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File 1988-0010

Project Name: Multi-Theater – Special Use Permit - 590 24 ½ Rd.

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X		Review Sheets	X X Letter from Michael Sutherland to Tom Logue re: comments on drawings – 10/26/88
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2945-091-01-004

Delbert L. Smith
880 25 Road
Grand Junction, CO 81505

2945-091-01-009

Earl H. Davis
681 27½ Road
Grand Junction, CO 81506

2945-091-01-019

Richard L. Sparkman
Box 1789
Grand Junction, CO 81502

2945-091-01-011

Tidewater Compression Serv.
1440 Canal St., Suite 2100
New Orleans, LA 70112

2945-091-03-020

Delbert L. Smith
880 25 Road
Grand Junction, CO 81505

2945-091-13-003

W.T. Hall
748 22 Road
Grand Junction, CO 81505

2945-091-00-118

Sterling Company
Box 756
Grand Junction, CO 81502

2945-092-10-003

J.C. Penney Properties, Inc.
Box 2405
Dallas, TX 75221

2945-092-10-005

Empire Savings Bldg. & Loan
1654 California Street
Denver, CO 80202

2945-092-10-014

Equitable Life Assurance Soc.
Box 1536
Des Moines, IA 50306

2945-091-13-005

Muhr Real Estate
Box 2084
Grand Junction, CO 81502

2945-091-13-004

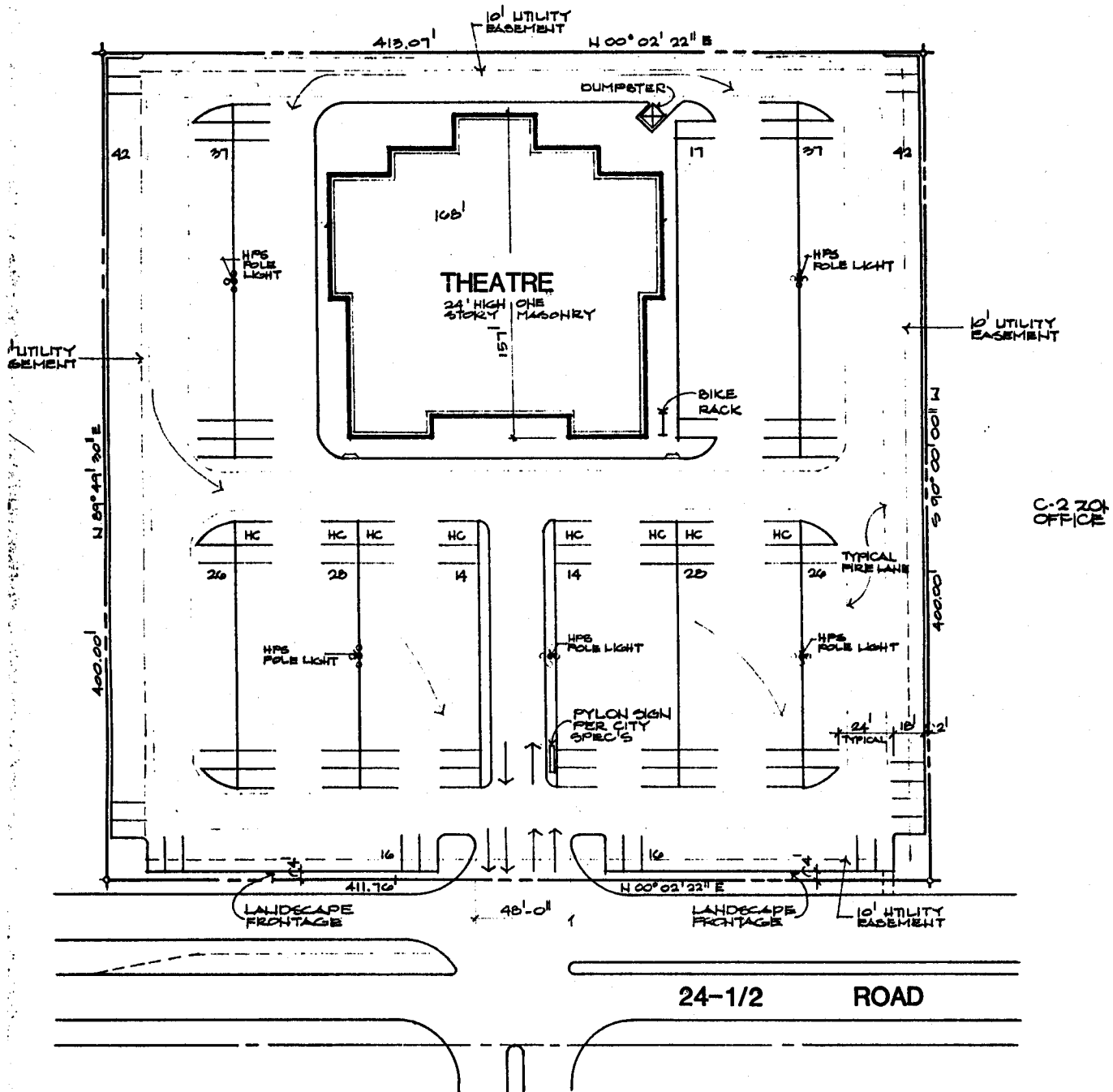
Muhr Real Estate
Box 2084
Grand Junction, CO 81502

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#10 88

DENSITY	342
PARKING REQUIRED	343
PARKING PROVIDED	343
LEGAL DESCRIPTION	

C-2 ZONING



MESA MALL ENTRANCE
PLANNED DEVELOPMENT

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SITE PLAN

1" = 30'-0"

#10 88

ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

— Grand Junction, Colorado 81501

— (303) 242-0101

February 25, 1988

Planning Dept.
City of Grand Junction
250 N. 6th Street
Grand Junction, CO 81501

Dear Staff:

Accompanying is a Special Use Request in a C-2 Zone for Anthony Properties of Dallas, Texas. The request Special Use Permit would allow for the development of a new multi-theater facility. The proposed site consists of 3.8 acres located east of 24½ Road and 250 feet South of Patterson Road.

The enclosed information is intended to provide sufficient data to assess the merits of the requested Special Use and development plans.

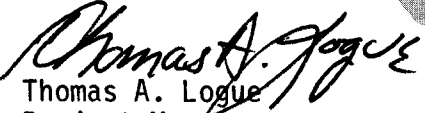
Given the opportunity, the proposal demonstrates that a quality business coupled with a development plan that is sensitive to the existing neighborhood, can be desirable for an area such as that which exists in the vicinity of Mesa Mall.

To proceed further with the development of the proposed facility requires a great deal of investment and risk to the petitioner. The future operators believe they will be introducing a new business which will prove to be profitable and desirable to the City of Grand Junction. They request that you give the petitioner your best consideration and trust you will make a knowledgeable and wise decision in this matter.

The petitioner and myself will be available to discuss the project and answer any questions which may arise during your review.

Respectfully,

ARMSTRONG CONSULTANTS, INC.


Thomas A. Logue
Project Manager

TAL/sh
DALY24

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#10 88

CONSULTING ENGINEERS

PROJECT NARRATIVE
SPECIAL USE PERMIT
FOR
MULTI-THEATRE IN A C-2 ZONE

LOCATION - The accompanying development plan indicates the proposed development of a multi-theatre facility to be located on a 3.8 acre tract of land located west of 24½ Road and 250 feet south of Patterson Road. The subject property consists of two existing lots within Jacobs Commercial Subdivision which was platted in 1981.

EXISTING LAND USE - The subject property is approximately square in shape and is approximately 400 feet in length on each side. Two commercial use structures are located on the site in question.

Most recent uses of the property include a welding shop and outdoor storage. Ground cover consists of crushed gravel.

The topography of the property slopes to the southwest at a rate of less than 1.0%. Storm water generated from the site flows to 24½ Road.

The subject property is currently zoned C-2 by the City of Grand Junction.

SURROUNDING LAND USE - The predominate land use in the surrounding area is business/commercial in nature. Mesa Mall, a regional shopping center, is west of the subject property. A major banking facility is located NE of 24½ and Patterson Roads. Other uses in the area include offices, restaurants, retail sales, outdoor storage and vacant undeveloped land.

CHARACTER OF MULTI-THEATRE - The proposed calls for the development of seven individual auditoriums within a single theatre of 22,547 square feet. The architectural style and character of the proposed building will consist of material types, height and building mass which will be harmonious with surrounding structures such as Mesa Mall and the Bank Building. Initial plans call for the building to be approximately 24 feet in height and of masonry construction. All construction materials will be new. Detailed building plans will be submitted for review and acceptance by the building and fire department prior to construction.

Combined seating capacity of all auditoriums is 1,365 seats.

A single "monument" or "pylon" type sign will be located near the entrance to the property. All signage will meet current city codes.

ACCESS AND PARKING - A single point of access to the site is proposed from 24½ Road. The 48 foot wide driveway will allow for construction of dual driveways in and out of the 343 space parking lot. Detailed construction drawings for alterations to the existing raised median will be submitted to the City Engineering and Transportation Departments for their review and acceptance prior to construction. The median alterations will allow for left turns for southbound 24½ Road traffic.

Primary access to the subject site is from 24½ Road, classified as a collector by the City of Grand Junction. 24½ Road is fully improved. Other access in the area includes Patterson Road to the North and Highway 6 & 50 to the South, both of which are classified as major arterials. Bicyclists utilizing the facility will have racks available near the entrance to the building.

UTILITY SERVICE - Electric, gas and phone services will be extended from existing facilities which adjoin the site.

Water service for domestic, fire protection and irrigation uses will be extended from an existing 12" Ute Water main located along the West side of 24½ Road.

The proposal calls for the extension of an 8" sanitary sewer main across the north edge of the property from the existing sewer main in 24½ Road. All construction plans will be submitted to the City's Public Works Department for approval and acceptance prior to construction. It is envisioned that adjoining undeveloped properties can also utilize the proposed sewer extension. Therefore, it is expected that a payback agreement will be executed between the City and the petitioner prior to actual site development.

SOLID WASTE DISPOSAL - All solid waste material generated by the facility will be picked up from a screened dumpster located near the building.

GRADING AND DRAINAGE - It is envisioned that major site grading will not be required. The site will be graded in a manner which follows existing drainage courses to 24½ Road and provides positive drainage away from the building and towards 24½ Road.

According to the Flood Hazard Information Report, prepared by the U.S. Army Corps of Engineers in 1976, the subject property is not prone to flooding from the Independent Ranchmans Ditch located 250 feet north of the property and is not in a designated 100 year floodplain.

EMERGENCY SERVICES - Police and fire protection will be provided by the City of Grand Junction. As the accompanying site plan illustrates, vehicular access will be available to all points surrounding the proposed structure. Area lighting is proposed through-out the parking area. All building construction will be done in accordance with the latest edition of the Uniform Building and Fire Codes. Detailed building plans will be submitted to the Fire Department for their review as part of the building permit process.

LANDSCAPING STANDARDS - Irrigation water is not available to the site. Because of the lack of irrigation water and the high cost of domestic water for irrigation, drought tolerant varieties of trees and shrubbery will be utilized. Ground cover will consist of bark mulch and/or decorative stone. Landscaping will be provided along the entire 24½ Road frontage and at the ends of parking rows.

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DEVELOPMENT SCHEDULE - Due to the nature of the proposal and the magnitude of the project, it is difficult to determine an exact time WHEN site development will occur. It is the petitioners desire to begin construction sometime during the summer of 1988 with an opening date during the fall of the same year.

LAND USE SCHEDULE

Building Area	22,547 Square feet
Landscaped Area	2,600 Square feet
Total Site Area	3.7 acres
Seating Capacity	1,365
Parking	343 Spaces

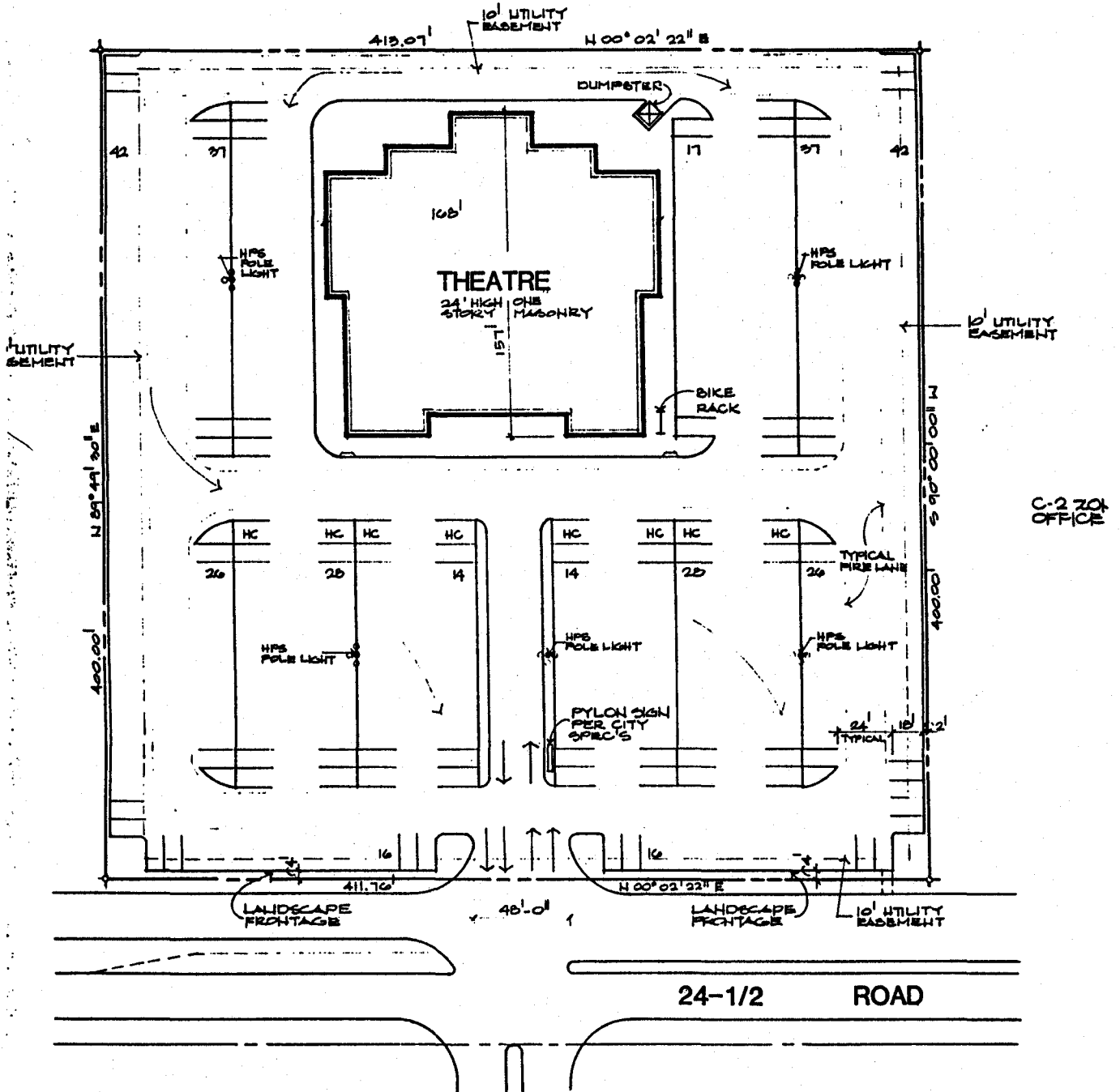
EVALUATION OF SPECIAL USE REQUEST - Evaluation of the proposed multi-theatre special use is accomplished using the general criteria established in Section 4-8-1 of the Land Use Code.

- A. The proposed use is compatible with adjacent uses. Similar uses of equal or greater intensity exist as of this date. Overall building design and size is compatible with existing structures in the area.
- B. Vehicular and pedestrian circulation is available to all points around the proposed structure. Access to the site is limited to a single access point on a fully developed collector roadway. Landscaped areas are provided at the most visible areas from the adjoining roadway.
- C. The only accessory use proposed is parking. This use is compatible with the surrounding area due to parking being the most predominate use in the vicinity of the request.
- D. All necessary utility services exist and adjoin the site. All have available capacity and can be extended into the site.
- E. Other support uses such as hospitals, transportation facilities, existing business and commercial uses are located within a reasonable distance of the proposed use.
- F. All site maintenance will be conducted by the future operator of the proposed use. Due to the competitive nature of the proposed use it is important to maintain a clean and safe facility in order to operate a profitable theatre.
- G. Proposed parking and loading meets/exceed the minimum requirements established within the development standards of the Land Use Code. Signage will be permitted by the City based on the current sign code requirements.

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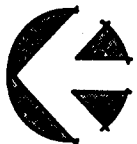
PARKING REQUIRED 342
 PARKING PROVIDED 343
 LEGAL CAPACITY

C-2 ZONING



MESA MALL ENTRANCE
 PLANNED DEVELOPMENT

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SITE PLAN

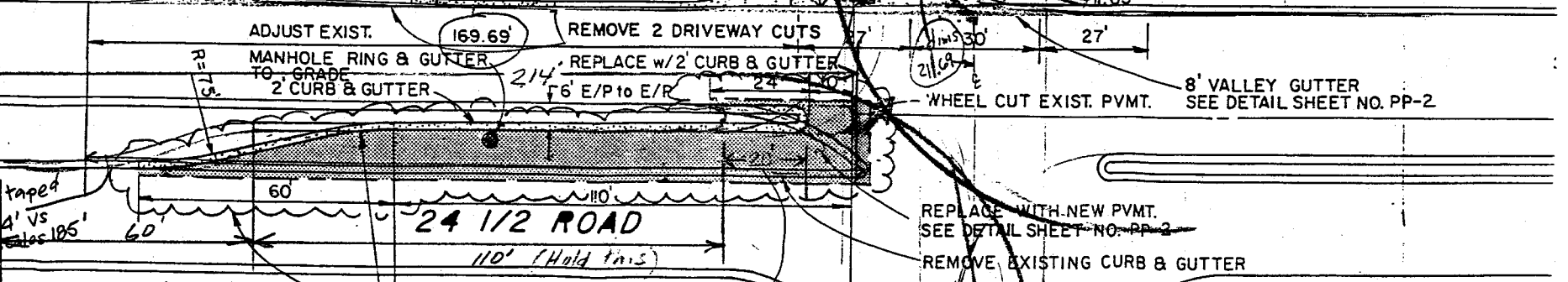
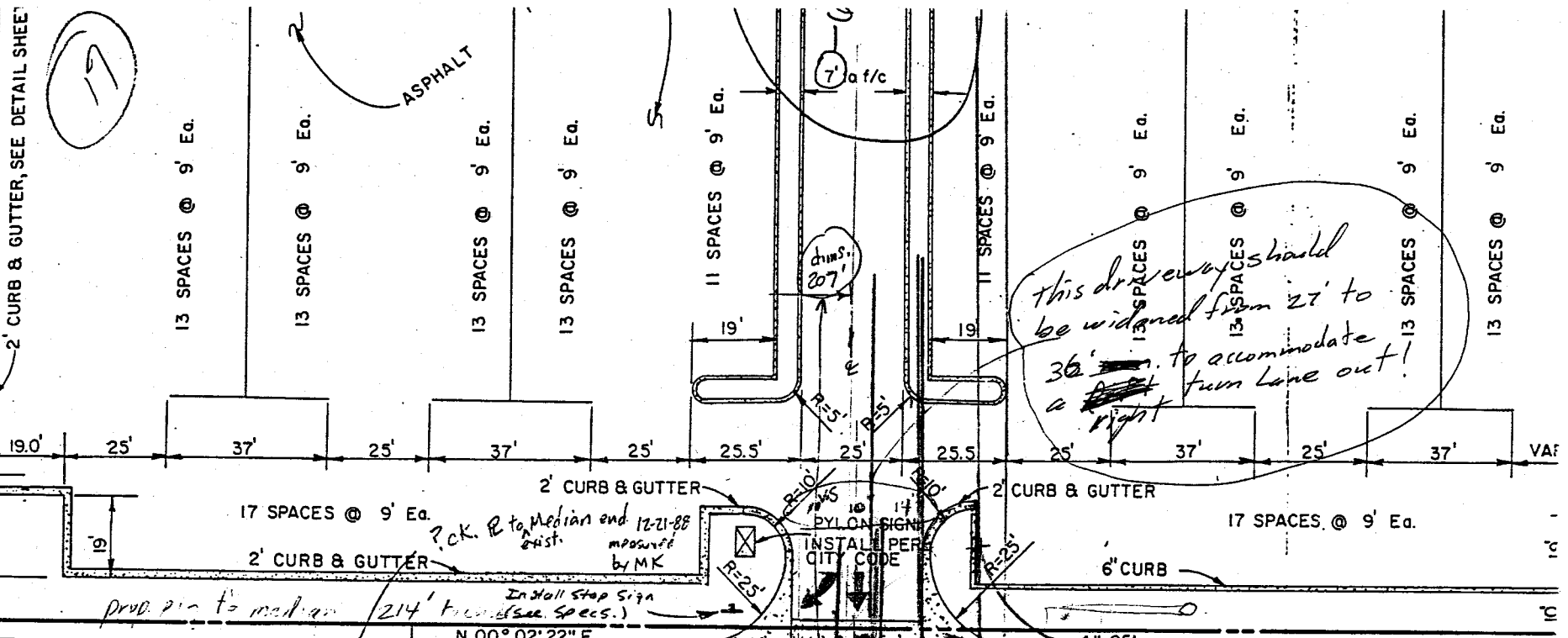
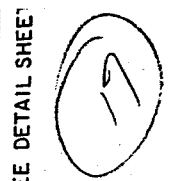
1" = 30'-0"

#10 88

212.63'

10.00'

5.00'



NOTE:
DIMENSIONS TO BACK OF
CURB UNLESS NOTED OTHERWISE.

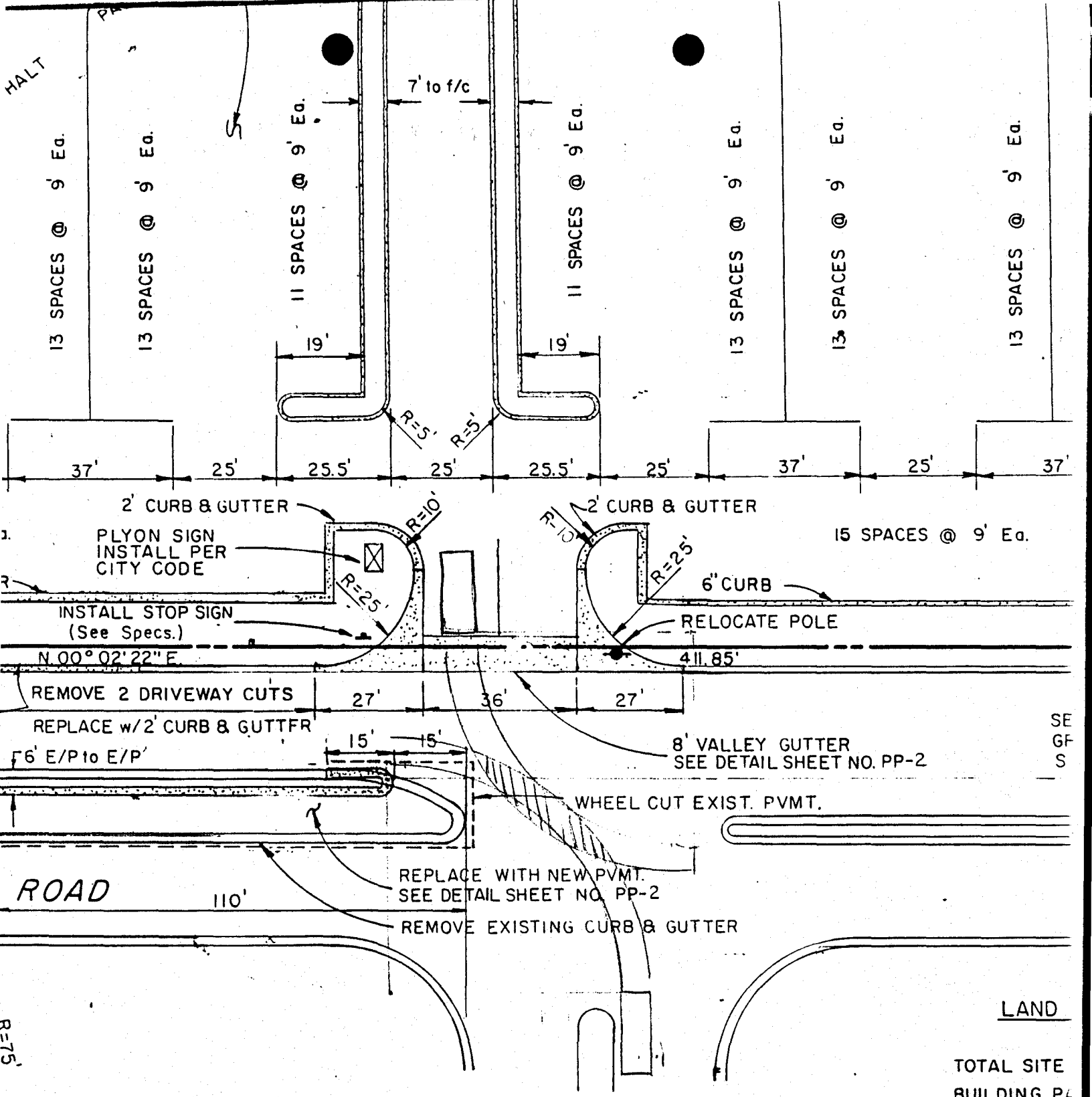
Note: No curb cut
Permit without
left turn lane

ALTERNATE BID ITEM
Cut existing median
back 20'

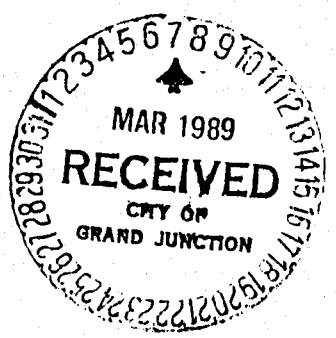
this driveway should be widened from 27' to 36' to accommodate a right turn lane out!

1-5-89
JDN

LANE
TOTAL SIT



TOTAL SITE
BUILDING PA
TOTAL SEAT
TOTAL PARK
TOTAL LAND
LAND USE Z





REC'D MAR 22 1988

File: JL
x.c. Tom/22

ANTHONY PROPERTIES
Real Estate Development & Investment
12740 Hillcrest Road, Suite 210 • Dallas, Texas 75230 • (214) 991-4484

March 18, 1988

Mr. Tom Logue
Armstrong Consultants, Inc.
861 Rood Avenue
Grand Junction, Colorado 81501

Dear Tom:

In reference to the proposed seven plex theatre in Grand Junction, we project an annual attendance of 150,000 patrons. An average of three shows per day 365 days a year for each of seven auditoriums would have showtimes staggered at intervals of 1.5 hours approximately 3.33 hours apart. The auditorium seating capacities are as follows:

Auditorium #1	216 seats
Auditorium #2	168 seats
Auditorium #3	196 seats
Auditorium #4	205 seats
Auditorium #5	196 seats
Auditorium #6	168 seats
Auditorium #7	216 seats
Total	1,365 seats

Seven theatres with a capability of three showings a day would produce 21 shows over a period of ten to twelve hours.

$$\frac{411 \text{ patrons/day}}{21 \text{ shows/day}} = 19.57 \text{ patrons/showing/auditorium}$$

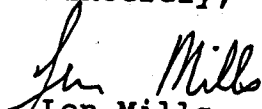
$$19.57 \text{ patrons (7 auditoriums)} = 138.25 \text{ average maximum patrons at peak show-time}$$

Mr. Tom Logue
Armstrong Consultants, Inc.
March 18, 1988
Page Two

The average maximum peak showtime with all seven theatres in full operation projects 138.25 patrons. In most cases the showtimes would be staggered, which would result in a lower average of patrons. In comparison with the existing mall, theatre patrons would represent an insignificant percentage of the total traffic.

If you should require more information regarding this matter, please contact me. Thank you for your help.

Sincerely,


Len Mills

/md



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

March 28, 1988

Mr. Jay Anthony
12740 Hillcrest Road, Suite 210
Dallas, TX 75230

CERTIFIED

Dear Mr. Anthony:

Regarding your recent Special Use permit application for the multi-theatre complex at 590 24 1/2 Road, the use can now be approved subject to several specific conditions.

As noted on the review sheet summary which was mailed to you and provided to your local representative, Mr. Tom Logue, there were numerous concerns and requirements mentioned by various review agencies. Those issues will need to be resolved and/or completed prior to issuance of a building permit.

I would recommend that you or your contractor use the review sheet summary as a checklist of items to be completed, and provide adequate documentation for each item at the time of application of a building permit clearance. The clearance will be issued by the Grand Junction Planning Department as the first step for obtaining the actual building permit.

This letter will serve as official approval of the Special Use permit and a copy will be kept in the development file, #10-88.

Best of luck with your project, Mr. Anthony, and if our office can be of any further assistance, please don't hesitate to contact us.

Sincerely,

Michael E. Sutherland
City Development Planner

MES/tt

xc: Tom Logue
Don Newton
Andy Anderson



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

April 11, 1988

Mr. Jay Anthony
12740 Hillcrest Road, Suite 210
Dallas, TX 75230

Dear Mr. Anthony:

Per our discussion on April 5, I am willing to agree to a reduction in required parking spaces by a maximum of eight (8) spaces to increase the area available along 24 1/2 Road for landscaping.

A reduction of eight spaces will increase the width of the frontage landscaping area from four (4) feet to at least twelve (12) feet. As we discussed, our design preference is to see a wide, bermed area along frontages to help screen the glare from automobile chrome and windows, while creating a buffer area of greenery along the street.

As you know, the Grand Junction Zoning and Development Code (sec. 5-5-1G) requires that an area of fifteen parking spaces or more provide at least five percent of the total parking area in additional landscaping, including shade trees. You had mentioned planting trees in the unusable corners and islands in the parking area, which should do quite nicely. A rough calculation of the area required for 335 spaces would yield about 2,850 square feet of landscaping within the parking area.

Prior to the release of a building permit clearance, this office will need to review your final site layout and the complete landscaping plan.

One additional advantage of increasing the width of landscaping along the frontage is that the stacking and turning depth will also be increased at the intersection with 24 1/2 Road. This should aid in traffic flow within your internal traffic lanes.

Your project is indeed an exciting addition to the northwest area of the City, and I wish you the best of luck. Please contact me if I can be of any additional assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Sutherland".

Michael E. Sutherland
City Development Planner

xc: Mr. Tom Logue
File #10-88



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

June 7, 1989

Jay Anthony
12740 Hillcrest Road, Suite 210
Dallas, TX 75230

Dear Mr. Anthony:

The City Planning and Engineering Departments conducted a site check of the Carmike Cinemas Inc., 590 24 1/2 Road, on June 6, 1989. We found several deviations from the approved plans that must be corrected before the Certificate of Occupancy (C.O.) is released. The attached memo from Don Newton, City Engineer, describes drainage problems resulting from improper construction. Item #3 must be corrected prior to release of the C.O. because it affects the public ROW.

An in-ground irrigation system was installed for all the landscaping except that on the east side of the building. The sod is already showing signs of distress. Some means of irrigating that landscaping must be installed prior to release of C.O. Although not the best means, a hose-bib located in the back of the building will be acceptable. It is the property owner's responsibility to maintain all landscaping in a healthy condition.

The above concerns must be adequately addressed prior to the release of the C.O. If you have any questions feel free to call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
Attachment

xc: Tom Logue, Armstrong Engineer
Steve Billingsley, Artech Design Group
Don Newton, City Engineer
Andy Anderson, Building Department
Dan Wilson, City Attorney

Electronic Mail

Sent To : LINDAW
Sent By : DANW
Sent Date: 6/ 9/89

Subject: I discussed with LindaW my preference that a C.O. which is issued to Carmike identify the fact that the improvements do not meet minimum approved standards. As a matter of standard operating procedure, if there are any deficiencies that we are not going to require to be fixed before occupancy, we should identify those on the C.O. itself.

The reason for this is to protect both the city and an owner where the general contractor, for whatever reason, builds not in accord with approvals, doesn't tell the owner, owner(possibly years later) accuses the City of issuing a C.O. in violation of the specs and claims that owner is damaged by the oversight of the City. The notice on the C.O., a permanent record, protects.

In order to be certain that the owner know up front about the deficiencies, I'd also suggest that the C.O. only be delivered to the owner. I don't know if that is practical or not; if a general contractor normally is given the c.o., please let me know so we can discuss how to make sure the owner consents to the waiver of the approved standards. We may want to change the c.o. form itself...

copied: Karlm, lindaw, jims,donn



October 21, 1988

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

Mr. Tom Logue
Armstrong Consultants, Inc.
861 Rood Ave.
Grand Junction, CO 81501

RE: Carmike Cinemas

Dear Tom:

I have the following comments regarding the plans received on October 14 for the proposed Cinema:

1. The building floor elevation should be set so that it is above any possible flooding which would result from storm runoff overtopping the banks of the Ranchman's Ditch between 24.5 and 25 Roads. As you know, there are several culverts in the channel which will not carry the flow from a 100 year storm.
2. Left turn lane in median: The nose of the new median should not extend beyond the point of intersection with the existing median. The nose should be cut back approximately 10 feet.
3. Asphalt paving in the left turn lane should be the same thickness as the existing pavement or three inches, whichever is greatest.
4. Detail "A" on sheet SG-1: Curb and gutter at north side of opening should be tapered down to flow line instead of cut straight off.

Please call if you have any questions regarding these items.

Sincerely,

Don Newton
City Engineer

DN/rs

xc: Mike Sutherland ✓



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

October 26, 1988

Mr. Tom Logue
Armstrong Consultants, Inc.
861 Rood Avenue
Grand Junction, CO 81501

RE: Carmike Cinemas

Dear Tom:

I've reviewed the drawings dated October 14, 1988 as well as the original details which were approved under the Special Use Permit provisions, and I have several comments.

Originally, our agreement with Mr. Anthony regarding open space fees was that he could either provide a current appraisal of the property, or with (absolute) documentation as to the actual sales price, we could accept that as the value on which the 5% fee would be assessed. In either case, we have no documentation in the file that the open space fees have been determined or paid. Payment will be required prior to the issuance of a building permit clearance.

Another concern is regarding the width of the handicap parking spaces. Although our development code does not specify a standard width, we have received considerable input from the handicapped community that, in order for a wheelchair to exit a van by means of a ramp, 15 to 17 feet are required for handicapped parking spaces. With this in mind, I will recommend and authorize the elimination of one additional standard space to be divided and added to the two 10.5 foot wide handicap spaces in the center aisles of parking, both north and south of the building. By deleting two standard spaces, the benefit is four handicap spaces at 15.0 feet wide each. The other three handicap spaces can remain at 10.5 feet each.

The bicycle rack location as shown seems to be both too narrow for efficiently storing bikes as well as putting the riders in some jeopardy by the fact that there is automobile traffic on one side and parking on the other. I would suggest re-thinking the options for the bike rack location.

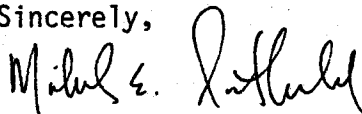
Two questions that came to mind during the review are: 1) What method will be used for watering the plants and sod, and 2) Will the ground covers in the areas not adjacent to sod be bark mulch?

Mr. Tom Logue
October 26, 1988
Page 2

Finally, under the Land Use Summary on sheet PP-1 of 2, there is a reference to "Conditional Use" which should read "Special Use."

These concerns should be addressed through completion (i.e. open space fees) and by revising the final plans and submitting the revised sheets for our files. I will be happy to release the building permit clearance following such action. Thank you for the opportunity to review your project.

Sincerely,



Michael E. Sutherland
City Development Planner

MES/tt

xc: File #10-88
Don Newton

ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue

— Grand Junction, Colorado 81501

— (303) 242-0101

November 2, 1988

Grand Junction Planning Department
250 N. Fifth Street
Grand Junction, CO 81501

ATTN: Mike Sutherland, City Development Planner

RE: Carmike Cinemas
Armstrong Project #885159

Dear Mike:

In response to your letter dated October 26, 1988, the accompanying plans indicate revisions per your comments. As you review the plans please note the following:

One parking space has been eliminated on the center of the north and south sides of the building parking areas, allowing for widening of the handicap parking spaces.

The bicycle rack as shown originally has not changed at this time. The rack location shown is in a planter which is 5 feet wide. In evaluating alternative locations it was felt that in the interest of pedestrian safety, that it would be best not to locate the bicycle parking in an area which may be in conflict with building entries or walkways. At such time as the theaters are open and in use, further evaluation will be made as to other locations which might be more suitable for bicycle racks. This future location will be based on the number of bicyclists utilizing the facility and pedestrian circulation patterns that develop once the theaters are open.

The accompanying revised landscaping plan depicts ground covers in areas not adjacent to sod will be bark mulch. Irrigation of the lawn and the planter areas will be accomplished utilizing a domestic water source, on a timer.

The reference to the words "Conditional Use" on sheet PP-1 of 2 has been changed to read "Special Use".

We were not involved with the original Special Use Application. We have relayed your comments in reference to the open space fee to our Client.

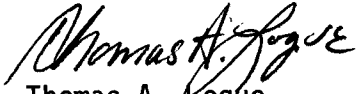
CONSULTING ENGINEERS

This information should adequately address your concerns. However, should you require any further clarification, do not hesitate to contact our office.

Thank you for your prompt review and we assume the building permit clearance will now be released by your office.

Respectfully,

ARMSTRONG CONSULTANTS, INC.



Thomas A. Logue
Project Manager

TAL/sh
DALY1

Enclosure: Revised Prints

cc: Carmike Cinemas
Don Newton - City Engineer

REVIEW SHEET SUMMARY

FILE NO. 10-88 TITLE HEADING Special Use for Multi-Theatre DUE DATE 3/11/88
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special use permit for multi-theatre
Jay Anthony, Petitioner 590 24 1/2 Road

PETITIONER ADDRESS 12740 Hillcrest Road, Suite 210 Dallas, TX 75230
 ENGINEER Tom Logue 861 Rood Avenue

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/2/88	Mtn. Bell	No objections.
3/7/88	Public Service gas: electric:	No objections. Has power pole in proposed driveway. Pole will have to be moved at petitioner's expense.
3/2/88	Police Dept.	No major concerns on the proposed project.
3/8/88	Ute Water	No objections. Policies and fees in effect at the time of application will apply.
3/1/88	Parks & Rec.	Submittals are acceptable. Open space fee needs to be established and collected if project qualifies as needing to pay.
3/2/88	Fire Dept.	The following requirements are to be met prior to, during, and after construction: <ol style="list-style-type: none"> 1. Provide and maintain adequate access for fire protection. 2. Provide and maintain adequate water supply. 3. A sprinkler system to be installed in accordance with 1985 Uniform Building Code, Section 3802. 4. A fire flow will need to be conducted to determine adequate hydrants and water. 5. A review of the complete building plans to be conducted by our office to ensure compliance with appropriate codes. If you have any questions, call 244-1584.
3/2/88	Building Dept.	Recommend taking a closer look at flood hazard information available. There has been a problem with surface drainage in the past just south of this property and since reconstruction of F Road and Mesa Mall development. Recommend earliest possible submittal of preliminary drawings for review. This will shorten the permit process considerably if pre-approved plan is submitted. Colorado State licensed architect is required to design building and stamp plans. Current codes are: 1985 edition of the Uniform Building, Uniform Plumbing, and Uniform Mechanical Codes and the National (1987) Electric Code.
3/10/88	City Engineer	Additional traffic generated by the proposed theatre could result in a traffic signal being warranted on 24 1/2 Road. In order to analyze these warrants, the developer will be required to furnish information regarding the peak traffic volumes entering and exiting the theatre and the time of day that those peaks will occur. The City Engineering Dept. will take traffic counts on 24 1/2 Road and at the entrance to Mesa Mall in order to analyze existing traffic conditions. If a traffic signal is warranted as a result of the proposed theatre, the developer should be required to share in the cost of the signal. For further information regarding traffic data and signal warrants, please contact Dave Tontoli (Traffic Analyst) at 244-1567.

3/11/88

Development Dept.

It appears that most technical (zoning) requirements have been addressed on the site plan.

Minimum parking spaces required are 342 and 343 are indicated. Minimum landscaping area required is 1,544 square feet. A detailed landscape plan must be submitted for approval prior to application for the building permit clearance. Ground cover should be bark mulch, NOT stone to absorb heat which will dry out the plants excessively.

*due to tendency
of stone* ↗

In the absence of documentation verifying previous payment of open space fees, a current independent appraisal or appraisal based on current selling price will be required. Five percent (5%) of the appraised value of the raw land must be paid prior to the issuance of a building permit.

Traffic and drainage issues must be addressed to the satisfaction of the City Engineer prior to building permit application.

A separate sign permit is required by a licensed sign contractor.



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 10 1989

January 9, 1989

City of Grand Junction, Colorado
81501-2668

Mr Steve Billingsley
Artech Design Group
2401 Broad Street
Chattanooga, Tennessee 37408

250 North Fifth Street

Re: Access to CARMIKE Cinemas at 590 24.5 Rd.

Dear Mr. Billingsley;

It has been brought to my attention that there is some question regarding the need to install the south bound left turn lane on 24.5 Road as shown on the approved site plan for the Carmike Cinemas development in Grand Junction.

This turn lane is necessary and will be required to enable south bound vehicles to safely turn left across 24.5 Road. Without this lane, vehicles stopping to turn left into the cinemas would block the inside south bound lane on 24.5 Road reducing the capacity of an already congested intersection. Another problem with turning left from the existing inside lane is that the motorists view of oncoming north bound traffic would be blocked by vehicles in the north bound left turn lane to Mesa Mall. Installation of the left turn lane would eliminate these hazards allowing cinema goers to safely turn across 24.5 Road.

Another item you may wish to reconsider is the width of driveway opening on 24.5 Road. Only one lane out of the cinemas may cause considerable back up of exiting vehicles, especially when traffic is heavy on 24.5 Road. I would recommend a minimum driveway width of 34 feet to provide one lane in and two lanes out of the cinemas.

A permit will be required from this office before beginning any work on 24.5 Road or within the public right-of-way. A copy of the revised site and drainage plans and a traffic control plan will be required for review prior to application for the curb cut permit. The revised plans should show all modifications and changes made after October 14, 1988.

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton, P.E.
City Engineer

xc: Jim Shanks, Public Works Director
Mike Sutherland, City Planner
Ron Rish, Armstrong Engineers

February 28, 1989
Ron Rish
Armstrong Consultants, Inc.
861 Rood Ave.
Grand Junction, CO 81501

Re: Carmike Cinemas Inc.

Ron;

After review of the driveway entrance from 24.5 Road, I have the following concerns and comments:

1. The misalignment creates a conflict for left turn lanes in the east-west direction. Vehicles making turns from these lanes at the same time are on a collision course. The intersection should be lined up with the left turn lanes straight across from each other.
2. I would like to see the driveway widened to approximately 36 feet to accommodate a 14' lane in, a 10' left turn lane out and an 11' through and right turn lane out.
3. The south bound left turn lane on 24.5 Rd. will be required.

I will be available to discuss these issues .



J. Don Newton
City Engineer



March 8, 1989

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

Mr. Ron Rish
Armstrong Consultants
861 Rood Avenue
Grand Junction, CO 81501

Subj: Entrance to Carmike Cinemas

Dear Ron:

Your revised plan for the entrance to Carmike Cinemas from 24.5 Road was received and reviewed on March 7, 1989. As sketched on the attached copy of your plan, there remains a conflict for the east-west left movements.

The sketch is layed out with a vehicle turning left from the center of the north half of the Carmike driveway. With potentially high volumes of traffic making these movements, and problems with left turn phasing of a future traffic signal, the offset intersection is not acceptable.

The Carmike curb cut should be aligned with the Mesa Mall entrance as shown on the original approved plan.

I would also recommend that the parking lot be rearranged so that one of the aisles lines up with the driveway. This could be done without losing parking spaces if parking were allowed in all of the aisles.

The entrance aisle could be widened so the parked cars would not affect the through traffic.

Please call if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in cursive script that reads "Don".

J. Don Newton
City Engineer

xc: File
Mike Sutherland ✓
Jim Shanks

JDN:skw

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