24 1985

October 18, 1985

Planning Department
City of Grand Junction
559 White - Room 60
Grand Junction, CO 81501-2643

Dear Bob:

I am writing this letter to ask for permission to add a storage shed onto the back of our Trash Coral. Enclosed you will find our site plan with this change. As you noticed we did lose one parking space, dropping us from 46 to 45 parking spaces. The reason why we are adding this storage shed is because our Owner/Operator, Doug King has specifically requested it. If this is going to cause any problem with the Planning Department could you please contact me at your earliest convenience and let me know if this item will be approved or disapproved.

Thank you very much.

Sincerely yours,

Peggy B. Kissler
Construction Engineer

PBK:CMC

0644f

#23 85

MCD's
Cond Use file



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

October 28, 1985

Ms. Peggy Kissler
Construction Engineer
McDonald's Corporation
5700 South Quebec, Ste. 225
Englewood, CO 80111

Dear Peggy:

This department received your proposal for an addition of a storage and trash area in the northwest corner of 1212 North Avenue. Since you provided ten overflow parking spaces and this will only delete two spaces, we do not have any problem with this request.

We do, however, require that you maintain adequate sight distance for both pedestrian and vehicle traffic along Glenwood Avenue. The trash site should be verified with City Public Works to ensure adequate access. Any other changes will require a review by this department.

Good luck.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Goldin", written over a horizontal line.

Bob Goldin
Senior City Planner

BG/tt

xc: Andy Anderson
File #23-85 ✓

#23 85