

# Table of Contents

File 1985-0026

Project Name Kettle Restaurant - Development in H.O.

P r e s e n t	S c a n n e d	<p>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 specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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 Paul Klumb, Castillo Co. Inc. to Karl Metzner re: release of C.O. - 12/19/90
X	X	Review Sheet Summary	X		Warranty Deed - 3/12/81
X		Review Sheets	X		Chicago Title Ins. Co. - Commitment for Title Ins. - 7/9/85
X		Development Application	X		Request for Treasurer's Certificate of Taxes Due - 9/4/85
X	X	Planning Commission Minutes - ** - 9/24/85	X		Front Elevation
X		Handwritten Notes	X	X	Site Analysis
X	X	Exhibit A - Easement between Kettle Restaurant and Walker Airport - 8/18/86	X		Proposed Land Use
X		Notice of Public Hearing - 9/16/85	X		Site Development & Landscaping Plan
X		Memo to whom it may concern from Bob Goldin re: vehicular access - 8/29/85	X		Development Application - 9/5/85
X		Letter from Thomas A. Logue to Mr. Bob Golden re: drainage-10/2/85			
X	X	Letter from Don Newton to Armstrong Consultants, Inc. re: stormwater - 6/26/86			
X	X	Letter From Michael Sutherland to Leonard Walterscheid re: Certificate of Occupancy - 8/11/86			
X	X	Letter from Karl Metzner to Leonard Walterscheid re: not been issued a C.O. - 1/9/90			
X		Letter from Targie Hall, Director of Real Estate, Kettle Restaurants, Inc. to Don Newton re: written approval for an extension of time for project completion - 1/25/90			

## SECTION I SITE ANALYSIS

### LOCATION

The site of the proposed processing area consists of 1.6 acres located 200 feet West of Crossroads Blvd. and North of Horizon Drive. The site is an existing lot within the Crossroads Colorado West Development Park.

### EXISTING LAND USE

At present the proposed site is in an undeveloped state.

### SURROUNDING ZONES

According to the City of Grand Junction, all land surrounding the subject property is zoned H.O., Highway Oriented.

### SURROUNDING LAND USES

A survey of property adjoining the subject site revealed several predominate use types. These existing land uses are listed below:

1. NORTH - undeveloped lot and the "Crossroads Business Center" office Complex
2. SOUTH - Horizon Drive, "Howard Johnsons" motel is located across Horizon Drive
3. EAST - "Crossroads Square" an office and limited retail complex
4. WEST - The "Holiday Inn" parking lot

### ACCESS

The primary access to the subject site will be gained from Horizon Drive, presently classified as a major arterial roadway by the City of Grand Junction. Crossroad Blvd., 200 feet East of the subject property is classified as a Collector.

According to the *Summary of Design Elements Table* within the *Mesa County Land Development Code* the following design capacities are given:

Classification	Hourly Volume (Vehicle Trips/hour)	Average Daily Volume (Vehicle trips/day)
Urban Principal Arterial	1,800 - 4,200	12,000 - 28,000
Urban Minor Arterial	1,500 - 2,700	10,000 - 18,000

### UTILTY SERVICE

The subject site lies within the following utility service districts.  
Irrigation water is not available to the subject site

Sewer	City of Grand Junction
Water	Ute Water Dist.
Gas	Public Service Co. of Colorado
Electric	Grand Valley Rural Power
Irrigation Water	Grand Valley Water Users Assoc.

### SOIL CONDITIONS

No major manmade or natural geologic hazard exist on the subject site. The Soil Conservation Service has classified soils on the property to be Billings Silty Clay, Class IIIs land.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), dwellings with basements (high shrink-swell potential, slow internal drainage, subject to water table build-up), sanitary land fill (poor drainage, clayey textures), and septic tank absorption fields (slow permeability, poor internal drainage, seasonal high water table).

A detailed sub-surface soils investigation has been completed, results of this investigation will be used in design of foundation which will be constructed on the site.

### SITE DRAINAGE

The proposed Kettle Restaurant site is not adversely affected by off site drainage. Storm water generated by the site is carried on the surface to two points of discharge, Horizon Drive and an existing drainage channel located West of the subject property.

## SECTION II PROPOSED LAND USE

### PROPOSED LAND USE

The proposed land use is for a family sit down restaurant, office and limited retail sales facility.

The proposal calls for the construction of a 186 seat restaurant catering to the tourist. A 9550 square foot office and limited retail sales facility located on two floors is also planned. Retail sales would be limited to those identified within the *Use/Zone Matrix* Limited Inside Service Business, Personal Inside Service Business, and Limited Inside Retail Service Business, of the *Grand Junction Zoning and Development Code*. Hours of operation for the restaurant would be 24 hr.

8% of the project site is in open space. All of the open areas will be landscaped. Ground covers include grass, decorative stone or bark mulch. Deciduous shade trees will be placed through out the parking areas to serve as sun screens. In addition to landscaping of the open areas selected plantings will be placed adjacent to the buildings.

### DEVELOPMENT SCHEDULE

The proposal calls for site development to occur in two phases. Phase One will occur during the fall and winter of 1985 and will include the restaurant and associated areas. Phase Two includes the office and retail facility. Rate of development of Phase Two is dependent upon the communities growth and needs in the future. It is anticipated that Phase Two development will begin within the next five years.

### LAND USE SCHEDULE

Area In Phase I	1.1 ac
Area In Phase II	<u>0.5 ac</u>
TOTAL	1.6 ac
Landscaped Area	5500.0 sf / 8% of total
Building Floor Area	8452.0 sf / 12% of total

### PARKING

Phase I	84 spaces
Phase II	<u>42 spaces</u>
TOTAL	126 spaces

### ACCESS AND PARKING

Primary access to the site will be from Horizon Drive. An existing Common Access Drive located on the adjoining lot will be utilized in conjunction with a new drive to Horizon Drive. According to the *State Highway Department Trip Generator* the following are estimates of traffic which would be generated on site development is complete:

<u>USE</u>	<u>AVERAGE TIPS PER DAY</u>	<u>TOTAL</u>
OFFICE/LIMITED RETAIL	12.3 per 1000 sf	117
RESTAURANT	164.4 per 1000 sf	649

The site development depicts walkway connection the proposed uses to Horizon Drive.

### UTILTIY SERVICE

Sanitary sewer service will be provided by the City of Grand Junction. A single 6 inch service lateral exists to the property. The service connection is the the 10 inch Horizon Drive Intecptor Sewer Main located in the Howard Johnsons Motel parking lot.

The Ute Water Conservancy District will provide water for domestic and fire protection. Two existing mains adjoin the subject property. An 8 inch line within Horizon Drive will be utilized for domestic service which will be serviced thru a single 1 1/2 inch water meter. An existing 6 inch line is located at the NW corner of the site.

Electric, Gas, and Phone service will be extended from existing facilities which adjoin the site.

### EMERGENCY SERVICES

The Grand Juction Fire Department will provide fire protection service to the proposed project. Two fire hydrant exist near the property, one along Horizon Drive, the other at the NW property corner. All constuction will be done in accordance with current fire codes.

The site development plan indicates that both buildings can be accessed from all sides by individuals provideing security and emergency services.

## DRAINAGE

Runoff occurring from the subject site will follow existing drainage patterns. Some effect from neighboring uses does affect the subject property.

The *Rational Method* for estimating peak runoff flows is used in the runoff analysis for the Kettle Restaurant site. The site is broken into two drainage basins, Basin "A" discharges to Horizon Drive, while Basin "B" discharges near the NW property corner to an existing asphalt parking lot. Storm runoff then travels approx. 600 feet Westerly across the ground surface to an existing drainage ditch located along the West boundary of Lot 7 in the Crossroads Colorado West Development Park. Calculations for each Basin follows:

$$Q = C C_f I A$$

### BASIN "A"

Given:

Area = 0.7 acres

Slope = 1.00%

Velocity = 2.0 ft./sec.

C = 0.85

C<sub>f</sub> = 1.00 (10 year frequency)

C<sub>f</sub> = 1.25 (100 year frequency)

t<sub>c</sub> = 2.0 feet/sec.

I<sub>10</sub> = 3.25 in./hr.

I<sub>100</sub> = 6.00 in./hr.

incorrect

$$Q_{10} = 0.85 \times 3.25 \times 0.7 = 1.9 \text{ cfs}$$

$$Q_{100} = 0.85 \times 1.25 \times 6.00 \times 0.7 = 4.5 \text{ cfs}$$

### BASIN "B"

Given:

Area = 1.7 acres

Slope = 1.00%

Velocity = 2.0 ft./sec.

C = 0.85

C<sub>f</sub> = 1.00 (10 year frequency)

C<sub>f</sub> = 1.25 (100 year frequency)

t<sub>c</sub> = 2.0 feet/sec.

I<sub>10</sub> = 3.25 in./hr.

I<sub>100</sub> = 6.00 in./hr.

$$Q_{10} = 0.85 \times 3.25 \times 1.7 = 4.7 \text{ cfs}$$

$$Q_{100} = 0.85 \times 1.25 \times 6.00 \times 1.9 = 12.1 \text{ cfs}$$

Guy E. Hatfield  
6108 Avenida Cresta  
La Jolla, California  
92037

M.S.P. Investment Co.  
650 S. Cherry Suite 1050  
Denver, Colorado  
80222

Bruce C. Currier  
1926 E. Meadowmore  
Springfield, Missouri  
65803

Howard Johnson Company  
One Monarch Drive  
No. Quincy, Massachusetts  
022699102

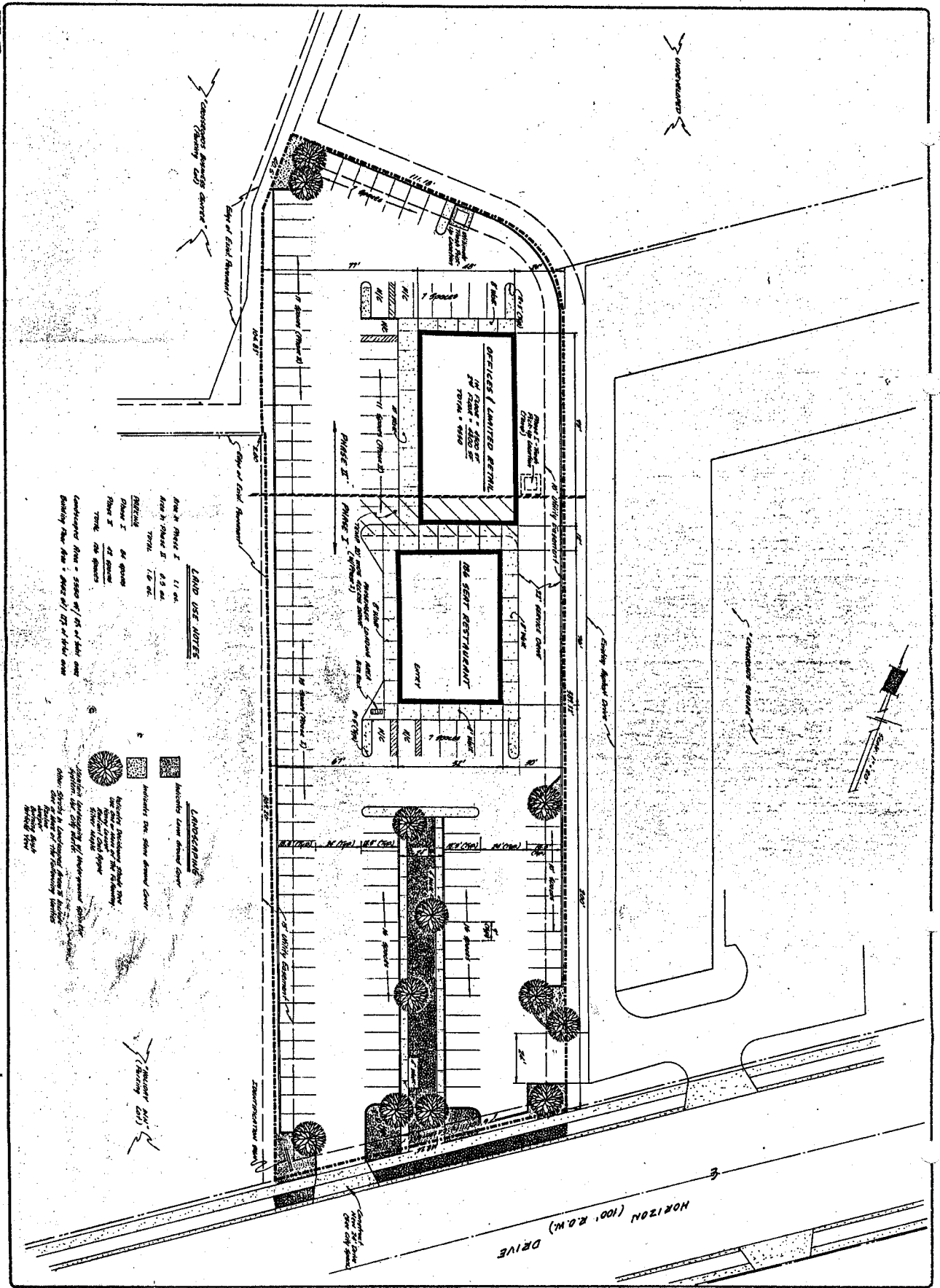
Charles Eland  
7800 Metro Parkway  
Minneapolis, Minnesota  
55420

Thomas Logue  
145 Grand Ave.  
Grand Junction, CO 81501

Kettle Restaurants, Inc.  
Box 2964  
Houston, TX 77252

#26 85

Original  
Do NOT Remove  
From Office



**LAND USE NOTES**

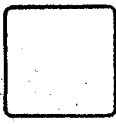
Phase I	1.1 ac
Phase II	1.3 ac
<b>TOTAL</b>	<b>2.4 ac</b>

Landscaping Area = 3,000 sq ft of total area  
 Building Area = 1,000 sq ft of total area

- LANDSCAPING**
- Arboreal Plant Material
  - Shrubbery
  - Grass
  - Other
- Notes:  
 - All plants to be installed by 10/1/05  
 - All plants to be installed by 10/1/05  
 - All plants to be installed by 10/1/05

DATE: 10/1/05  
 SHEET: ONE

**KETTLE RESTAURANT**  
 GRAND JUNCTION, COLORADO  
 SITE DEVELOPMENT & LANDSCAPING PLAN



**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT  
 140 GRAND AVENUE • GRAND JUNCTION, COLORADO 81501  
 (970) 245-8000

NO. 1	DATE
NO. 2	BY
NO. 3	BY
NO. 4	BY
NO. 5	BY

DATE: 10/1/05  
 SHEET: ONE



**RESPONSE TO REVIEW COMMENTS**

Date: September 20, 1985

Reference: Kettle Restaurant

[REDACTED]

To: City of Grand Junction Planning Commission and City of Grand Junction Council

Prepared By: Thomas A. Logue, for Kettle Restaurants Inc.

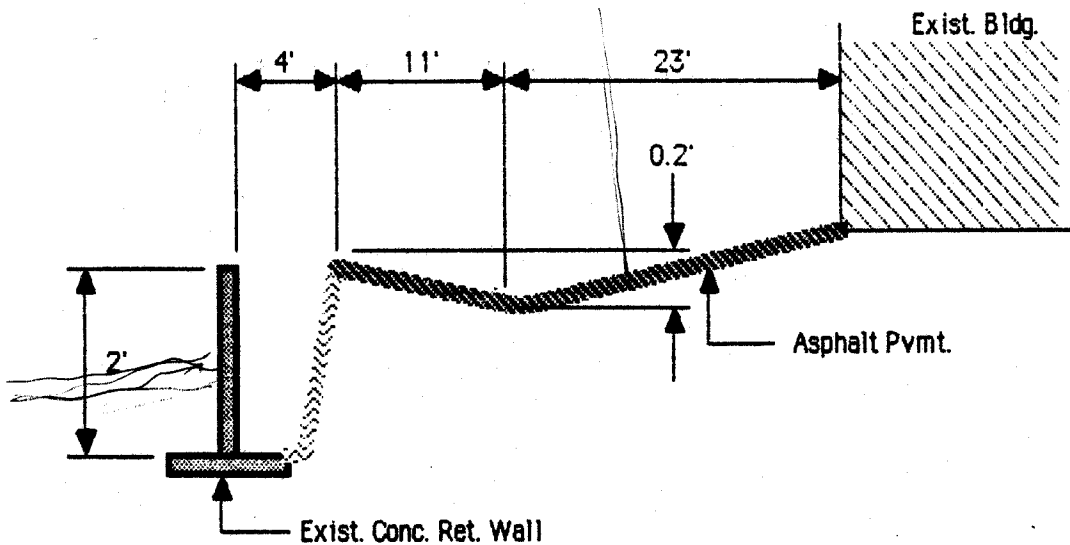
Agency                      Response

Building Department                      Construction of the restaurant will comply with the 1982 Edition of the U.B.C., U.M.C., U.P.C., the 1984 National Electrical Codes, and the Colorado Model Energy Efficient Construction and Renovation Standards.

City Engineer                      The indicated 6-inch sanitation sewer service line was determined to be at its' location from prior sewer construction documents prepared for Crossroad Colorado West Development Park.

It is the Developer's understanding that they will be responsible for replacement of any disturbed road improvements in Horizon Drive when making the water tap.

As indicated on the Site Development and Landscaping Plan, the new driveway will be constructed in accordance with city standards.



**TYPICAL OFFSITE DRAINAGE SECTION**

By using the *Manning Equation* the depth of water during a 100 year storm is 0.21 feet. The ~~existing depth is~~ 0.20 feet. Generated storm water over the 0.2 foot depth can be carried in an earthen ditch between the drive area and an existing retaining wall. Water damage to property should not occur.

*MANNING EQUATION*  $D = \frac{Qn}{K s^{1/2}}$

Where:

D = Required Depth in feet

Q<sub>100</sub> = 12.1

n = 0.014

s = 0.01

K = 8.01

$$D = \left( \frac{12.1 \times 0.014}{8.01 \times 0.1} \right)^{3/8} = 0.21 \text{ ft.}$$

Agency  
County  
Planning

Response

The lack of a raised median strip in Horizon Drive was a decision made by the City during the design phase of road improvements.

Fire  
Department

All building construction will meet the Uniform Fire and Building Code requirements.

The Site Development Plan will be revised to indicate elimination of parking in two spaces adjacent to the existing fire hydrant.

Agency

Public  
Service, Gas  
and Electric

Response

The owner will provide necessary utility easements if required.

Development  
Department

Without knowing in greater detail the development schedule for Phase II, the owner is willing to accept the Department's suggestion. At such time as development plans are finalized, it will be submitted to the Department for review.

1. During the interum period, the undeveloped area within Phase II will be graded and covered with a compacted layer of crushed stone.

2. No response.

3. No response.

4. Planters will be placed adjacent to the building's entrance and windows.

Care will be taken during landscaping at the drive entrances to insure proper sight distances.

Domestic water will be utilized to maintain the landscaped areas by the building manager.

5. Prior to site construction the trash pick-up location will be coordinated with the City.

6. The Site Development Plan has been revised to indicate the location of area lighting in the parking areas near the building.

7. Directional traffic arrows will be painted on drives at entrances to designate access.

8. All signage will meet the City's Uniform Sign Code.

9. No buffering is planned between adjacent areas in as much as a large parking lot adjoins on the West, and a service drive adjoins on the East.

10. An avigation easement will be provided in accordance with current City policy.

County  
Health

Necessary documents will be submitted to the Health Department in conjunction with the building permit process.

## RESPONSE TO REVIEW COMMENTS

Date: September 20, 1985 (updated Sept. 30, 1985)  
Reference: Kettle Restaurant  
File Number: 26-85  
To: Grand Junction Planning Commission and City of  
Grand Junction Council  
Prepared By: Thomas A. Logue, for Kettle Restaurants Inc.

### Agency Response

Building Construction of the restaurant will comply with the 1982 Department Edition of the U.B.C., U.M.C., U.P.C., the 1984 National Electrical Codes, and the Colorado Model Energy Efficient Construction and Renovation Standards.

City The indicated 6-inch sanitation sewer service line was Engineer determined to be at its' location from prior sewer construction documents prepared for Crossroad Colorado West Development Park.

It is the Developer's understanding that they will be responsible for replacement of any disturbed road improvements in Horizon Drive when making the water tap.

As indicated on the Site Development and Landscaping Plan, the new driveway will be constructed in accordance with city standards.

### **DRAINAGE**

There are Two drainage discharge points for storm water generated by the subject property. One area drains to Horizon Drive the other to an adjoining parking lot. The following calculations were developed using the Rational Method for determining drainage flows.

#### HORIZON DRIVE DRAINAGE

$$Q = CIA$$

Where:

$$A = 0.9 \text{ ac}$$

$$S = 1.0\%$$

$$V = 2 \text{ ft./sec.}$$

$$C = 0.85$$

$$t_c = 2 \text{ min.}$$

$$I_{10} = 3.25"/\text{hr.}$$

$$I_{100} = 6.00"/\text{hr.}$$

$$Q_{10} = 0.85 \times 3.25 \times 0.9 = 2.5 \text{ cfs}$$

$$Q_{100} = 0.85 \times 3.25 \times 0.9 = 4.6 \text{ cfs}$$

The second basin within the subject site is affected by two offsite basins, all of which currently flow to an existing swale within a parking area adjoining the site. Calculations for each follow:

CROSSROADS SQUARE PROPERTY

$$Q = CIA$$

Where:

$$A = 0.7 \text{ ac}$$

$$S = 1.0\%$$

$$V = 2 \text{ ft./sec.}$$

$$C = 0.85$$

$$t_c = 1 \text{ min.}$$

$$I_{10} = 3.25"/\text{hr.}$$

$$I_{100} = 6.00"/\text{hr.}$$

$$Q_{10} = 0.85 \times 3.25 \times 0.7 = \mathbf{1.9 \text{ cfs}}$$

$$Q_{100} = 0.85 \times 6.00 \times 0.7 = \mathbf{3.6 \text{ cfs}}$$

VACANT LOT 3

$$Q = CIA$$

Where:

$$A = 1.0 \text{ ac}$$

$$S = 1.0\%$$

$$V = 0.75 \text{ ft./sec.}$$

$$C = 0.20$$

$$t_c = 3.5 \text{ min.}$$

$$I_{10} = 1.25"/\text{hr.}$$

$$I_{100} = 2.25"/\text{hr.}$$

$$Q_{10} = 0.20 \times 1.25 \times 1.0 = \mathbf{0.3 \text{ cfs}}$$

$$Q_{100} = 0.20 \times 2.25 \times 1.0 = \mathbf{0.5 \text{ cfs}}$$

DEVELOPED KETTLE SITE

$$Q = CIA$$

Where:

$$A = 0.8 \text{ ac}$$

$$S = 1.0\%$$

$$V = 2 \text{ ft./sec.}$$

$$C = 0.85$$

$$t_c = 3.5 \text{ min.}$$

$$I_{10} = 3.25"/\text{hr.}$$

$$I_{100} = 6.00"/\text{hr.}$$

$$Q_{10} = 0.85 \times 3.25 \times 0.8 = \mathbf{2.2 \text{ cfs}}$$

$$Q_{100} = 0.85 \times 6.00 \times 0.8 = \mathbf{4.1 \text{ cfs}}$$

The total flows discharged to the forementioned lot would be as follows:

$$Q_{10} = \mathbf{4.4 \text{ cfs}}$$

$$Q_{100} = \mathbf{8.2 \text{ cfs}}$$

By constructing a 4" vertical curb along one side of the existing drive as indicated in the above drawing the following capacity follows:

$$Q = a \times \frac{1.486}{n} \times R^{2/3} \times S^{1/2}$$

Where:

Q = 4' Vert. Curb

a = 10.8 sf

n = 0.014

p = 35.5'

$R^{2/3}$

R = 0.487

$S^{1/2}$

S = 0.1

$$Q = 10.8 \times 106.14 \times 0.487 \times 0.1 = 55.8 \text{ cfs}$$

Agency  
County  
Planning

Response

The lack of a raised median strip in Horizon Drive was a decision made by the City during the design phase of road improvements.

Fire  
Department

All building construction will meet the Uniform Fire and Building Code requirements.

The Site Development Plan will be revised to indicate elimination of parking in two spaces adjacent to the existing fire hydrant.

Agency  
Public  
Service, Gas  
and Electric

Response

The owner will provide necessary utility easements if required.

Development  
Department

Without knowing in greater detail the development schedule for Phase II, the owner is willing to accept the Department's suggestion. At such time as development plans are finalized, it will be submitted to the Department for review.

1. During the interum period, the undeveloped area within Phase II will be graded and covered with a compacted layer of crushed stone.

2. No response.

3. No response.

4. Planters will be placed adjacent to the building's entrance and windows. An additional three shade trees have been added to the Site Plan along the west property line.

Care will be taken during landscaping at the drive entrances to insure proper sight distances.

Domestic water will be utilized to maintain the landscaped areas by the building manager.

5. Prior to site construction the trash pick-up location will be coordinated with the City.

6. The Grading, Drainage and Utility plan indicates the location of area lighting in the parking lot.

7. Directional traffic arrows will be painted on drives at entrances to designate access.

8. All signage will meet the City's Uniform Sign Code.

9. No buffering is planned between adjacent areas in as much as a large parking lot adjoins on the West, and a service drive adjoins on the East.

10. An avigation easement will be provided in accordance with current City policy.

County  
Health

Necessary documents will be submitted to the Health Department in conjunction with the building permit process.



# REVILW SHEET SUMMARY

FILE NO. 26-85 TITLE HEADING Kettle Restaurant DUE DATE 9/16/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Phase: Development in H.O. zone

Location: 200' northwst of Horizon Drive & Crossroads Blvd. Petitioner: Kettle Restaurants, Inc.

PETITIONER ADDRESS 3131 Agronne, P.O. Box 2964 Houston, TX 77098 (AD) 77252(P0)

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/5/85	Building Dept.	State licensed architect required to design the structures. Soils report and engineer or architect designed foundation required. Compliance with 1982 UBC, UMC, UPC and 1984 National Electric Codes required. Compliance with Colorado Model Energy Efficiency Construction and Renovation Standards for Non-Residential Buildings required.
9/9/85	City Engineer	Grading, drainage and utility plan shows a 6" sanitary sewer across Horizon. Has this been verified in the field? What records show it as existing? Developer will be responsible for replacing any sidewalk, curb and gutter, or pavement removed as a result of making the water tap. Driveway cut shall be to City standards and will require curb cut permit. Storm drainage going west into existing drainage swale is shown as $Q_{10} = 4.7$ cfs and $Q_{100} = 12.1$ cfs. What is the capacity of the swale? Will it handle these flows?
9/10/85	County Planning	Appears to meet all County Land Use and Development Policies and Code except for a lack of a raised median strip in Horizon Drive.
9/13/85	Fire Dept.	Buildings must meet Uniform Fire and Building Code requirements. Access to fire hydrant at the northwest corner of the property must be provided.
9/13/85	Public Service Gas:	No objections.
	Electric:	Additional easements possibly required at time of construction.
9/13/85	Development Dept.	This request for a restaurant, office and retail within an HO zone is shown as two phases. The uses are not questioned except for Phase Two specifics. Without knowing exactly when or how this will be developed, approval should be with a concept only, dependent on when an actual plan is submitted. A minor change process could accommodate this if any specific changes are requested. <ol style="list-style-type: none"> <li>1) Phase Two will be paved or dust free until it is developed. Paved would be preferred to better satisfy the drainage concerns.</li> <li>2) Nice to see the bike rack provided without requesting it.</li> <li>3) Parking is adequate for both phases. Sixty-two is required for Phase One, 84 provided. All parking dimensions will meet the Grand Junction Zoning and Development Code minimums.</li> <li>4) Any landscaping proposed against the building? The parking lot and frontage as shown on the plan should be adequate. Watch for sight distance concerns at entries. How will the landscaping be maintained?</li> <li>5) Trash pickup location should be coordinated with City Public Works.</li> <li>6) Any exterior lighting - none is shown.</li> <li>7) Directional traffic flow arrows are recommended to designate accesses, etc.</li> </ol>

9/13/85 Development  
Dept.

- 8) All signage will meet Uniform Sign Code and require a separate permit.
- 9) Any buffering or screening proposed between the Holiday Inn or Crossroads Square?
- 10) This is within the Airport Area of Influence. An avigation easement will be required.

9/16/85 County Health

The owner or representative must come to the Mesa County Health Department to receive an application and a copy of the Restaurant Regulations. The application must be filled out and returned along with floor and equipment plans for our review and approval before construction commences.

**LATE**

MOTION: "MR. CHAIRMAN, ON ITEM #26-85 KETTLE RESTAURANTS, INC., I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL OF PHASE ONE ONLY OF THIS PROJECT SUBJECT TO STAFF COMMENTS AND CONCERNS INCLUDING DRAINAGE CONCERNS, LANDSCAPING, RECEIPT OF THE AVIGATION EASEMENT, AND CLARIFICATION OF THE EGRESS ON THE SIDE."



# ACTION SHEET

Acres \_\_\_\_\_  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_  
 Activity \_\_\_\_\_  
 Phase \_\_\_\_\_

## DEVELOPMENT IN HO

File No. #20  
 Zone \_\_\_\_\_  
 Tax Parcel Number  
 2901-361

Common Location 757 Horizon Drive

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_  
 Open Space Dedication (acres) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

### review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Public Works	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Fire Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Walker Field	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
School District	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Water (Use, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Sewer Dist. (FV, CGV, OM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
GJPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
CIC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
OTHER Bldg Dept	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>totals</b>	31	31	22	20	34	3	30	5	3	3	31																								

11  
16  
3  
30

**BOARDS**  
 GJPC DATE 9/24/85 Rec. Approval of Phase I subject to resolution of drainage and landscape issues, Avigation Easement, Ing/Egr. Easement & other staff comments.  
 CC 10/2/85 Approved CA subject to Original acquiring additional 5' easement for drainage & building 6" raised curb along south prop. line of lot 4.  
**STAFF**  
 Avigation Easement rec'd 9/20/86 & recorded by Mute Wilson - M.S.

### APPLICATION FEE REQUIREMENTS

470.00 app fee at submittal.



# development summary



File # 26-85 Name Kettle Restaurant Date 9/25/85

**PROJECT LOCATION:** North side of Horizon Drive and 200' West of Crossroads Blvd.

**PROJECT DESCRIPTION:** A request for a restaurant, office and limited retail in a Highway Oriented zone (H.O.) on approximately 1.6 acres. The owner and petitioner is Kettle Restaurants; Tom Logue is the representative.

## 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: <u>Phasing/Usage</u>				X

\* See explanation below

This project has met the requirements outlined by the review agencies and the Grand Junction Planning Commission. Additional landscaping will be provided along the south side and the drainage concerns have been reviewed and accepted by the City Engineering Department. The restaurant is an acceptable use for the site proposed, which is Phase One. The office and retail is proposed as Phase Two. No specific uses were included.

### STATUS & RECOMMENDATIONS:

No adverse comments were received and all technical issues have been addressed. However, only Phase One was recommended for approval. Phase Two was subject to coming back in for approval once the petitioner knew what the specific uses were going to be.

### Planning Commission Action

On September 24, 1985 the Grand Junction Planning Commission recommended approval of the restaurant only (Phase One) and did not recommend approval for Phase Two. The approval for Phase Two, the office and retail, will have to come back before the Grand Junction Planning Commission once specific uses are determined. The petitioner found this acceptable.

EXHIBIT A

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and Kettle Restaurant - Arnold Watterbach Ent. Inc. hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 18 day of Aug., A.D. 1986.

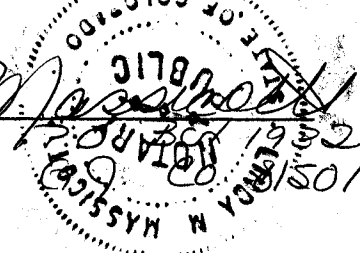
*Leonard Walterscheid*

STATE OF COLORADO )  
                                  ) ss:  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 18th day of August, A.D. 1986, by Leonard Walterscheid.

My Commission expires: 22 May 1990.

*Linda M. Messinger*  
Notary Public





City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

June 26, 1986

Armstrong Consultants, Inc.  
861 Rood Ave.  
Grand Junction, Colorado 81501

Attention: Tom Logue

Re: Kettle Restaurant Storm Drainage


Dear Tom:

I am writing in regard to your proposed plan to convey storm water away from the Kettle Restaurant site.

I take no exception to the drainage calculations submitted on 6-24-86 or proposed method of on-site detention and release of runoff flow at the maximum rate of a 10 year storm. However, I am concerned about your plan to convey runoff from the Kettle property on the surface of the existing 15' utility easement along the South boundary of Colorado Crossroads West Subdivision. Although your calculations show that the existing swale in the pavement would carry the maximum anticipated flows, the easement shown on the subdivision plats is for underground utility lines does not specifically provide for surface drainage. Therefore, I would recommend that you acquire a proper drainage easement to contain the anticipated width of surface flow and that you obtain approval from the property owners for any curbing or other items constructed on private property.

Thank you for your attention to this matter.

Sincerely,

  
J. Don Newton  
City Engineer

JDN:pb

cc: Gerald Ashby  
Mike Sutherland  
Ron Rish



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

August 11, 1986

Mr. Leonard Walterscheid  
Kettle Restaurant  
757 Horizon Drive  
Grand Junction, CO 81506

CERTIFIED

RE: Certificate of Occupancy for Kettle Restaurant

Dear Mr. Walterscheid:

This letter is a reminder that there are several outstanding problems remaining to be resolved prior to the final release of the Certificate of Occupancy (C.O.).

As you are aware, a temporary C.O. was issued which will expire on August 20, 1986. These outstanding problems must be taken care of by August 20th or the building will be closed down. Hopefully, all can be resolved to prevent that from happening.

Listed below are the outstanding issues:

- ✓ 1. The Avigation Easement must be completed and recorded.
2. An additional drainage easement must be provided and recorded for the drainage across the Crossroads property.
- ✓ 3. The Kettle pavement must be properly extended to the north so that runoff will reach the outlet through the concrete curb.
- ✓ 4. An asphalt (or concrete) retaining curb is to be installed along the drainage easement of the Crossroads property to aid runoff control.

It is important that arrangements are made as soon as possible for completion of these improvements to preempt closure of the restaurant. If I can answer questions or be of assistance, please contact me at 244-1648. I'll be glad to help.

Sincerely,

A handwritten signature in black ink that reads "Michael E. Sutherland".

Michael E. Sutherland  
City Development Planner

xc: Don Newton, City Engineer  
Monte Wilson, Contractor  
Armstrong Engineering  
Andy Anderson, Bldg. Dept.





Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

January 9, 1990

Mr. Leonard Walterscheid  
Kettle Restaurant  
757 Horizon Drive  
Grand Junction, Colorado 81506

Dear Mr. Walterscheid:

It has been brought to my attention that the Kettle Restaurant has still not been issued a final Certificate of Occupancy (C.O.). On August 11, 1986 you received a letter from Mike Sutherland, of this office, regarding some outstanding issues that needed to be resolved prior to issuing a C.O. Our records show that all issues have been resolved with the exception of item #2, drainage easement. If this easement has been obtained, I would appreciate the book and page number of the recorded document or a copy of the recorded document, so that we may issue the C.O.

If the easement has not been obtained yet, the C.O. cannot be issued, and the building would be required to be closed. I am willing to allow a reasonable amount of time to resolve this issue if it has not yet been resolved, but given the amount of time that has passed, I would expect that it will be resolved within a few weeks. If you would like to explore alternatives to the easement, Mr. Don Newton, City Engineer, has been working on some drainage concerns in conjunction with another development proposal and may be of assistance. His number is 244-1559.

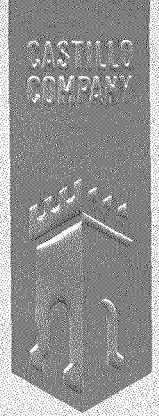
I appreciate your cooperation in addressing this matter.

Sincerely,

Karl G. Metzner  
Director of Planning

xc: Don Newton, City Engineer  
Dan Wilson, City Attorney  
Building Department  
File 26-85

KGM/bd



December 19, 1990

**VIA FACSIMILE**

Mr. Karl G. Metzner  
Planning Director  
City of Grand Junction Colorado  
250 North Fifth Street  
Grand Junction, Colorado 81501

RE: Kettle Restaurants, Inc. Permanent Certificate of Occupancy for  
the Grand Junction Facility No. 234

Dear Karl:

We have received full payment from Kettle Restaurants, Inc. for their agreed share in the Joint Storm Water Drainage Facility which we constructed. You are hereby authorized to release the permanent Certificate of Occupancy for the above reference facility directly to Kettle Restaurants, Inc.

Please send the permanent Certificate of Occupancy to Targie Hall, Director of Real Estate, Kettle Restaurants, Inc., 3131 Argonne, Houston, Texas 77098.

Thank you for all the assistance you and your department have provided us in bringing the State Farm Service Center project to reality.

If you have any questions, please do not hesitate to contact us.

Sincerely,

**CASTILLO COMPANY, INC.**

  
Paul Klumb

dmt

cc: Targie Hall, Kettle Restaruants, Inc.

Corporate  
Real Estate  
Solutions

Castillo Company, Inc.  
2345 E. University Drive  
Phoenix, AZ 85034-6821

P.O. Box 21087  
Phoenix, AZ 85036-1087

Tel 602 231-9000  
Fax 602 275-8593  
Telex 602 275-5652