

# Table of Contents

File 1986-0025

Project Name: Wendy's Restaurant on Horizon Dr. -Conditional Use

P r e s e n t	S c a n n e d	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>			
		X	X	<b>Table of Contents</b>	
X	X	<b>Review Sheet Summary</b>			
		Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		<b>*Submittal checklist</b>			
X	X	<b>*General project report</b>			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map			
		Evidence of title, deeds, easements			
X	X	<b>*Mailing list to adjacent property owners</b>			
		Public notice cards			
		Record of certified mail			
X		Legal description			
		Appraisal of raw land			
		Reduction of any maps - final copy			
		<b>*Final reports for drainage and soils (geotechnical reports)</b>			
		Other bound or non-bound reports			
		Traffic studies			
		Individual review comments from agencies			
X	X	<b>*Petitioner's response to comments</b>			
		<b>*Staff Reports</b>			
		<b>*Planning Commission staff report and exhibits</b>			
		<b>*City Council staff report and exhibits</b>			
		<b>*Summary sheet of final conditions</b>			
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>			
<b>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</b>					
X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Development Application -6/20/86			
X		Review Sheets			
X	X	Development Summary			
X		Lease			
X		Request for Treasurer's Certificate of Taxes Due - 6/19/86			
X		Public Notice Posting - 7/25/86			
X	X	Letter from Michael E. Sutherland to Errett Seckler, Western States Motel Operations re: need for avigation easement overlooked -7/23/86			
X	X	Memo from Don Newton to Mike Sutherland re: no objection to the proposed drainage plan to convey runoff to the Horizon channel-7/28/86			
X		Letter from Michael Sutherland to Mr. Frey re: with avigation easement receipt project can begin-10/21/86			
X	X	Planning Commission Minutes - ** - 8/5/86			
X	X	Site Plan			
X	X	Exterior Elevation Map			
X		Letter from Kenneth Pigford, Garden Center to Planning re: have contract for landscaping - 2/23/87			
X	X	Drainage Plan (to be scanned)			

WENDY'S RESTAURANT - HORIZON DRIVE

PROPOSED DEVELOPMENT

We are proposing the construction of a 3,016 square foot Wendy's Restaurant with seating for 94 people.

The building is Wendy's latest design with the dining room enclosed in glass giving it a solarium effect.

Consideration has been given to setback requirements in building placement on the lot to allow for future expansion of the dining room towards the front of the site.

LOCATION

Wendy's is leasing approximately 49,615 square foot of a 5.5 acre undeveloped parcel. The site is located on Horizon Drive adjacent to the Amoco Service Station at the I-70 Westbound off ramp. (N.E. of Interchange).

DEVELOPMENT SCHEDULE

Construction is to start as early as September 1, 1986 but no later than January 15, 1987.

The projected store opening is three months after the start of construction.

There are no definite plans at present, to develop the remainder of the 5.5 acre parcel.

#25 86

Original  
Do NOT Remove  
From Office

### ZONING AND COMPATIBILITY

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

The facilities in the immediate area include Lodging, Service Stations, Restaurants and C-Stores.

There are at present, no Fast Food outlets within two miles and a Wendy's at this location, we believe, is a compatible and needed use.

### OPERATIONS

The anticipated operating hours for Wendy's are from 10:30 a.m. to 11:00 p.m.

At this location we will be catering to tourist as well as the local work force (offices, retail, etc.) and North Grand Junction residential.

### ACCESS AND SITE DESIGN

Access to the site is from an existing curb-cut on Horizon Drive. Horizon drive is classified as a minor arterial from Walker Field to the I-70 overpass.

The site is located close to the I-70 ramps and also affords easy accessibility to the residents of the northern part of the city.

The traffic pattern on site is counterclockwise flow with all parking angled in that direction.

Parking stalls provided are in excess of the required amount.

Original  
Do NOT Remove  
From Office

ACCESS AND SITE DESIGN (cont.)

<u>Required Parking</u>		
Seating 94 ÷ 3=		31.3 Stalls
<u>Provided</u>		
Handicap 2		
Standard 45		
Bus		47.0 Stalls
		6.0 Stalls

The leased premises includes a paved access road from the curb-cut to the rear of the Wendy's site.

Six 12 foot wide bus parking stalls are designed along this road with two pedestrian walkways.

A temporary paved bus turn around area is provided to the rear of the site.

As part of the overall site design for the 5.5 acres, a frontage road is planned to provide cross access between Amoco, Wendy's and future development to the east.

This will of course, reduce traffic on Horizon Drive.

At present, access will be open between Wendy's and Amoco.

The area designated future frontage road across the Wendy's parcel will be landscaped. When the remainder of the larger parcel is developed to the extent that cross-access is warranted, this access will be paved and opened to the east curb-cut.

At that time, the 15' traffic crossover lane in front of Wendy's will be taken out and the area landscaped.

Additional future cross access easements will be created to the rear of the Wendy's lot and then to the east curb-cut.

The exact location to be determined when a site layout for future development is finalized. This will allow buses to exit via the east curb-cut and eliminate the need for a turnaround area.

A Playground will be located in front of the restaurant. It will be enclosed by a wrought iron fence with the entrance from the west parking lot. Several picnic tables will be provided enabling adults to supervise children in the play area.

Original  
Do NOT Remove  
From Office

ACCESS AND SITE DESIGN (cont.)

A Tourist Information Center located to the rear of the site will provide telephone service, display area maps etc. It will also include an area equipped with an auto vacuum system.

HIGH RISE SIGN

It is Wendy's intent to place a 220 square foot high rise sign near the N.E. corner of the site.

This location was selected by actually viewing from I-70 a sign raised to the height of 40 feet by a local sign company.

Because of land elevations, trees, and other obstructions it is our opinion that in order to be reasonably visible from I-70 it is critical that the rectangular portion of the sign be at a minimum height of 40 feet.

Since 40 feet is the maximum height permitted by the sign code, we will be requesting a 5 foot variance for the Cameo portion of the sign.

UTILITIES

All utilities will be brought into the site from the Horizon Drive Right-of-Way with the exception of electrical service. This service will be brought in by an easement to the rear of the Amoco property.

A fire hydrant will be installed in the Right-of-Way near the N.E. corner of the site. This will meet the requirements for our development and also service future development to the east.

(4)

Original  
Do NOT Remove  
From Office

#25. 86

Western States Motels, Inc.  
C/O H.C. Sechler, Jr.  
1926 E. Meadowmere  
Springfield, Missouri 65804

Kenneth Field &  
M. Kreczek  
C/O EV MARK Corp.  
444 Seabreeze Blvd.  
Daytona Beach, Fla. 32018

B.C. Currier  
C/O Western States Motels, Inc.  
1926 E. Meadowmere  
Springfield, Missouri 65804

Del Newkirk  
2104 Ridgecrest Dr.  
Chillicothe, Missouri 64601

L.K. Smith & C. Biggs  
C/O Western States Motels, Inc.  
1926 E. Meadowmere  
Springfield, Missouri 65804

John Yrik, Jr.  
14552 West Archer Avenue  
Golden, Colorado 80401

Acorn Petroleum Inc. &  
Ochs Brothers  
Box 603  
Colorado Springs, CO. 80901

Western States Motel Operations  
Inc.  
P.O. Box 1728  
Grand Junction, CO 81502

Kettle Restaurants, Inc.  
P.O. Box 2964  
Houston, Texas 77252

Grand Junction Motor Hotel LTD  
C/O John A. Woodard  
707 Torrance Blvd.  
Redondo Beach, CA. 90277

Robert L. Zarlingo &  
J. Lawrence  
2278 Holland Avenue  
Grand Junction, CO. 81503

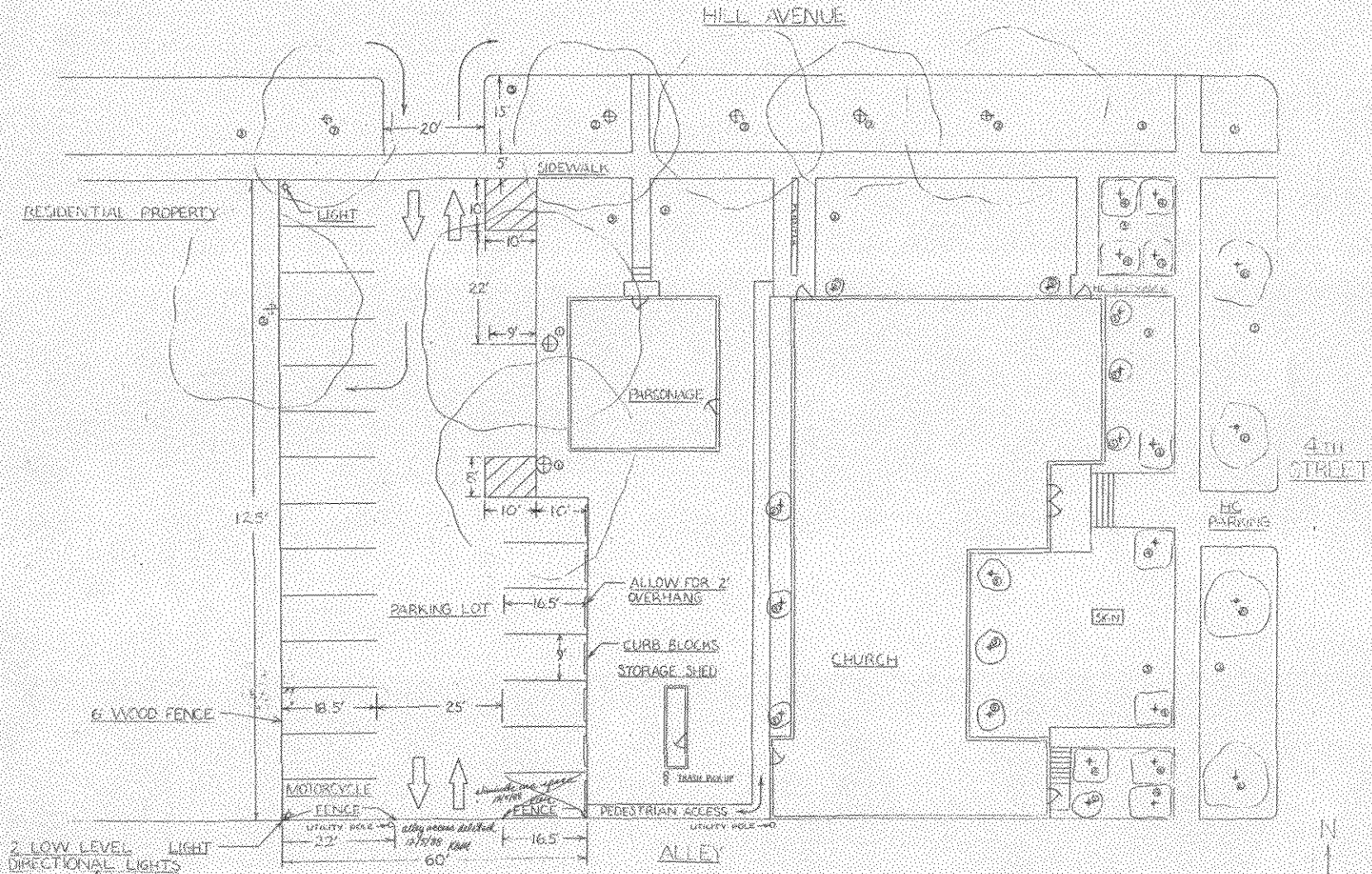
American Oil Co.  
600 S. Cherry St. #915  
Denver, Colorado 80222

Skyline Office Park  
P.O. Box 2665  
Grand Junction, CO. 81502

#25 86

Original  
Do NOT Remove  
From Office



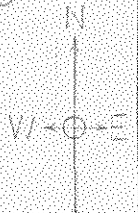


2 LOW LEVEL  
DIRECTIONAL LIGHTS

FENCING SCHEDULE	
C	WOOD FENCE ALONG WEST SIDE
	TERRACING TO 40' APPROACHING
	THE ALLEY
	CHAIN LINK FENCE ALONG THE
	ALLEY ALLOWING FOR A 20.5'
	OVERHANG

PARKING LOT MATERIALS	
6"	BASE 1/2 GRAVEL
	STABILIZER
2"	BITUMINOUS PREPARED
	STRIPING

KEY LANDSCAPING	
(A)	COTTONWOOD
(B)	YEWED ELM
(C)	DOGWOOD
(D)	SPEARING SUMMER
(E)	YEWED
(F)	LOCUST
(G)	HYDRANGEA
(H)	HYDRANGEA BY HAND
(I)	WATERING

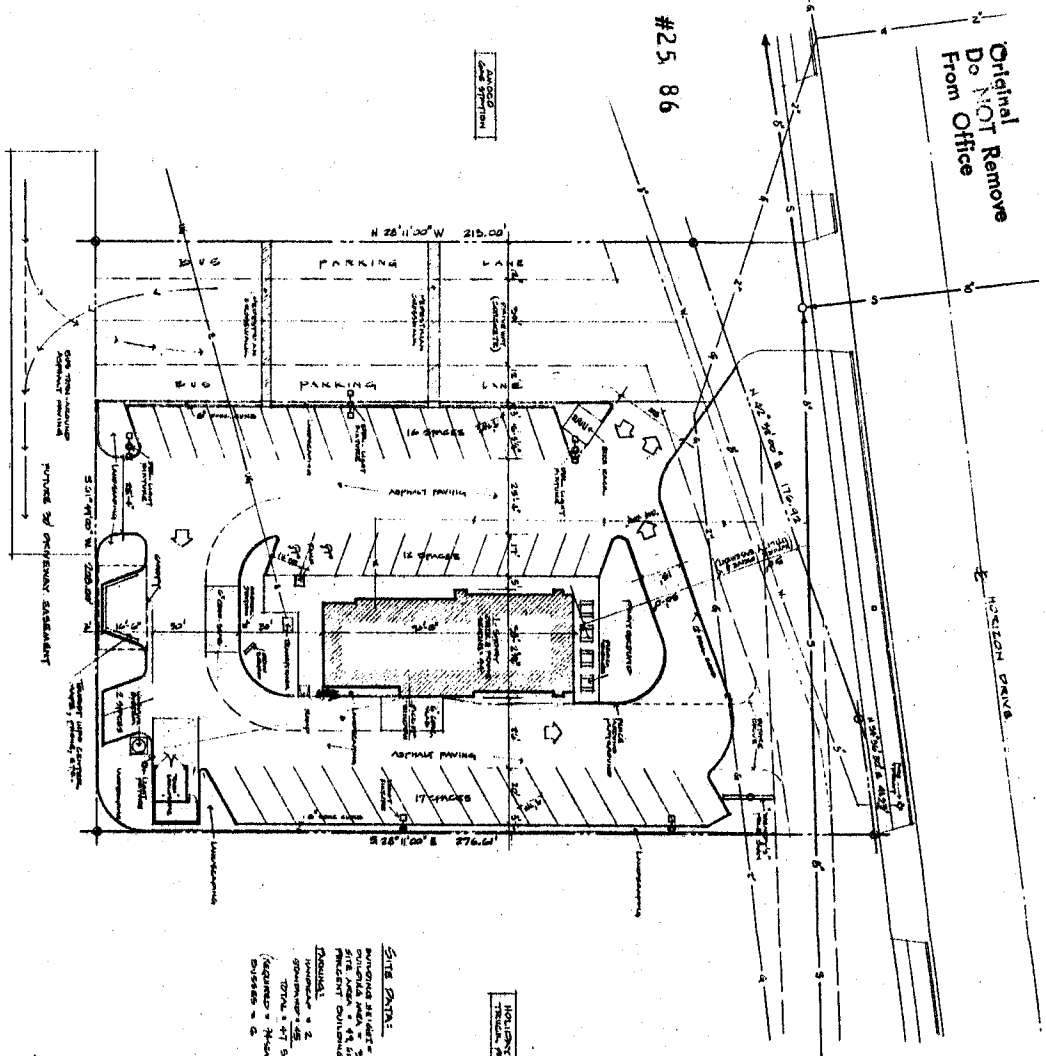


\* ALL LANDSCAPING TO BE DONE BY



Original Remove  
Do NOT  
From Office

#25 86

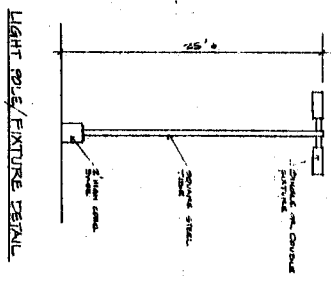


INDICATE THE  
TRENCH LOCATIONS

**SITE DATA:**  
 APPROXIMATE AREA = 10,000 SQ. FT.  
 SITE AREA = 10,000 SQ. FT.  
 PRESENT OUTLINE CONTOUR = CM  
 DISTANCE TO  
 HORIZON DRIVE = 20' (MIN.)  
 HORIZON DRIVE = 20' (MIN.)  
 DISTANCE TO  
 HORIZON DRIVE = 20' (MIN.)



**SITE PLAN**



**LIGHT POLE/FIXTURE DETAIL**



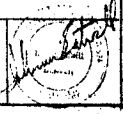
WENDY'S RESTAURANT  
 HORIZON DRIVE  
 GRAND JUNCTION - MESA COUNTY, COLORADO

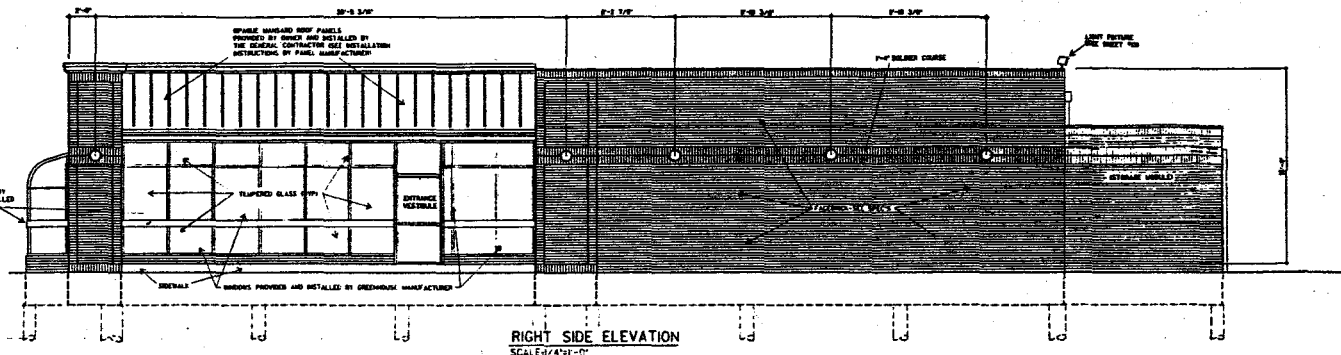
**SP-1**

DATE: JUNE 28, 1986

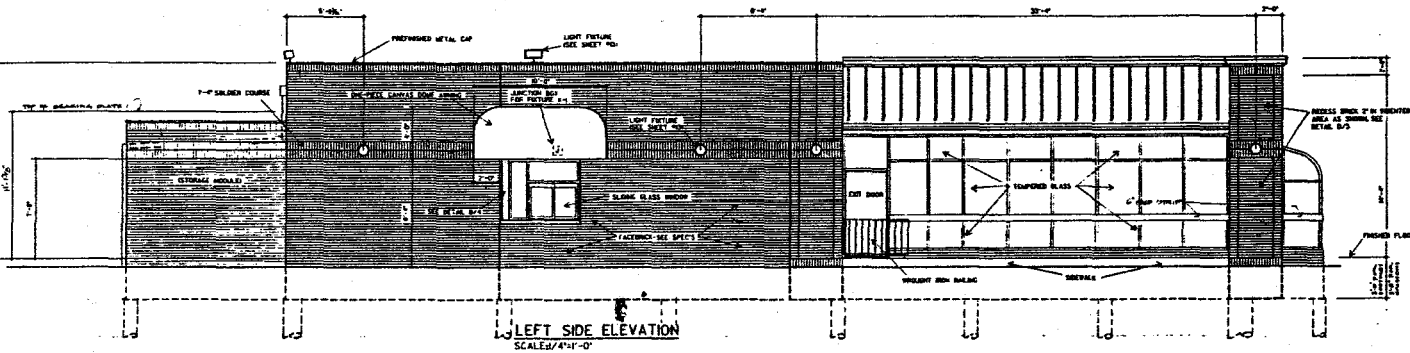
**'WENDY'S' RESTAURANT**  
 HORIZON DRIVE  
 GRAND JUNCTION - MESA COUNTY, COLORADO

**JOHN M. BEATWELL**  
 ARCHITECT  
 2345 SR FEDERAL - DENVER

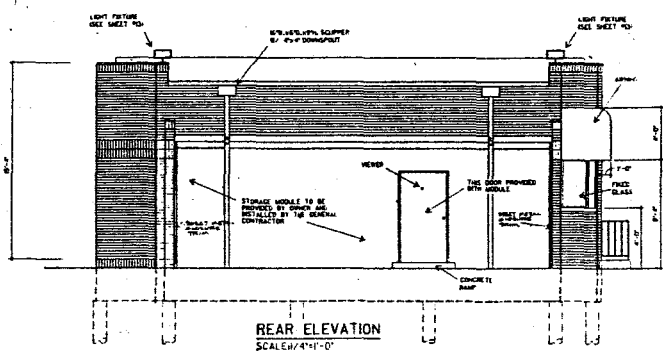




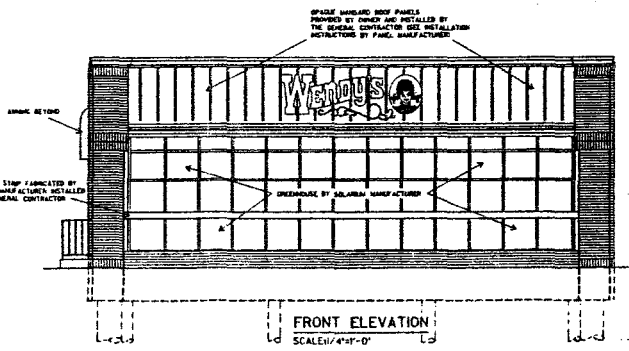
RIGHT SIDE ELEVATION  
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4"=1'-0"



REAR ELEVATION  
SCALE 1/4"=1'-0"



FRONT ELEVATION  
SCALE 1/4"=1'-0"

SCALE		SECTION	DATE	BY	REVISIONS
1/4"=1'-0"	1/4"=1'-0"	1/4"=1'-0"	1/4"=1'-0"	1/4"=1'-0"	1/4"=1'-0"
<p><b>WEDDIE</b>          100% Satisfaction Guarantee          JOHN W. BAYWELL, ARCHITECT          2545 DOUGHERTY, SUITE 100          DENVER, CO 80202</p>					
EXTERIOR ELEVATIONS					
PRELIMINARY BIDDING CONSTRUCTION					
PLAN NO.					
TRANSITIONAL					
JOB NO. SHEET NO.					
CD44 5					



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

July 23, 1986

Mr. Errett Seckler  
Western States Motel Operations  
304 Plaza Towers  
1736 E. Sunshine  
Springfield, MO 65804

CERTIFIED

Dear Errett:

Enclosed is a copy of an avigation easement which is required by the Walker Field Airport Authority. The property being developed for Wendy's is in a zone known as the "Airport Area of Influence" and this easement is required for any new development in the area.

It was an oversight on my part as I hadn't noticed that the property was within the boundaries. I hope that it doesn't cause you any inconvenience to have the property owner look this over and sign it. We will have it recorded following final approval of the project.

The submittal came in to our office looking very good and the review agencies have not found any serious deficiencies, so it appears that approval should be granted.

Thank you for your help in this project.

Sincerely,

Michael E. Sutherland  
City Development Planner

MES/tt

Enclosure

xc: John Yurik, Jr.  
File #25-86

(This document replaces the unrecorded  
copy rec'd Oct. 3, 1986)

AVIGATION EASEMENT

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 WESTERN STATES MOTEL OPERATIONS, INC., a Colorado corporation, 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 lessee, pursuant to a lease dated July 1, 1965 and recorded in Book 901, Page 69 of the Mesa County Records, of real property situated in the County of Mesa, State of Colorado, to wit:

Beginning at a point on the South right of way of Interstate 70 which bears South 00°23' East 465.45 feet from the Northwest corner of the NE¼SE¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian, thence along said right of way North 42°32' East 426.5 feet, thence North 54°36'30" East 191.16 feet, thence South 20°36' East 604.0 feet, thence South 73°19' West 683.5 feet to a point on the West line of the NE¼SE¼ of said Section 36 and on the Easterly line of Interstate 70 right of way, thence North 00°23' West along the West line of said NE¼SE¼ 337.1 feet to the point of beginning, containing 6.66 acres, more or less, Mesa County, Colorado,

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
OCT 9 1986

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.

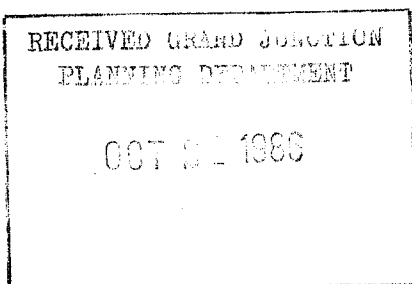
(c) shall remove all improvements upon the land at termination of its lease unless the owner of the land has granted to Grantee an easement for the same purposes as this easement.

(d) shall grant an easement, for the same purposes as this easement, in the event Grantor becomes the owner of the fee interest of the land, such grant to be an easement which runs with the land and binds Grantor's heirs, successors and assigns.

Grantor agrees this easement shall continue in full force and effect for the full term of its lease 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 1st day of October, 1986.

INC.



WESTERN STATES MOTEL OPERATIONS,

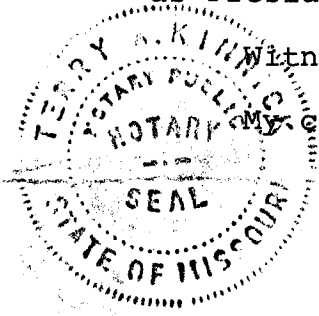
By: Wm H. C. Decker  
 President

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF GREENE    )

The foregoing instrument was acknowledged before me  
this 1st day of October, 1986, by Errett C. Sechler  
as President of Western States Motel Operations, Inc.

Witness my hand and official seal.

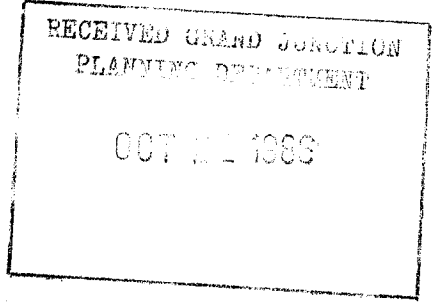
My commission expires: June 19, 1989.



Jerry A. Kinnick  
Notary Public

Suite 304 - 1736 E. Sunshine  
Address

Springfield, Missouri



# REVIEW SHEET SUMMARY

FILE NO. #25-86 TITLE HEADING Conditional Use - Wendy's Rest. DUE DATE 7-15-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use for Drive-Up window in  
an HO Zone for Wendy's Restaurant, Del Newkirk. NE corner of Horizon Dr. & I-70

PETITIONER ADDRESS Chillicothe, Missouri

ENGINEER

DATE REC.	AGENCY	COMMENTS
7-07-86	City Fire	This office has no objection to the proposed project. It will be necessary to contact us prior to the start of construction to insure additional requirements are met.
7-07-86	City Police	I see no police problems.
7-08-86	Mt. Bell	No objection.
7-09-86	G.J. Drainage	This proposal does not lay within the boundaries of the Grand Junction Drainage District. Refer to Grand Valley Water User's Assoc.
7-10-86	County Health	All requirements of the <u>Rules and Regulations Governing The Sanitation of Food Service Establishments In The State of Colorado</u> must be met including a pre-application conference, completion of the Department application and review of the plans. None of the above have been completed thus far.
7-11-86	City Public Works	Curb cuts and parking lot layout are o.k.  Drainage from the lot will collect at the southwest corner of the property. Off site drainage has not been addressed! How will runoff get from Wendy's property to the Horizon Drainage channel. No drainage easement or physical drainage facilities are shown. No drainage report or calculations were submitted. Will on site detention of runoff be provided? If so, where and how?
7-14-86	Public Service	GAS: No objections. ELECTRIC: Utility easements will be required as project develops. Definite route for electric distribution to be decided later. Developer to contact PSCo as project develops.
7-16-86	Public Works	No impact on utilities except payment of appropriate utility plant investment fees and tap fees.
7-16-86	Planning Dept.	This is a request for a Conditional Use Permit for development in H.O. zone and a drive-up window.  1. All signage and fencing will require separate permits. 2. The sign height variance will be contingent on the Board of Adjustments' decision. 3. For landscaping, the Department prefers a bark-type cover instead of rock or red gravel. 4. What area will the cobblestone shown on the landscaping plan cover? 5. Exterior lighting should be low level directional lighting 6. All construction must meet the Uniform Building Code and Uniform Fire Code requirements. 7. Will there be directional signage for circulation through the site?
7-17-86	Grand Valley Water Users	Thank you for the opportunity to review this proposal, to we have no comment or objections.

GRAND VALLEY WATER USERS  
Kurt St. P. 7-17-86

sent 7/21/86



Aug. 1, 1986

WENDY'S RESTAURANT - HORIZON DRIVE

Response to agency comments:

I. County Health

Pre-application conference  
Currently completing necessary forms

II. City-Public Works

Response submitted to Grand Junction Planning on July 23, 1986 by Kent Harberg of Western Engineering, Inc of Grand Junction.

III. Planning Department

Landscaping - replied directly by Garden Center on or before August 1, 1986

Signs - application for the sign permit will be based upon the following:

217' frontage x 1.5 = 325.5 square feet  
Highrise pole sign - 220 square feet  
Building signs - 3 at approximately 105 square feet  
Pick-up Window, Entrance and Exit signs - no logo will be on these and they will be placed at the front and rear exits

IV. Potential Changes in the Development Plan

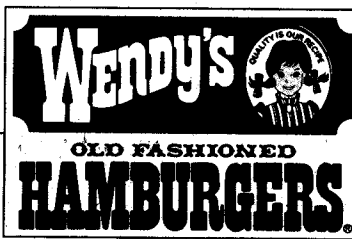
We may be deferring or changing certain portions of our development which were shown on the plan submitted to the City.

It is the recommendation of Wendy's International that we keep internal development cost at no more than a targeted figure until market acceptance of this Wendy's unit can be determined.

When we receive our bids for actual construction cost and compare these with our projected cost a decision will be made at that time whether to defer or alter the following areas:

1. Playground, fencing and picnic areas could be replaced with landscaping.
2. Tourist information center could be replaced by parking.





3. Access Road, Bus Parking, Turn-around area could be replaced by being paved to the rear of the front entrance to the site and rock thereafter.

Completion of paving to be deferred until need is determined or required by the development of the remainder of the total parcel.

Wendy's Restaurant - Conditional Use Application  
Grand Junction Planning Department File No. 25-86

Response to comments by Public Works:

From: WESTERN ENGINEERS, INC.

T. Kent Harbert, P.E.

City Public Works:

Curb cuts and parking lot layout are o.k.

Drainage from the lot will collect at the southwest corner of the property. Off site drainage has not been addressed! How will runoff get from Wendy's property to the Horizon Drainage channel. No drainage easement or physical drainage facilities are shown. No drainage report or calculations were submitted. Will on-site detention of runoff be provided. If so, where and how?

Drainage from the lot is directed to, but will not collect at, the southwest corner of the property. The water will be directed into an existing drainage ditch along the back of the AMOCO lot which in-turn empties into the Horizon Channel, as shown on the attached schematic. A swale will be excavated from the Wendy's site to the existing ditch and the ditch will be cleaned as part of the earth work to be performed at this site. No easements are necessary since the drainage will not cross another property. (The Wendy's and AMOCO sites are leases within the property).

The runoff from the site was estimated using the Rational method:

$$Q = cia$$

where: Q = peak flow in cubic feet per second

c = runoff coefficient

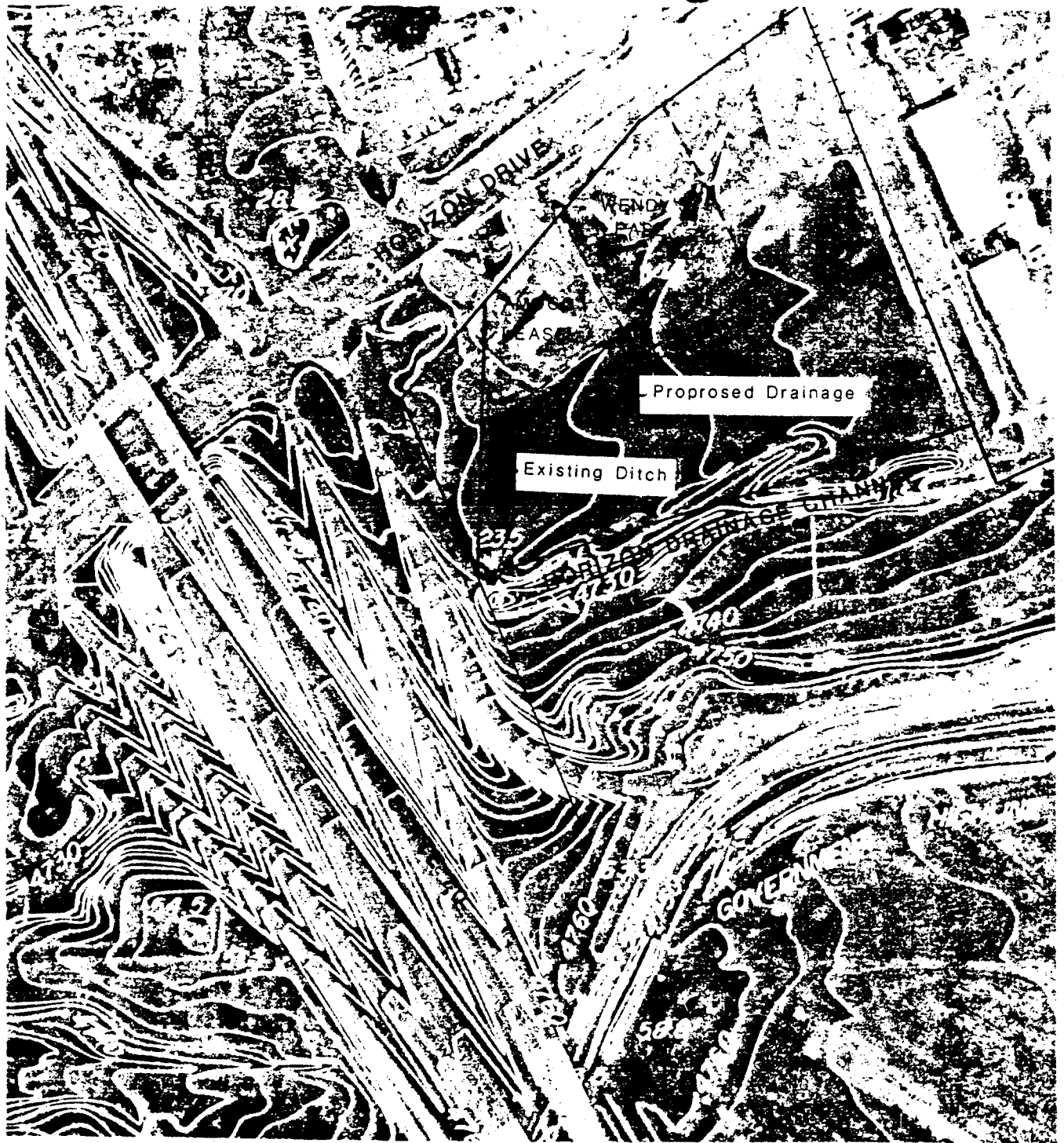
i = rainfall intensity

a = area

For the existing conditions, the runoff coefficient is assumed to be 0.25 and for the developed condition, 0.85. The area is 1.2 acres. The rainfall intensity is 2.9 in/hr for a 5-year, 5-minute event and 5.6 in/hr for a 100-year event. The resultant estimated peak flows are:

Existing:	$Q_5 = 0.9$ cfs	$Q_{100} = 7.7$ cfs
Developed:	$Q_5 = 3.0$ cfs	$Q_{100} = 5.7$ cfs

On-site detention was intentionally avoided at this site. This property is situated at the inlet to the Horizon Drainage Channel's culvert under Interstate 70. The culvert is a constriction for large flows in the channel. It is therefore desirable to pass the runoff from this property through the culvert before the peak discharge from the north reaches it. Detaining the flow would result in its adding to the peak and thus compound the problem.



1" = 200'

AREA SCHEMATIC FOR  
DRAINAGE FROM  
THE WENDY'S RESTAURANT SITE

