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File 1994-0187

Name: Burger King Drive -thru - Site Plan Review/CUP- W Of City Market on Hwy 50

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>			
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		Review Sheets			
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		Reduction of assessor's map.			
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<u>DOCUMENT DESCRIPTION:</u>					
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X	X	CO Dept. of Health Mill Tailings Report-10/19/94			Site/Landscape Plan
X	X	Highway 50 Corridor Guidelines - **			
X		Declaration and Covenants – Bk 1405 / Pg 74			
X		Policy of Title Insurance – 10/25/94			
X	X	Appraisal - B & B Appraisal, Inc. – 10/27/94			
X		Posting of Public Notice Signs – issued 11/22/94			
X		State Highway Access Permit – DOT Permit No. 395102			
X	X	Planning Clearance – 3/30/95 - **			
X	X	Sign Illustration			
X		Permanent Easement – Bk 2136 /Pg 845 – not conveyed to City			
X	X	Handwritten Notes to file – Kristin Ashbeck			
X	X	Planning Commission Minutes – 12/13/94 - **			
X	X	Location Map			
X	X	Orchard Mesa Center Subdivision Map- GIS Historical Maps			



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt 1740
 Date 11-2-94
 Rec'd By mp

File No. 187 94

**Original
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 From Office**

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			Hwy 50	H.O.	Fast Food Restaurant w/ drive thru
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name	Name	Name
Norbert J. Lukas	L&R of Grand Junction	Banner Associates, Inc.
4865 Sterling Drive	739 Horizon Drive	2777 Crossroads Blvd.
Boulder, CO 80301	Grand Junction, CO 81506	Grand Junction, CO 81506
	(303)243-6614	(303)243-2242

NOTE: Legal property owner is owner of record on date of submittal.
 We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Norbert J. Lukas 11-01-94
 Signature of Person Completing Application Date

Ben Coker for Norb Lukas
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

CONDITIONAL USE / SITE PLAN REV.

Location: W. of City Market on Hwy 50

Project Name: Purger King

ITEMS		DISTRIBUTION																	
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.I.P.C. (8 sets)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Sewer D.M.	Engation O.M.	Police	Fire	Sanitation	CDOT	UHE WATER	TOTAL REQ'D
● Application Fee \$350	VII-1	1																	
● Submittal Checklist*	VII-3	1																	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1																	
● Appraisal of Raw Land	VII-1	1			1														
● Names and Addresses	VII-3	1																	
● Legal Description	VII-2	1		1															
○ Deed	VII-1	1		1	1														
○ Easement	VII-2	1	1	1	1	1													
○ Avigation Easement	VII-1	1			1	1													
○ ROW	VII-3	1	1	1	1	1													
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	X-21	1																	
● Vicinity Sketch Site Plan IX-29	X-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1
● CDOT Access Permit		1	1																
● Grading & Drainage (S.P.)		1	2																
● Landscaping (S.P.)		2																	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 9/22/94
Conference Attendance: Kristen A., David Chase, Bill Culver, Jodi Khiska
Proposal: Burger King Restaurant
Location: W. of City Market and US Highway 50

Tax Parcel Number: 2945-254-02-003

Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

X Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

X Half street improvement fees required? TTP _____ Estimated Amount: _____

Revocable Permit required? _____

X State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

MAHINDER BAJAJ
200 Grand Ave., #101
Grand Junction, CO 81501

DILLON REAL ESTATE CO INC.
c/o City Market
Post Office Box 729
Grand Junction, CO 81502-0729

WILLIAM R JARVIS JR
236 Arroyo Drive
Grand Junction, CO 81503-1706

**WHEELING PITTSBURGH
STEEL CORPORATION**
1134 Market Street
Wheeling, WV 26003-2906

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187 94

GENERAL PROJECT REPORT BURGER KING RESTAURANT-ORCHARD MESA

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INTRODUCTION

This proposed project is to construct a Burger King Restaurant on Orchard Mesa adjacent to the existing City Market store near 27 $\frac{3}{4}$ Road and B $\frac{1}{2}$ Road. This site is located entirely within the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West, Ute P.M. It will be located on a 0.71 acre tract of land that can be legally described as Lot 3 of the Orchard Mesa Center Subdivision. This five lot subdivision was platted in 1982 around the City Market store with all the lots currently either being vacant or being used as parking for the store. Located directly east of the parcel is Lot 4 of this subdivision, it is being used as parking for City Market and is improved with an asphalt surface. Along the south property line of the site, the parcel is bounded by the Frontage Road for U.S. Highway 50. The remainder of adjoining land is an undeveloped, and unplatted, parcel of land to the north and to the west.

ACCESS

The platted access to the site is from the Frontage Road of U.S. Highway 50. The site is located approximately 350 feet south of B $\frac{1}{2}$ Road and 600 feet northwest of 27 $\frac{3}{4}$ Road, at which point 27 $\frac{3}{4}$ Road also intersects with Highway 50. The Frontage Road continues to the east approximately half of a mile where it intersects with the Highway and 28 $\frac{1}{2}$ Road. Heading west the Frontage Road is just over a quarter mile in length at which point it intersects again with the Highway and B $\frac{1}{2}$ Road. This can be seen by referring to the Vicinity Map included with the Site Plan.

Also as can be seen from the Site Plan, there are two access points being proposed onto the Frontage Road. Since this road is in right-of-way managed by the Colorado Department of Transportation, the required access permits are being applied for with CDOT. One of these accesses will be an exit only that will primarily serve the drive up window. The other access will be a ingress/egress for the restaurant parking lot. In addition to these two access points on the south side of the site, another access point for ingress/egress is being proposed on the east side of the site. Since this will using the existing travel lanes for the private parking area for City Market, the petitioner is pursuing the approval, and necessary easement, from City Market.

Interior parking and ingress/egress was designed in accordance with the policies of the City of Grand Junction. Based on the number of seats in the restaurant, a total of 38 parking spaces is required, of which two need to be handicap accessible. This parking requirement has been met.

UTILITIES

Water and sewer to the parcel appear to be somewhat distant. Investigation into their location reveal that the domestic water, which is in the Ute Water Conservancy District, is located in B $\frac{1}{2}$ Road and in 27 $\frac{3}{4}$ Road. These line sizes are 18" and 8" respectfully. Similarly, the sanitary sewer, which is in the Orchard Mesa Sanitation District, is located in B $\frac{1}{2}$ Road and also a north-south line just to the west of the City Market store. Field observations show that the sewer in B $\frac{1}{2}$ Road is a 15" line and the north-south line is an 8". From this investigation, neither of these utilities directly abut the parcel, nor were any easements provided for to make any service extensions to the lot, although, Record Drawings for the north-south sewer line show that a service was to be provided to Lot 3, but no evidence can be found to verify its' existence or location. The logical method of extending these utilities to the site is to make connections to the existing lines in B $\frac{1}{2}$ Road and proceed south to the site. However, since no easements currently exist, the petitioner is pursuing their acquisition with the adjacent property owner.

It is anticipated that one fire hydrant will be required as the nearest hydrant is on the east side of the City Market store 600 feet away. No unusual or special demands are anticipated on utilities in the area. A grease trap vault is being proposed to be installed on the sewer service prior to effluent discharging into the sewer main. Other utilities such as telephone and electric appear to be closer as there is a overhead power line along the Frontage Road as well as a electric transformer near the southeast corner of the site.

DRAINAGE

Topography at this site is very flat with less than a foot of fall from one end of the site to the other for the majority of the parcel. Historic drainage patterns at the site is for runoff to travel from the northeast to the southwest. This flow pattern is interrupted by the presence of the Frontage Road, therefore a drainage swale carries any accumulated flow west along the north side of the road. No drainage structures exist between this site and the intersection with the Highway a quarter mile away. A 15-foot Utility and Drainage Easement was provided for along the Frontage Road when this subdivision was platted. A separate storm sewer currently exists in the City Market parking lot to the east of this site. This storm sewer also has a short extension into the undeveloped parcel to the north of the site. With this drainage pattern and the storm sewer it can be assumed that there is little or no contributing runoff from adjacent lands on to this site.

Proposed grading for the site improvements for this Burger King Restaurant would be to drain the site from the south to the north and take advantage of the existing storm sewer. Because the site is relatively flat, no negative impact is anticipated by doing so. Initial contact with the adjacent property owner has been made and this is agreeable to them. An alternative routing of drainage would be to have runoff follow the historic pattern which would be to the Frontage Road. Due to layout constraints, on-site detention is not feasible with this alternative. With either alternative the petitioner is requesting to pay the Drainage Fee in lieu of on-site detention. In addition the Department of Transportation

would not approve of the second alternative without detention.

This site is well outside the 100-year floodplain limits for either the Colorado River or the Gunnison River. An attempt was made to determine the preliminary soils information from the Grand Junction office of the Soils Conservation Service, however they are in the process of reclassifying soils in this area so no information was obtained. However, due to the existence of other buildings in the area, no adverse limitations are anticipated. Based on visual observations at the site, no geologic hazards exist at this site.

MISCELLANEOUS

Signage plans for this restaurant is to be consistent with other Burger King Restaurants in the valley. Following the Land Use Code, it is proposed to have a free standing sign, some signage on the building and short directional signs for the parking area. The location of these signs are shown on the Site Plan. The hours of operations are, at this time, to be from 6:30 am to 11:00 pm.

RESPONSE TO REVIEW COMMENTS

FILE #187-94

TITLE HEADING: Conditional Use Permit/Site
Plan Review - Burger King
Drive-through

LOCATION: W of City Market on Highway 50

PETITIONER: L & R of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 739 Horizon Drive
Grand Junction, CO 81506
(303)243-6614

PETITIONER'S REPRESENTATIVE: David Chase / Banner Associates / 243-2242

STAFF REPRESENTATIVE: Kristen Ashbeck

CITY SOLID WASTE DIVISION

No response necessary.

CITY UTILITY ENGINEER

Petitioner to comply with comment.

CITY PARKS & REC. DEPT.

A appraisal was submitted to the Community Development staff as required.

UTE WATER

No response necessary.

GRAND JUNCTION FIRE DEPT.

The proposed water line extension will be increased to a 10" line as required.

MESA COUNTY PLANNING

No response necessary.

ORCHARD MESA SANITATION DISTRICT

No response necessary.

CITY DEVELOPMENT ENGINEER

1. No response necessary.
2. The existing storm drain ties into a drainage tile on the south side of B½ Road. This tile continues to the west as part of the area drainage system.
3. The radius of the drive through lane shown is 23 feet. This is fairly close to that required for a large passenger car, which will satisfy most of the vehicles using the drive through lane. With the small percentage of other vehicles in the drive through, as well as the minimal amount of usage that will be seen on the west side of the building, periodic occurrences of vehicles swinging out of the drive through lane should not be a problem.
4. The pavement will be painted similar to that shown on the Site Plan to show directional arrows and the drive through lane.

COMMUNITY DEVELOPMENT DEPT.

1. Review comments received from CDOT indicated that they would not approve two accesses onto the Frontage Road. Therefore, the Site Plan has been revised to show a single access onto the Frontage Road.
2. No response necessary.
3. It is anticipated that the seating capacity will be between 100 - 114 persons.
4. The petitioner is continuing with negotiation, however, he is awaiting approval of the plan to complete these negotiations. It should be stated that the petitioner is simply interested in acquiring the easement, or permission, to access the parking lot. How vehicles get to the parking lot from B½ Road, rather by frontage or easement, should already be in place. From information gathered from the Mesa County Assessor's Office. Lot 1 is not owned by City Market.
5. This required drainage easement is also being negotiated for.
6. Building elevations will be provided.
7. Drawings of proposed signage will be provided.
8. No response necessary.

9. Plan has been modified accordingly.
- 10 Petitioner has no objection to placing shrubs in the landscape strip on the east side of the lot. It is felt that a final decision will be based on what kind of agreement is settled upon with City Market. If City Market would rather have the area adjacent to the site landscaped, sod may be more appropriate. If it is to be paved, shrubs may be substituted with the type being that listed on the Site Plan.

ORCHARD MESA IRRIGATION DISTRICT

No response necessary.

STAFF REVIEW

FILE: 187-94

DATE: December 13, 1994

REQUEST: Conditional Use Permit - Restaurant with Drive-Through

LOCATION: West of City Market on U.S. Hwy 50

APPLICANT: L & R of Grand Junction

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Fast Food Restaurant with Drive-Through

SURROUNDING LAND USE:

NORTH: Vacant
SOUTH: Veterans Memorial Park
EAST: City Market Grocery Store
WEST: Vacant

EXISTING ZONING: Highway Oriented (H.O.)

SURROUNDING ZONING:

NORTH: H.O.
SOUTH: PUD (Mesa County Zoning)
EAST: H.O.
WEST: H.O.

STAFF ANALYSIS:

Zoning/Relationship to Comprehensive Plan. The petitioner is proposing a Burger King fast food restaurant with a drive-through on Lot 3 of the Orchard Mesa Center Subdivision at 27-3/4 Road and U.S. Highway 50. A drive-through restaurant in the existing H.O. zoning on this property requires a Conditional Use Permit. The development is consistent with the intent of the U.S. Highway 50 corridor guidelines as well as the soon-to-be-adopted Orchard Mesa Plan which encourage commercial development in this area of the City.

Access/Circulation/Parking. The Colorado Department of Transportation (CDOT) has indicated that only one access to this property from the U.S. Highway 50 frontage road will be permitted. They have also indicated that the permit to be formally issued this week will only allow an access to be located west of the center of the property. The latest proposal is to have one access on the frontage road and one access from the City Market parking lot to the east; however, it does not conform with the location requested by CDOT (western 1/2 of parcel). The access across the City

market parcel (Lot 4 of the Orchard Mesa Center Subdivision) must be a recorded easement. Both access points are proposed to have two-way access. Circulation for the drive-through must be better designated with painted arrows and a stripe which are not indicated on the plan. Otherwise, the proposal shows adequate turning radii and aisle widths for safe and efficient circulation on the site. Payment of the Transportation Capacity Payment (TCP) in the amount of \$13,734 will be required prior to issuing a Planning Clearance for a Building Permit.

The parking requirement for the restaurant is 38 spaces as proposed on the plan. Staff suggested that the applicant consider providing some oversize vehicle parking, perhaps in the undeveloped strip between City Market's parking lot and the eastern property line of the Burger King parcel. This strip is on City Market's property but perhaps an easement to develop it as parking and/or landscape it could be negotiated along with the access easement that will be required.

Drainage. The developer is proposing to drain the site to the north to an existing storm drain line. Placement of this proposed line will require a recorded easement from the property owner to the north. Due to the impact of this new run-off on the existing system, payment of a drainage fee in the amount of \$3,978 will also be required prior to issuing a Planning Clearance.

Signage. Signage for a site is considered part of the approval for the Conditional Use Permit. The sign allowance for this parcel is 296 square feet which may be distributed across the site however the developer proposes. In this case, the developer is proposing a total of 174 square feet with one freestanding sign, a wall sign, a roof sign and 3 directional signs. The directional signs, as proposed will require a variance. The maximum size for directional signs is 3 square feet and the proposal is for signs that would be 4.5 square feet. The maximum height for directional signs is 30 inches.

Landscaping. The total square footage of landscaping is adequate; however, the right-of-way must be landscaped per the recently-adopted ordinance 2785. The plan must be revised to reflect this. The plan must also note that an underground, pressurized irrigation system will be provided.

Other. Payment of open space fees in the amount of \$4,500 is required prior to issuing a Planning Clearance.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit for a drive-through provided the applicant agrees to and or will resolve the following issues and design details prior to issuing a Planning Clearance for a Building Permit.

- 1) provide a site design that is in compliance with CDOT access permit requirements. If the circulation or building location on the revised plan is significantly changed due to compliance with the CDOT access permit, a resubmittal for a revised Conditional Use Permit shall be required.
- 2) provide recorded easements for access across City Market parcel and for storm drain across property to the north;
- 3) revise plan to better designate the drive-through with painted arrows and a stripe;
- 4) payment of the TCP, Open Space Fees and Drainage Fees;

- 5) revise plan to indicate all proposed signage; and
- 6) revise plan to address staff comments on landscape plan.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 187-94, I move that we approve the Conditional Use Permit for a drive-through fast food restaurant to be located west of City Market on U.S. Highway 50 subject to the applicant resolving the issues stated in the staff recommendation.

December 16, 1994



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. David Chase
Banner Associates, Inc.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506

RE: Orchard Mesa Burger King (#187-94)

Dear David,

As you are aware, the Grand Junction Planning Commission approved the Conditional Use Permit for a fast food restaurant with a drive-through to be located on Lot 3 of the Orchard Mesa Center Subdivision at its December 13, 1994 hearing. This approval was subject to the applicant resolving the following issues and design details prior to issuing a Planning Clearance for a Building Permit:

- 1) provide a site design that is in compliance with CDOT access permit requirements. If the circulation or building location on the revised plan is significantly changed due to compliance with the CDOT access permit, a resubmittal for a revised Conditional Use Permit shall be required.
- 2) provide recorded easements for access across City Market parcel (if access is used) and for storm drain across property to the north;
- 3) revise plan to better designate the drive-through with painted arrows and a stripe;
- 4) payment of the TCP, Open Space Fees and Drainage Fees;
- 5) revise plan to indicate all proposed signage; and
- 6) revise plan to address staff comments on landscape plan (refer to Community Development Department comments dated 11/16/94).

Please call you have any questions regarding this Conditional Use Permit approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner





March 20, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

David Chase
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506

Re: Burger King Restaurant - Orchard Mesa

Dear Dave,

I have reviewed the plans submitted the week of March 13 and have the following comments:

1. The grease trap configuration as shown is not acceptable without having another service line which connects to the rest of the plumbing in the building. The grease trap intercepts flow only from areas where grease is being generated.
2. Provide easement description by metes and bounds with approval from property owner. Easement shall be filed with Mesa County Clerk and Recorder prior to the issuance of a sewer clearance for a building permit.
3. There needs to be an easement for sewer on the Burger King property unless all that area is designated as "Open Space" on a revised plat since there are no sewer easements on the existing plat for this lot.

All other acceptable _____ are

Respectfully
FOR THE CITY

Bill C.

Bill Cheney
Utility Engi

cc: Communi

*Kris,
O.K. for clearance. Easements
will be taken care of later
or private line by owner*

*Bill
Is this easement okay
to record*



March 20, 1995

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

David Chase
Banner Associates, Inc.
2777 Crossroads Blvd.
Grand Junction, CO 81506

Re: Burger King Restaurant - Orchard Mesa

Dear Dave,

I have reviewed the plans submitted the week of March 13 and have the following comments:

1. The grease trap configuration as shown is not acceptable without having another service line which connects to the rest of the plumbing in the building. The grease trap intercepts flow only from areas where grease is being generated.
2. Provide easement description by metes and bounds with approval from property owner. Easement shall be filed with Mesa County Clerk and Recorder prior to the issuance of a sewer clearance for a building permit.
3. There needs to be an easement for sewer on the Burger King property unless all that area is designated as "Open Space" on a revised plat since there are no sewer easements on the existing plat for this lot.

*3/24/95
SH...
→
p. Cheney*

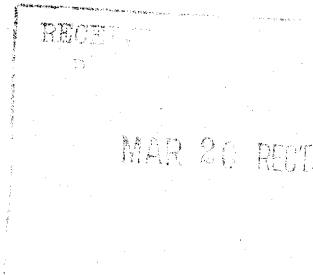
All other items pertaining to the design of the sewer are acceptable as shown. Please call if you have any questions.

Respectfully,
FOR THE CITY OF GRAND JUNCTION

Bill Cheney

Bill Cheney
Utility Engineer

cc: Community Development



#187-94 NOTES

5/3/95 KKA

Planning Clearance issued

C.O. check - will need to have revised landscape plan
per staff comments & signage plan



mostly to show landscaping in R.O.W.
landscaping or impr. agr. must be done
prior to ~~any~~ C.O.

6/26/95 Setcheck - contractor agreed to add 2 street trees.

LEGAL DESCRIPTION

This project is to be located on Lot 3 of the Orchard Mesa Center Subdivision.

A meets and bounds decription is as follows:

Beginning at the southwest corner of Lot 3, which is a tract of land located entirely within the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute P.M., whence the Center of said Section 25 bears N 45°37'00" W, 716.76 feet;
Thence N 00°03'00" E, 132.95 feet;
Thence S 89°57'00" E, 185.00 feet;
Thence S 00°03'00" W, 202.00 feet;
Thence N 62°29'00" W, 197.46 feet along the northerly Right-of-Way line for U.S. Highway 50 to the Point of Beginning.

Lot 3 as decribed above contains 0.71 acres more or less.

187 94

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187 94

B 1/2 ROAD

PROJECT
LOCATION

27 3/4 ROAD

U.S. H/W 50

ORCHARD MESA CENTER SUB.

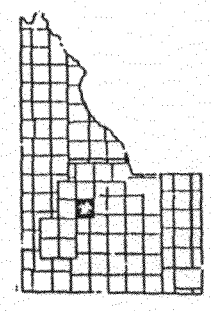
MERIDIAN PARK

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Adjoining
294330
TIS, RIE.

TIS, RIM
2945254

Adjoining
294336
TIS, RIVE

2945254

MANSARD SIGN (N.I.C.)
G.C. SHALL PROVIDE ANY
REQUIRED SUPPORT

SHEET METAL CAP

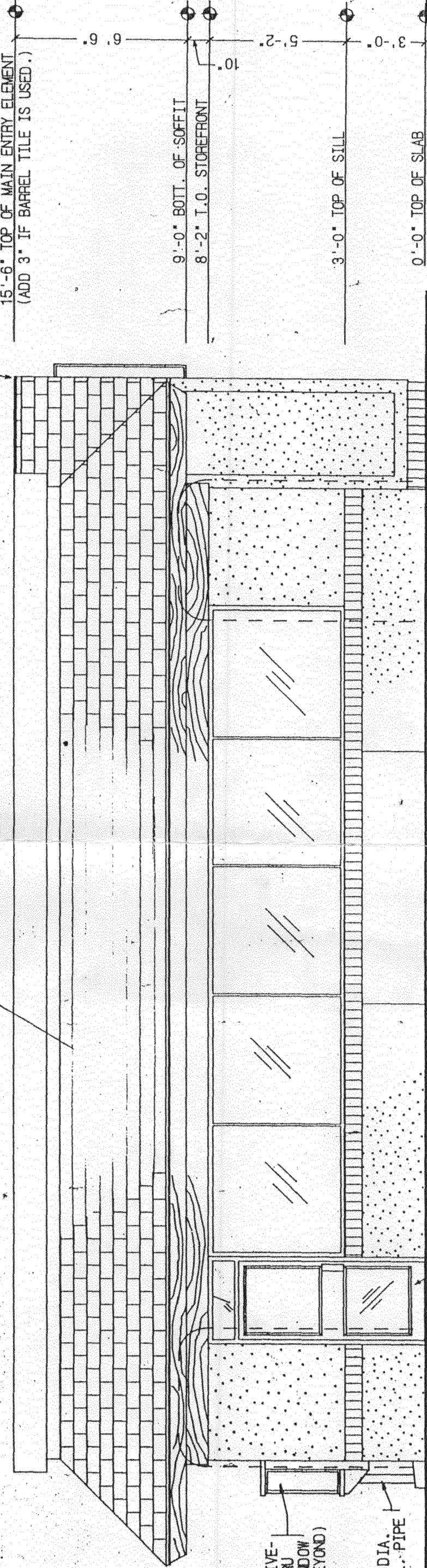
15'-6" TOP OF MAIN ENTRY ELEMENT
(ADD 3" IF BARREL TILE IS USED.)

9'-0" BOTTL. OF SOFFIT

8'-2" I.O. STOREFRONT

3'-0" TOP OF SILL

0'-0" TOP OF SLAB



VERIFY DOOR LOCATION
AND SWING.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

13/S-3 SIM.

13/S-3

CONT. RED PARAPET LIGHT BAND (TYP.)
SEE DETAIL #3 SHT. A-3.

SHEET METAL CAP 4

15'-6" TOP OF PARAPET LIGHT BAND
(ADD 3" IF BARREL
TILE IS USED.)

5'-0" X 5'-0" SURFAC
MOUNTED BURGER KI
LOGO (N.I.C.)

CONT. RED PARAPET LIGHT BAND (TYP.)
SEE DETAIL #3 SHT. A-3.

SHEET METAL CAP (4)

15'-6" TOP OF PARAPET LIGHT BAND
(ADD 3" IF BARREL
TILE IS USED.)

6'-6"
12 (TYP.)

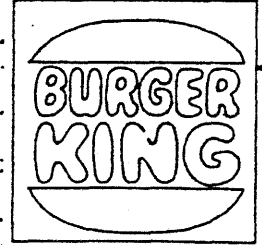
9'-0"
BOT. OF SOFFIT
8'-2" T.O. STOREFRONT

(3)
(SOFFIT)

3'-0"
TOP OF SILL

3'-0"
0'-0"
T.O. SLAB

FIBERGLASS
SHINGLES (TYP.)
METAL DIVERTER



STUCCO TRIM
THIS SHT. AN

8" CONT.
TILE BAND
(TYPICAL)

(2) CERAMIC TILE
SAND FINISH
3/4" STUCCO
(TYPICAL)

TERRAZZO

MAIN ENTRANCE ELEVATION

SCALE: 1/4" = 1'-0"

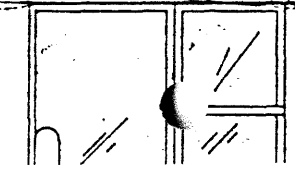
LIGHT FIXTURE

STUCCO CORNICE

15'-6" TOP OF PARAPET LIGHT BAND
(ADD 3" IF BARREL
TILE IS USED.)

6'-6"

9'-0" BOTT. OF SOFFIT



Post-It™ brand tax transmittal memo 7671 # of pages 1

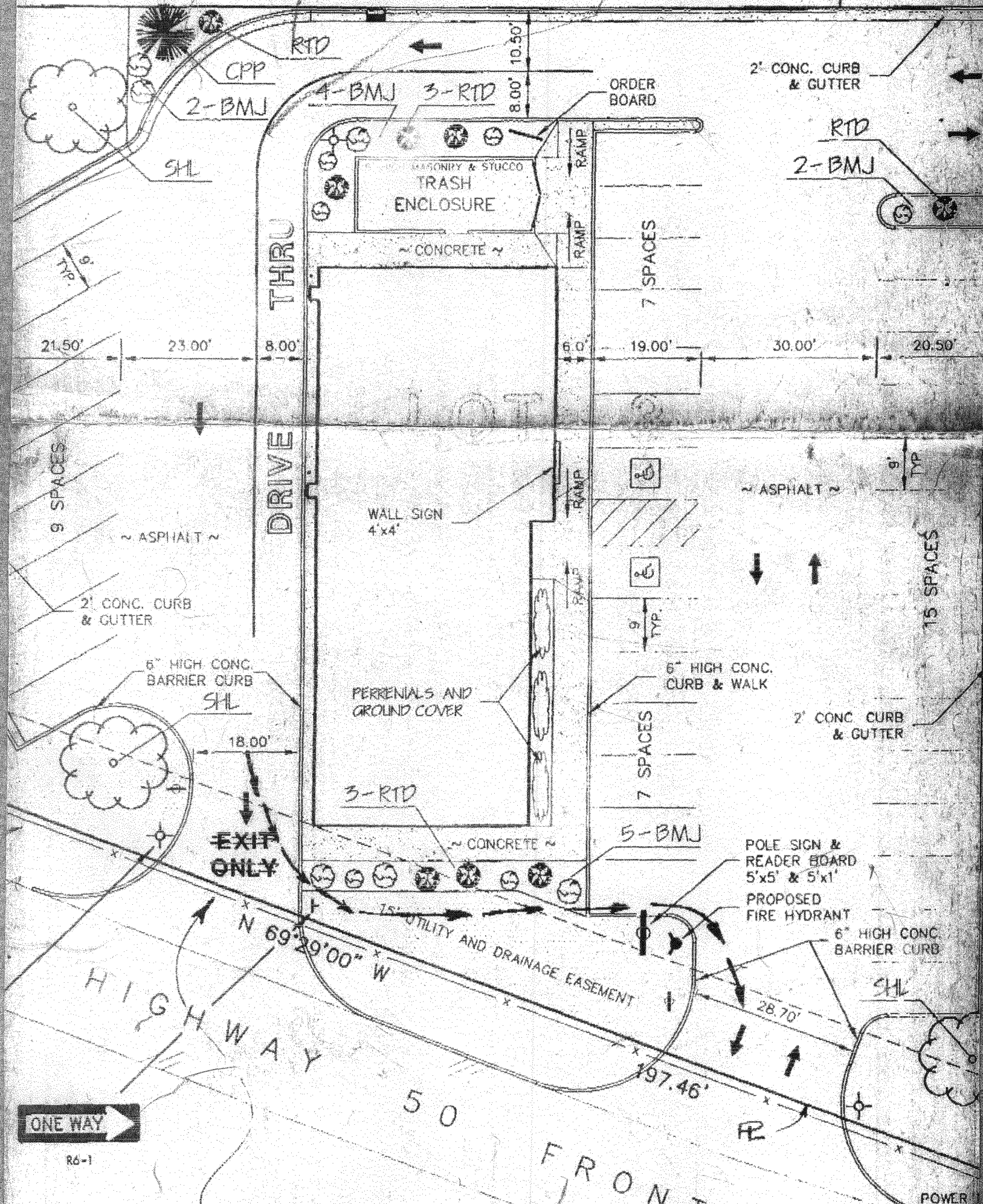
To: <i>JODY KUSKA</i>	From: <i>STEVE SHARPE</i>
Co: <i>CITY OF G.M.S.</i>	Co: <i>BANNER</i>
Dept.	Phone #
Fax # <i>244-1599</i>	Fax # <i>243-3810</i>

2945-254-00-015
 DILLON REAL ESTATE CO.
 -UNDEVELOPED-

20 FEET
 FEET

350'±
 TO B 1/2 ROAD

S 89°57'00" E 185.00'



ONE WAY
 R6-1

ELIMINATE THIS ENTRANCE
 ONTO HWY 50 FRONTAGE.
 RE-ROUTE DRIVE-THRU
 TRAFFIC AROUND BLDG.

FRONTAGE
 ROAD

Table of Contents

File 1994-0187

Name: Burger King Drive -thru - Site Plan Review/CUP- W Of City Market on Hwy 50

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		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	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence	X	X	Elevation Maps
X	X	CO Dept. of Health Mill Tailings Report-10/19/94	X	X	Site/Landscape Plan
X	X	Highway 50 Corridor Guidelines - **			
X		Declaration and Covenants – Bk 1405 / Pg 74			
X		Policy of Title Insurance – 10/25/94			
X	X	Appraisal - B & B Appraisal, Inc. – 10/27/94			
X		Posting of Public Notice Signs – issued 11/22/94			
X		State Highway Access Permit – DOT Permit No. 395102			
X	X	Planning Clearance – 3/30/95 - **			
X	X	Sign Illustration			
X		Permanent Easement – Bk 2136 /Pg 845 – not conveyed to City			
X	X	Handwritten Notes to file – Kristin Ashbeck			
X	X	Planning Commission Minutes – 12/13/94 - **			
X	X	Location Map			
X	X	Orchard Mesa Center Subdivision Map- GIS Historical Maps			