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File SPR-1995-119

Date 9/9/99

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, not all entries designated to be scanned, 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 included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	*Summary Sheet – Table of Contents			
		Application form			
X	X	Receipts for fees paid for anything			
X	X	*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
X	X	Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
X	X	*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
X	X	*Consolidated review comments list			
		*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Planning Clearance - **	X		Lease Agreement
X		Letter from Michael Drollinger to David Galloway – 11/17/95	X		Memo to Michael Drollinger from Carl Schmidlein – 7/19/95
X	X	Letter from Michael Drollinger to Landers Pounds re: check from DIA sent back- 11/17/95	X		Letter from Dan Tonello to Bob Lee – 6/21/95
X		Letter from Michael Drollinger to Carl Schmidlein - 11/17/95	X	X	Joint Site Plan
X	X	Letter from Michael Drollinger to Carl Schmidlein – 10/2/95	X		Project Status Report - handwritten
X		Letter from Ken Jacobson to Carl Schmidlein, Chief, Southwestern CO Regulatory Office – 9/26/95	X	X	Letter from Michael Drollinger to Carl Schmidlein – 6/21/95
X	X	Memo to Michael Drollinger from Carl Schmidlein – 9/14/95	X	X	Preliminary Drainage Report
X	X	Letter from Landers Pounds from Michael Drollinger – 8/22/95	X		Title Insurance Policy & Commitment
		Handwritten Notes - undated	X		Restaurant Industrial Pretreatment Permit Applic.- 6/20/95
X	X	Letter from David Galloway to Michael Drollinger – 8/10/95	X		Letter from Michael Drollinger from Stephanie Nye- 4/27/95
X	X	Letter from the City to David Galloway – 8/8/95	X	X	Letter from Lois Rentz to Larry Timm 4/1/95
X		Letter from Landers Pounds to Michael Drollinger - 8/3/95	X	X	Fax to Michael Drollinger from Peggy Friesen - 4/4/95
X		Improvement Agreement (not recorded due to delay in recording of plat) – 8/22/95	X	X	Letter from Michael Drollinger from Peggy Friesen- 3/21/95

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

 Location: HORIZON DRIVE

 Project Name: APPLE BEE'S

ITEMS		DISTRIBUTION																				TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	● Irrigation District	● Drainage District	● Water District - Det	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	● Corps of Engineers	○ Walker Field		● Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51
Date Received	<u>6-29-95</u>																										
Receipt #	<u>2582</u>																										
File #	<u>SPR-95-119</u>																										
● Application Fee	VII-1	1																									1
● Submittal Checklist *	VII-3	1																									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	1	1	1	1	1	1	1	14
● Planning Clearance *	VII-3	1																									1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14
● Evidence of Title	VII-2	1		1			1																				3
○ Appraisal of Raw Land	VII-1	1		1	1																						
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1			1																			
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-3	1	1	1	1			1																			
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																				
○ CDOT Access Permit	VII-3	1	1																								
● Industrial Pretreatment Sign-off	VII-4	1		1																							2
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14
● Elevation Drawing	IX-13	1	1																								2
● Site Plan	IX-29	2	2	1	1																						6
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10
● Grading and Drainage Plan	IX-16	1	2									1							1								5
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1	1									
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1						1	1	1	1	1										
○ Roadway Plan and Profile	IX-28	1	2									1															
○ Road Cross-Sections	IX-27	1	2																								
○ Detail Sheet	IX-12	1	2																								
● Landscape Plan	IX-20	2	1	1																							4
○ Geotechnical Report	X-8	1	1								1																
● Final Drainage Report	X-5,6	1	2										1														4
○ Stormwater Management Plan	X-14	1	2										1						1								
○ Phase I and II Environmental Report	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																1								

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.



**GENERAL PROJECT REPORT
FOR APPLEBEE'S**

**LOT 1, APPLEBEE'S SUBDIVISION,
CITY OF GRAND JUNCTION, STATE OF COLORADO**

R.C.I. West, Inc. proposes to develop an Applebee's restaurant on the 1.290 acre site in the Applebee's Subdivision located at 711 Horizon Drive. The majority of this land in the proposed subdivision is owned by R.C.I. West, Inc. whereas the remaining is currently under contract. Applebee's restaurants exist all across the state of Colorado and the addition of this restaurant would be very beneficial to the Grand Junction community since Applebee's offers family oriented, sit down dining at reasonable pricing.

The current zoning designation for this subdivision is H-O (Highway Oriented) and the same zoning also exists for the adjacent properties to the north, south, east and west. The intent of this district, as stated in the City of Grand Junction Zoning and Development Code, is to provide areas of business and commercial development along arterials in the City urban area. The proposed restaurant use of Applebee's in this subdivision is in direct compliance with the operational standards of the Highway Oriented Zoning Designation.

The Applebee's site is fully accessible from Horizon Drive and will be designed to offer simplified circulation to minimize traffic congestion, and access from the adjacent properties to prevent conflicting traffic movements. The site is fully serviceable by existing utilities that are located in the Horizon Drive right-of-way. A fire hydrant is proposed adjacent to the Applebee's site to provide required fire flows to meet local agency regulations. All runoff from the developed site is designed to enter the Drainage Ditch to the west to match historical flows from the site. Hours of operation for the restaurant consist of lunch, dinner and evening meals within the hours of eleven in the morning to midnight. Signage proposed on the restaurant consists of three wall signs and one freestanding pole sign.

The Development Schedule for Applebee's is to obtain all City of Grand Junction approvals and permits to begin construction in July of 1995. Completion is anticipated for either September or October of 1995.

APPLEBEE'S SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RCI WEST, INC. is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 2143 of Page 474, and Bk. 2184 Page 303 & 304, of the Mesa County Clerk and Recorder's Office, and being situated in the SE 1/4 SW 1/4 Section 36, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

A parcel of land situated in the SE 1/4 SW 1/4 of Section 36, T1N, R1W, Ute Meridian, being described as follows:

Beginning at a point on the Northwestly right-of-way line for Horizon Drive as described in Book 822 of Page 244 of the Mesa County Clerk and Recorder's Office, which bears S89°57'30"W 275.00 feet and N00°00'00"E 364.00 feet from the SE 1/4 Cor. Sec. 36, and considering the South line of the SE 1/4 SW 1/4 of Section 36, T1N, R1W, U.M. to bear N89°37'30"W and of bearings contained herein to be relative thereto; thence N31°22'30"E 178.30 feet along the Northwestly right-of-way line for Horizon Drive to the intersection with the Southly line of that parcel of land described in Book 1529 of Page 417 being projected to intersect with the Northwestly right-of-way line for Horizon Drive; thence N58°27'30"W 342.13 feet along the Southly boundary of that parcel of land described in Book 1529 of Page 417 to the intersection with the Eastly boundary line for the Book 822 Country Club property; thence S18°30'22"W 185.81 feet to the NW corner of Lot 4 NORTHSIDE PARK subdivision; thence S14°08'44"W 375.21 feet along the West line of NORTHSIDE PARK subdivision to the NW corner of Lot 1 NORTHSIDE PARK subdivision; thence S00°25'18"E 187.37 feet along the North line of Lot 1 NORTHSIDE PARK sub. to the intersection with the Northwestly right-of-way line for HORIZON DRIVE as described in Book 888 of Page 780; thence S78°08' feet along the arc of a curve to the left with a radius of 1860.00 feet and whose chord bears N133°1'40"E 138.88 feet; thence N31°22'30"E 144.81 feet to the Point of Beginning, containing 3.17 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as APPLEBEE'S SUBDIVISION, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: All streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever;

All utility easements to the City of Grand Junction for the use of the public utilities as parcel easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, and grade structures;

All Drainage Easements to the Property owners of lots and tracts hereby platted as parcel easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereto subscribed this day of NOVEMBER 9 A.D. 1995

SA Grove
RCI WEST, INC. President

STATE OF COLORADO } S.S.
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 9th day of NOVEMBER, A.D. 1995 by SA GROVE, President of RCI WEST, INC.

MY COMMISSION EXPIRES 12/31/95

My commission expires:

Barbara Reetz
Notary Public
BARBARA REETZ
NOTARY PUBLIC
STATE OF COLORADO
Address

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office of 3:15 o'clock P on this 17th day of NOV, A.D. 1995 and is duly recorded in Plat Book No. 15, Page 3

CITY APPROVAL

This plat of APPLEBEE'S SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16th day of November, A.D. 1995

David J. Venley
City Manager

Ron McQuinn
President of Council

SURVEYOR'S CERTIFICATE

I, Mark E. Morris, certify that the accompanying plat of APPLEBEE'S SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Mark E. Morris

11/13/95 Date

Mark E. Morris, G.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 18413



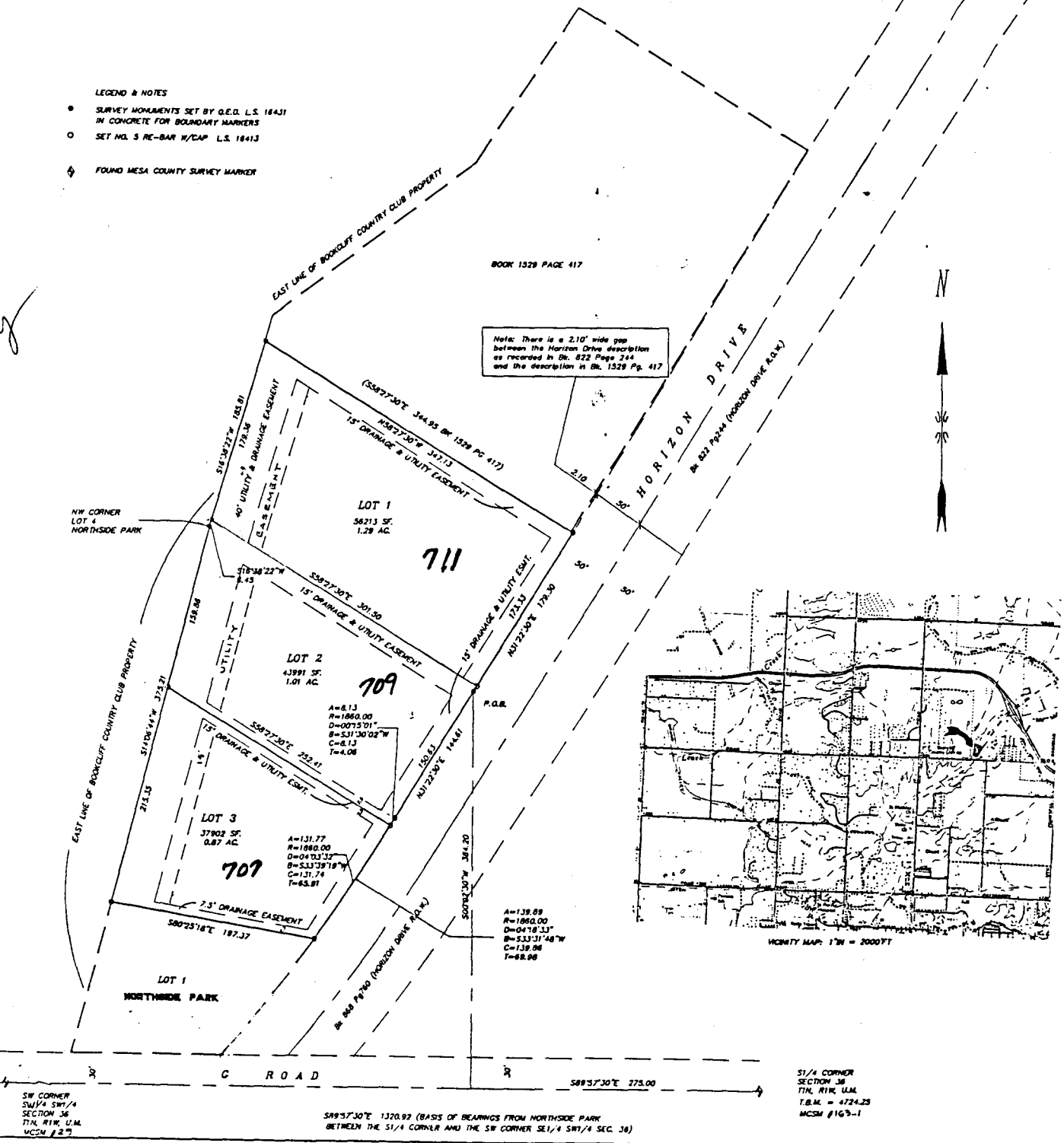
APPLEBEE'S SUBDIVISION

FINAL PLAT

SITUATED IN THE SE 1/4 SW 1/4 SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN		
FOR:	RCI WEST, INC.	SURVEYED BY: DMH DS
SCALE:	1" = 50 FT	DRAWN BY: MEM
DATE:	11/7/95	ACAD BY: APPLEBEE
		SHEET NO.
		FILE: 95108

- LEGEND & NOTES
- SURVEY MONUMENTS SET BY G.E.D. L.S. 18413 IN CONCRETE FOR BOUNDARY MARKERS
 - SET NO. 3 RE-BAR W/CAP L.S. 18413
 - ◆ FOUND MESA COUNTY SURVEY MARKER

File Copy



VICINITY MAP: 1" = 2000 FT

SW CORNER SECTION 36 T1N, R1W, U.M. T.B.M. = 4724.25 MCSM #163-1

S89°57'30"E 1320.92 (BASIS OF BEARINGS FROM NORTHSIDE PARK BETWEEN THE SW CORNER AND THE SW CORNER SE 1/4 SW 1/4 SEC. 36)

SW CORNER SW 1/4 SW 1/4 SECTION 36 T1N, R1W, U.M. WCM #23



Galloway, Romero & Associates

Design Engineering Planning

**Preliminary Drainage Report
for
Applebee's**

**Lot 1, Applebee's Subdivision
711 Horizon Drive
Grand Junction, Colorado**

June 1995

Prepared for:

R.C.I. West , Inc.
400 Interstate No. Parkway, Suite 970
Atlanta, Georgia 30339
(404) 951-0586

Attn: Steve Grove

Prepared by:

Galloway, Romero & Associates
14202 East Evans Avenue
Aurora, CO 80014
(303) 745-7448

Attn: Carl T. Schmidlein

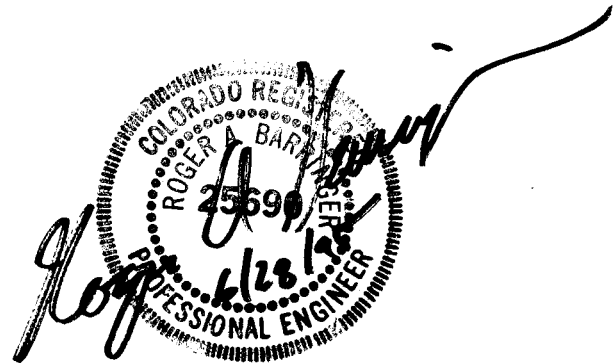


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Hydrologic Soil Group	A.4

Introduction

This report is being prepared for R.C.I. West, Inc., the owner/developer of the site, to fulfill the drainage requirements of Grand Junction, Colorado. This report analyzes onsite and offsite flows, and safely routes these flows through the site. Specific details are contained within the report and are shown on the grading and drainage plan.

I. General Location and Description

A. Site and Major Basin Location

The Applebee's Subdivision is located in the S 1/4, Section 36, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado. The site is bounded by Horizon Drive to the east, developed property to the north and south and a drainage ditch to the west. The developed property to the north consists of an office building and to the south a Pizza Hut restaurant.

B. Site and Major Basin Description

The 3.170 acre site currently is mostly undeveloped and covered with native grasses and weeds. An abandoned gasoline service station currently exists on the easterly half of the site which will be demolished prior to development. The hydrologic soil type based on the Hydrologic Soil Group, as determined from information obtained in a soils report prepared by Lambert and Associates, is defined as Soil Group D, a sandy clay.

II. Existing Drainage Conditions

A. Major Basin

The majority of the site slopes downward from the easterly property line toward the drainage ditch located adjacent to the westerly property line with the majority of the runoff draining in that direction. The average grade is approximately 2.8 percent for the overall development area with runoff converging into two different basin areas that channel into the drainage ditch. The parcels described within this development area do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Map."

B. Site

Historically, the drainage patterns for the site head toward the drainage ditch located adjacent to the westerly property line. The adjacent properties to the north and south, particularly the office building and Pizza Hut properties, also drain toward the common drainage ditch.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns

- The intent of the drainage design used in preparing the development was not to alter the historical flows of the site. The proposed development site has been divided into two different major basins in which both converge into concrete drainage channels that discharge into the drainage ditch. Although the impervious value increased from a value of 0.565 to 0.791, the overall average percent grade was decreased from 2.8 percent to 1.8 percent. All runoff from these two major basins is safely conveyed from all building structures toward the proposed concrete drainage channels.

Two proposed access points will be added to the development area. At each of these access points, a small area of runoff will be released into the Horizon Drive right-of-way. This is caused in effect by creating a ridge line at the access points to provide sufficient grade for all site runoff to properly flow toward the drainage ditch and to prevent any runoff water flowing in the Horizon Drive right-of-way from entering the development area.

IV. Design Criteria & Approach

A. On-Site Stormwater Facilities

Applebee's has requested an alternative to providing on-site detention by paying a drainage fee as described in the City of Grand Junction Stormwater Management Manual which is in turn used to partially fund construction of larger public drainage facilities. Since at this time the public drainage facility that is provided is the drainage ditch located to the west that the site historically drains into, this would be the logical alternative.

With the implementation of the drainage fee and the release of runoff from the property into the public drainage facility, no site runoff will be released into private properties due to the development. The public drainage facility, the drainage ditch located to the west, is indeed adequate to receive runoff from the proposed development since historically the 3.170 acre site drains into the above mentioned drainage ditch.

B. Drainage Fee

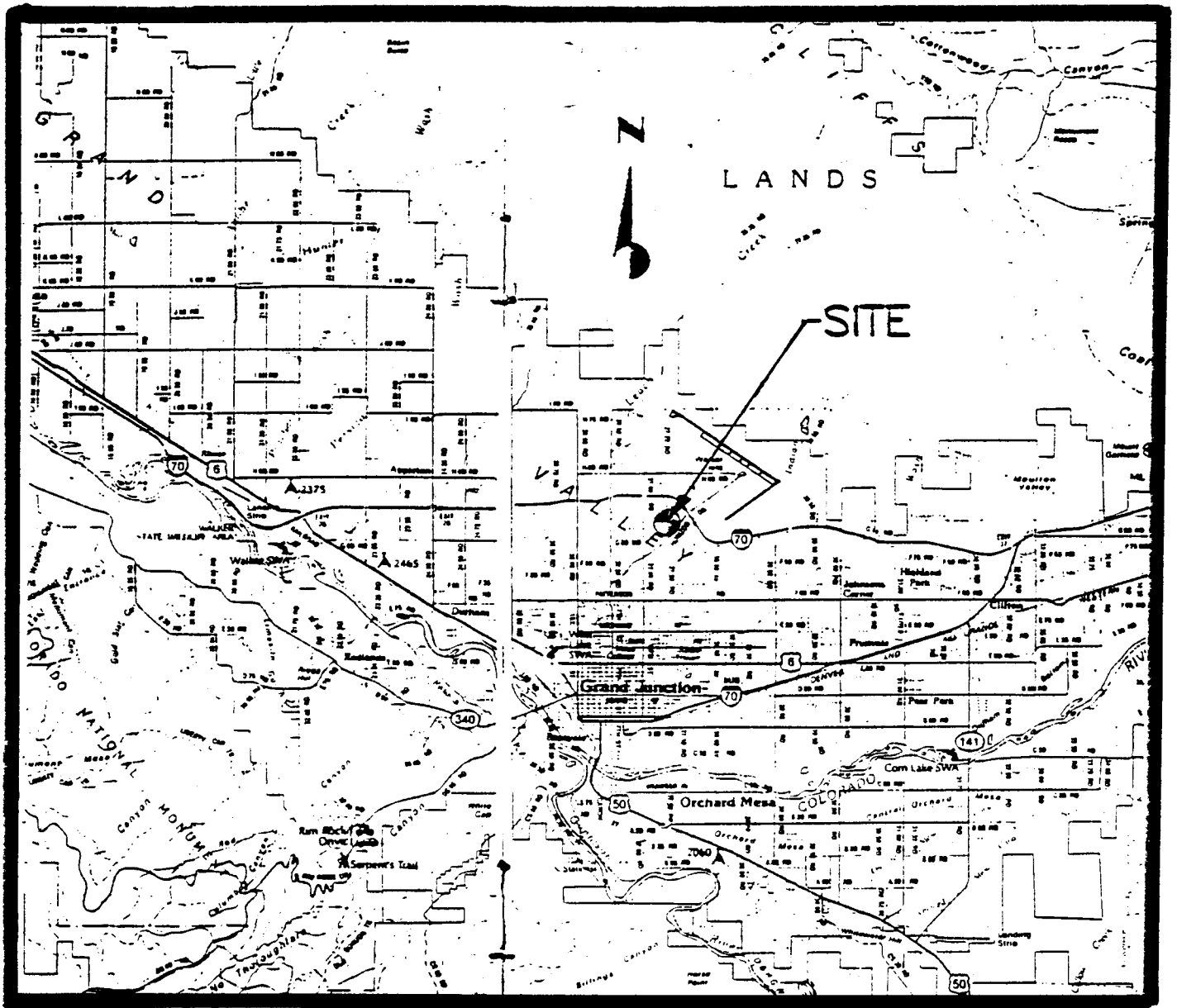
The drainage fee amount, \$5064.00, has been determined per the formula provided in the Stormwater Management Manual. A copy of the calculations, land use numbers, and rational method runoff coefficients used in determining the drainage fee amount are attached to this drainage report. SCS Hydrologic Soil Group D was used based on the soil type, sandy clay, which was determined in a soils report prepared by Lambert & Associates on May 15, 1995. A copy of this soils report is available upon request.

Conclusion

This report has been prepared by using the criteria and methods as described in the

"Stormwater Management Manual (SWMM)" manual for the City of Grand Junction, Colorado. Runoff from the proposed development is safely routed through the site and is discharged in an orderly fashion. This runoff is directed away from the traveled areas and will not inundate the proposed structures.

Appendix A



VICINITY MAP
NOT TO SCALE

PROJECT: **APPLEBEE'S DEVELOPMENT**
 LOCATION: **707 & 711 HORIZON DRIVE**
GRAND JUNCTION, CO

DATE: JUNE 1995
 FILE: F:\USER\CTS\DRAINAGE\APPLEBEE\A012\OVALLFEE

CALCULATIONS FOR DETERMINING COST OF DRAINAGE FEES FOR LOTS 1, 2 AND 3

LOT	PROPOSED USE
1	APPLEBEE'S NEIGHBORHOOD GRILL & BAR
2	FUTURE RESTAURANT #1
3	FUTURE RESTAURANT #2

EXISTING LAND USE AREAS FOR DETERMINING 100 YEAR HISTORIC COMPOSITE RATIONAL METHOD RUNOFF COEFFICIENT

LOT DESIGNATION	OVERALL AREA (SF)	APPROXIMATE PERCENT GRADE	LANDSCAPE AREA (SF)	RUNOFF COEFFICIENT	PAVING AREA (SF)	RUNOFF COEFFICIENT	ROOF AREA (SF)	RUNOFF COEFFICIENT	COMPOSITE COEFFICIENT
1	56213	3.4	32265	0.428	21462	0.96	2486	0.96	0.655
2	43991	2.0	43991	0.400	0	0.96	0	0.96	0.400
3	37902	2.9	23482	0.418	14420	0.96	0	0.96	0.624
TOTALS	138106	2.8	99738	0.413	35882	0.96	2486	0.96	0.565

PROPOSED LAND USE AREAS FOR DETERMINING 100 YEAR DEVELOPED COMPOSITE RATIONAL METHOD RUNOFF COEFFICIENT

LOT DESIGNATION	OVERALL AREA (SF)	APPROXIMATE PERCENT GRADE	LANDSCAPE AREA (SF)	RUNOFF COEFFICIENT	PAVING AREA (SF)	RUNOFF COEFFICIENT	ROOF AREA (SF)	RUNOFF COEFFICIENT	COMPOSITE COEFFICIENT
1	56213	2.0	12316	0.4004	38898	0.96	4999	0.96	0.837
2	43991	1.7	14031	0.367	26010	0.96	3950	0.96	0.771
3	37902	1.8	13806	0.371	23172	0.96	924	0.96	0.745
TOTALS	138106	1.8	40153	0.379	88080	0.96	9873	0.96	0.791

DRAINAGE FEE CALCULATIONS

DRAINAGE FEE FORMULA

$$FEE (\$) = 10,000(C100d - C100h)A^{0.7}$$

C100d = 0.79
 C100h = 0.57
 A = 3.170

LEGEND

C100d = 100 YEAR DEVELOPED COMPOSITE RUNOFF COEFFICIENT
 C100h = 100 YEAR HISTORIC COMPOSITE RUNOFF COEFFICIENT
 A = AREA TO BE DEVELOPED IN ACRES

OVERALL DEVELOPMENT = \$ 5064.00

NOTE: SCS HYDROLOGIC SOIL GROUP D WAS USED BASED ON THE SOIL TYPE, SANDY CLAY, WHICH WAS DETERMINED IN A SOILS REPORT PREPARED BY LAMBERT AND ASSOCIATES ON MAY 15, 1995.

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D*		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS Bare ground	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.40 - .48	.30 - .38	.40 - .48	.50 - .58
Cultivated/Agricultural	.08 - .18	.13 - .23	.16 - .26	.11 - .19	.15 - .23	.21 - .29	.14 - .22	.19 - .27	.26 - .34	.18 - .26	.23 - .31	.31 - .39
	.14 - .24	.18 - .28	.22 - .32	.16 - .24	.21 - .29	.28 - .36	.20 - .28	.25 - .33	.34 - .42	.24 - .32	.29 - .37	.41 - .49
Pasture	.12 - .22	.20 - .30	.30 - .40	.18 - .26	.28 - .36	.37 - .45	.24 - .32	.34 - .42	.44 - .52	.30 - .38	.40 - .48	.50 - .58
	.15 - .25	.25 - .35	.37 - .47	.23 - .31	.34 - .42	.45 - .53	.30 - .38	.42 - .50	.52 - .60	.37 - .45	.50 - .58	.62 - .70
Meadow	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.44 - .52	.30 - .38	.40 - .48	.50 - .58
Forest	.05 - .15	.08 - .18	.11 - .21	.08 - .16	.11 - .19	.14 - .22	.10 - .18	.13 - .21	.16 - .24	.12 - .20	.16 - .24	.20 - .28
	.08 - .18	.11 - .21	.14 - .24	.10 - .18	.14 - .22	.18 - .26	.12 - .20	.16 - .24	.20 - .28	.15 - .23	.20 - .28	.25 - .33
RESIDENTIAL AREAS 1/8 acre per unit	.40 - .50	.43 - .53	.46 - .56	.42 - .50	.45 - .53	.50 - .58	.45 - .53	.48 - .56	.53 - .61	.48 - .56	.51 - .59	.57 - .65
	.48 - .58	.52 - .62	.55 - .65	.50 - .58	.54 - .62	.59 - .67	.53 - .61	.57 - .65	.64 - .72	.56 - .64	.60 - .68	.69 - .77
1/4 acre per unit	.27 - .37	.31 - .41	.34 - .44	.29 - .37	.34 - .42	.38 - .46	.32 - .40	.36 - .44	.41 - .49	.35 - .43	.39 - .47	.45 - .53
	.35 - .45	.39 - .49	.42 - .52	.38 - .46	.42 - .50	.47 - .55	.41 - .49	.45 - .53	.52 - .60	.43 - .51	.47 - .55	.57 - .65
1/3 acre per unit	.22 - .32	.26 - .36	.29 - .39	.25 - .33	.29 - .37	.33 - .41	.28 - .36	.32 - .40	.37 - .45	.31 - .39	.35 - .43	.42 - .50
	.31 - .41	.35 - .45	.38 - .48	.33 - .41	.38 - .46	.42 - .50	.36 - .44	.41 - .49	.48 - .56	.39 - .47	.43 - .51	.53 - .61
1/2 acre per unit	.16 - .26	.20 - .30	.24 - .34	.19 - .27	.23 - .31	.28 - .36	.22 - .30	.27 - .35	.32 - .40	.26 - .34	.30 - .38	.37 - .45
	.25 - .35	.29 - .39	.32 - .42	.28 - .36	.32 - .40	.36 - .44	.31 - .39	.35 - .43	.42 - .50	.34 - .42	.38 - .46	.48 - .56
1 acre per unit	.14 - .24	.19 - .29	.22 - .32	.17 - .25	.21 - .29	.26 - .34	.20 - .28	.25 - .33	.31 - .39	.24 - .32	.29 - .37	.35 - .43
	.22 - .32	.26 - .36	.29 - .39	.24 - .32	.28 - .36	.34 - .42	.28 - .36	.32 - .40	.40 - .48	.31 - .39	.35 - .43	.46 - .54
MISC. SURFACES Pavement and roofs	.93	.94	.95	.93	.94	.95	.93	.94	.95	.93	.94	.95
	.95	.96	.97	.95	.96	.97	.95	.96	.97	.95	.96	.97
Traffic areas (soil and gravel)	.55 - .65	.60 - .70	.64 - .74	.60 - .68	.64 - .72	.67 - .75	.64 - .72	.67 - .75	.69 - .77	.72 - .80	.75 - .83	.77 - .85
	.65 - .70	.70 - .75	.74 - .79	.68 - .76	.72 - .80	.75 - .83	.72 - .80	.75 - .83	.77 - .85	.79 - .87	.82 - .90	.84 - .92
Green landscaping (lawns, parks)	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.42 - .52	.30 - .38	.40 - .48	.50 - .58
Non-green and gravel landscaping	.30 - .40	.36 - .46	.45 - .55	.45 - .55	.42 - .50	.50 - .58	.40 - .48	.48 - .56	.56 - .64	.44 - .52	.50 - .58	.60 - .68
	.34 - .44	.42 - .52	.50 - .60	.50 - .60	.48 - .56	.57 - .65	.46 - .54	.55 - .63	.64 - .72	.50 - .58	.60 - .68	.70 - .78
Cemeteries, playgrounds	.20 - .30	.26 - .36	.35 - .45	.35 - .45	.32 - .40	.40 - .48	.30 - .38	.38 - .44	.46 - .54	.34 - .42	.40 - .48	.50 - .58
	.24 - .34	.32 - .42	.40 - .50	.40 - .50	.38 - .46	.47 - .55	.36 - .44	.45 - .53	.54 - .62	.40 - .48	.50 - .58	.60 - .68

NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.
 2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms ($T_c \leq 10$ minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ($T_c > 30$ minutes), use a "C" value in the higher range.
 3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
 (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

5. **Hydrologic Soil Group** In addition to values being listed by ARC classification, they are also listed according to a hydrologic soil group (HSG). Infiltration varies considerably with soil type, and the difference is accounted for by selecting a CN value under the appropriate soil type. The four HSGs are defined by SCS TR-55 as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands or gravels and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

Group C soils have low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have low infiltration rates when thoroughly wetted and consist chiefly of clay soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0.-0.05 in/hr).

The SCS has published Soil Surveys for most areas, which map out soil "names" along with hydraulic properties allowing one to classify the HSG. Most soil surveys already contain a listing of the HSG, however. Another source that classifies the HSG once the soil "name" is known is the SCS TR-55 or NEH-4 (SCS 1972 & 1986).

In initial selection of the Hydrologic Soil Group (A, B, C, or D), care should be taken in matching soil profile conditions. Hydrologic Soil Groups (HSGs) taken from SCS Soil Surveys generally consider the profile to a depth to 60 inches, which is adequate. But they only reflect information found at the time of the survey. Earthwork in the area may have changed conditions, and there may have been changes in groundwater levels as well. These should be considered.

Some areas may not be mapped by an SCS Soil Survey. HSG must be selected by other general descriptions such as those summarized below.

HSG	Soil textures
A	Sand, loamy sand, or sandy loam
B	Silt loam or loam
C	Sandy clay loam
D	Clay loam, silty clay loam, sandy clay, silty clay, or clay

REVIEW COMMENTS

Page 1 of 3

FILE #SPR-95-119

TITLE HEADING: Site Plan Review & Replat -
Applebee's Restaurant

LOCATION: 711 Horizon Drive

PETITIONER: RCI West, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 400 Interstate North Parkway, #970
Atlanta, GA 30339

PETITIONER'S REPRESENTATIVE: Galloway, Romero & Associates
14202 E. Evans
Aurora, CO 80014
(303) 745-7448

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

7/8/95
244-1656

We need 2 sets of sealed plans for our code review. Need to allow 10-15 days for our plan review.

UTE WATER DISTRICT
Gary R. Mathews

7/11/95
242-7491

Ute Water has an 8" water main on the west side of Horizon Drive. If fire protection is needed inside the building, a back flow prevention device is required on the fire line.

Policies and fees in effect at the time of application will apply.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

7/10/95
244-1414

The Fire Department has no problems with this site plan review. A Building Permit Clearance Form must be obtained from the Fire Department before receiving a building permit. Complete building plans for the restaurant along with complete hood extinguishing system plans must be submitted to the Fire Department for our review and approval in order to receive this clearance form.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/14/95
244-1591

1. The preliminary plat submitted is too incomplete to review. It must contain a property description and dedication of easements. Since the site plan indicates circulation between parcels, there must be a cross access agreement in place either shown on the plat or recorded elsewhere.
2. A permit from the City Engineer's office is required prior to any concrete/driveway work commencing and must be obtained by a licensed contractor. As noted on the plans, all work must be done in accordance with City standards.
3. Please show the curb opening locations and details to allow stormwater runoff to the drainage ditch.
4. The drainage fee of \$5,064.00 as calculated in the drainage report must be paid at the time of issuance of a planning clearance. This fee is subject to recalculation if the site plan changes significantly.
5. A lighting plan showing light pole locations and isofootcandle diagrams is required.
6. Pedestrian connections to Horizon Drive are needed for Applebee's and for restaurant #2.
7. The manhole shown in the new driveway must be set to grade. Please not on plans.
8. The transportation capacity payment for Applebee's is \$6,188.76. The future restaurants will be assessed at the time of planning clearance for their building permits.
9. The circulation area shown between the two southern driveways (Pizza Hit and Restaurant #2) does not allow enough stacking room and must be closed to traffic. Landscaping in this area is acceptable.

PUBLIC SERVICE COMPANY
Dale Clawson

7/17/95
244-2695

Additional utility easements required:

1. Northerly 15 feet of lot 2
2. Easterly 20 feet of lots 1, 2 & 3.

CITY UTILITY ENGINEER
Trent Prall

7/18/95
244-1590

WATER - Ute Water

SEWER - City

1. Grease trap O.K. per Industrial Pretreatment section at Persigo Treatment Plant.
2. Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing:
 - a. hours of operation
 - b. number of employees
 - c. what food will be served on (paper plates or washable plates)
3. Item 31 appears to be missing on plan view. Please show proposed sewer hookups.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

7/19/95
244-1439

See attached comments.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney
Grand Valley Water Users
U.S. West
Corps of Engineers
Persigo Wastewater Treatment Facility

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

7/19/95
244-1439

See attached comments.

LATE COMMENTS

GRAND VALLEY WATER USERS
Richard Proctor

7/21/95
242-5065

Grand Valley Water Users' Association (GVWUA) has no ditches, drains or facilities located within or near this proposed development project. However, the GVWUA would like to point out that the drainage channel located adjacent to west side of the project area is a natural drainage channel. As such, runoff from development related impervious surfaces may be subject to National Pollution Discharge Elimination System requirements under the Clean Water Act.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney
Grand Valley Water Users
U.S. West
Corps of Engineers
Persigo Wastewater Treatment Facility

STAFF REVIEW

FILE: #SPR 95-119
DATE: July 18, 1995
STAFF: Michael Drollinger
REQUEST: Site Plan Review/Replat
LOCATION: 707-709.5 Horizon Drive
ZONING: HO

STAFF COMMENTS:

General

The application differs from what was discussed at the preliminary stages. Preliminary discussions indicated that two restaurants would be constructed on the site, however, three are now proposed. We envisioned that a shared parking arrangement would allow for some sharing of parking spaces between the Pizza Hut, the proposed restaurants and the adjacent office building. Parking is proposed well above the minimum amount required which limits the amount of landscaping which can be provided. It was because of the efficiency of a shared parking arrangement that we had indicated to you that the perimeter parking lot landscaping requirements BETWEEN the parcels could potentially be relocated. However, the plans submitted do not meet the parking lot landscaping requirements and have substantial deficiencies. The specifics need to be discussed with City staff. In its present form, the site development plan will not be approved by City staff until the development intensity, parking and landscaping issues are resolved, in addition to the items noted below.

1. The number of seats proposed in the future restaurants needs to be provided to determine the minimum parking required by Code.
2. The area in the right-of-way is required by Code to be landscaped; please provide details of the ground cover proposed.
3. What is the proposed phasing of the construction?
4. An improvements guarantee will be required for the curb cut closings and is attached along with the directions for completion.
5. A copy of the shared parking agreement(s) with Pizza Hut and the Horizons Complex must be provided.
6. Lighting Plan has still not been submitted.

7. "Rock Mulch" proposed as ground cover will damage plantings in hot weather and does not provide for retention of moisture. An alternate ground cover (e.g. bark) should be provided.

h:\cityfil\1995\95-1192.wpd



Galloway, Romero & Associates

Design Engineering Planning

14202 E. Evans Ave.
Aurora, CO 80014
(303) 745-7448
FAX: (303) 745-7480

March 17, 1995

Michael Drolinger
City of Grand Junction Community Development
250 N. 5th Street
Grand Junction, CO 80510

Dear Mr. Drolinger:

Thank you for your assistance by phone for the site investigation for the proposed Applebee's restaurant proposed at 707, 709, and 709-1/2 Horizon Drive. I am enclosing a check for \$25.00 for the Zoning Code and Submittal Standards for Improvements and Development Manual as we discussed.

I would also appreciate it if you could include the drainage criteria since we will begin preliminary work on drainage report and plan.

We look forward to meeting you at the pre-application meeting scheduled for April 5, 2 p.m.

Sincerely,
Galloway, Romero & Associates

Peggy Friesen
Project Coordinator

RECEIVED
MARCH 21 1995

FILE



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

March 21, 1995

Peggy Friesen
Galloway, Romero & Associates
14202 E. Evans Avenue
Aurora, CO 80014

RE: Site Plan Review - Applebee's Restaurant

Dear Ms. Friesen,

As per our phone conversation last week, I am forwarding you the following:

- 1. Zoning and Development Code
- 2. Submittal Standards for Improvements and Development (SSID) Manual
- 3. Submittal checklist for Site Plan Review

The Site Plan Review is processed administratively (no hearing) with the steps and time line detailed on a handout attached to the submittal checklist. The documentation to be provided to each review agency is detailed on the left-hand column of the submittal checklist. The review agencies which will review the application are identified along the top. The matrix is to be used to determine what materials need to be submitted to which review agency. Our office distributes the submittal packets and compiles the review comments which are forwarded to you after the review period. The process and additional materials will be explained in further detail at the preapplication conference where additional submittal requirements may also be identified.

Regarding drainage, the City will require that all post-development stormwater runoff (for a 100-year storm event) be detained on-site in an engineered stormwater basin and released at the historic rate of flow. Questions regarding drainage and/or other engineering requirements should be directed to Jody Kliska, City Development Engineer, at (303) 244-1591.

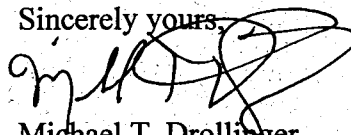
I encourage you to submit working drawings of your proposal prior to the official submittal so that we are able to provide you with preliminary comments on issues/concerns before they may complicate the review/approval process.

Peggy Friesen - Applebee's Restaurant
March 21, 1995

Page 2

If I can be of any further assistance please do not hesitate to contact me at (303) 244-1439.

Sincerely yours,



Michael T. Drollinger
Senior Planner

enclosures

cc: Jody Kliska, City Development Engineer

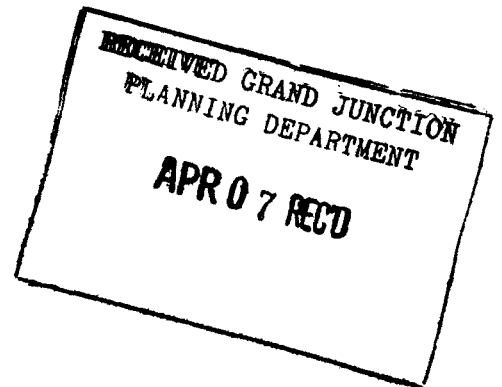
DILL DILL CARR STONBRAKER & HUTCHINGS

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

Daniel W. Carr	John A. Hutchings
John J. Coates	Leslie Block Kaye
H. Alan Dill	Casey D. Paison
Robert A. Dill	Jon Stonbraker
Thomas M. Dunn	Patrick D. Tooley

April 1, 1995

Larry Timm, Community Development Director
City of Grand Junction
City Hall
250 North 5th St.
Grand Junction, CO 81501



RE Conditional Use

Dear Mr. Timm,

I recently spoke to somebody in your department concerning a new restaurant to be built for Applebee's Neighborhood Grill & Bar at 707-709.5 S. Horizon Drive, Grand Junction. I was told that a conditional use hearing would not be required since the current zoning is okay for a full service restaurant, as opposed to a bar. I don't recall if this also mattered, but no dancing is planned at this establishment.

It is my understanding that the City Clerk's office requires that a letter be filed with them stating that your office has waived the requirement of a conditional use hearing. I would like to request that letter at this time.

Please let me know if you have any questions.

Sincerely,

Lois Rentz
Paralegal
lr

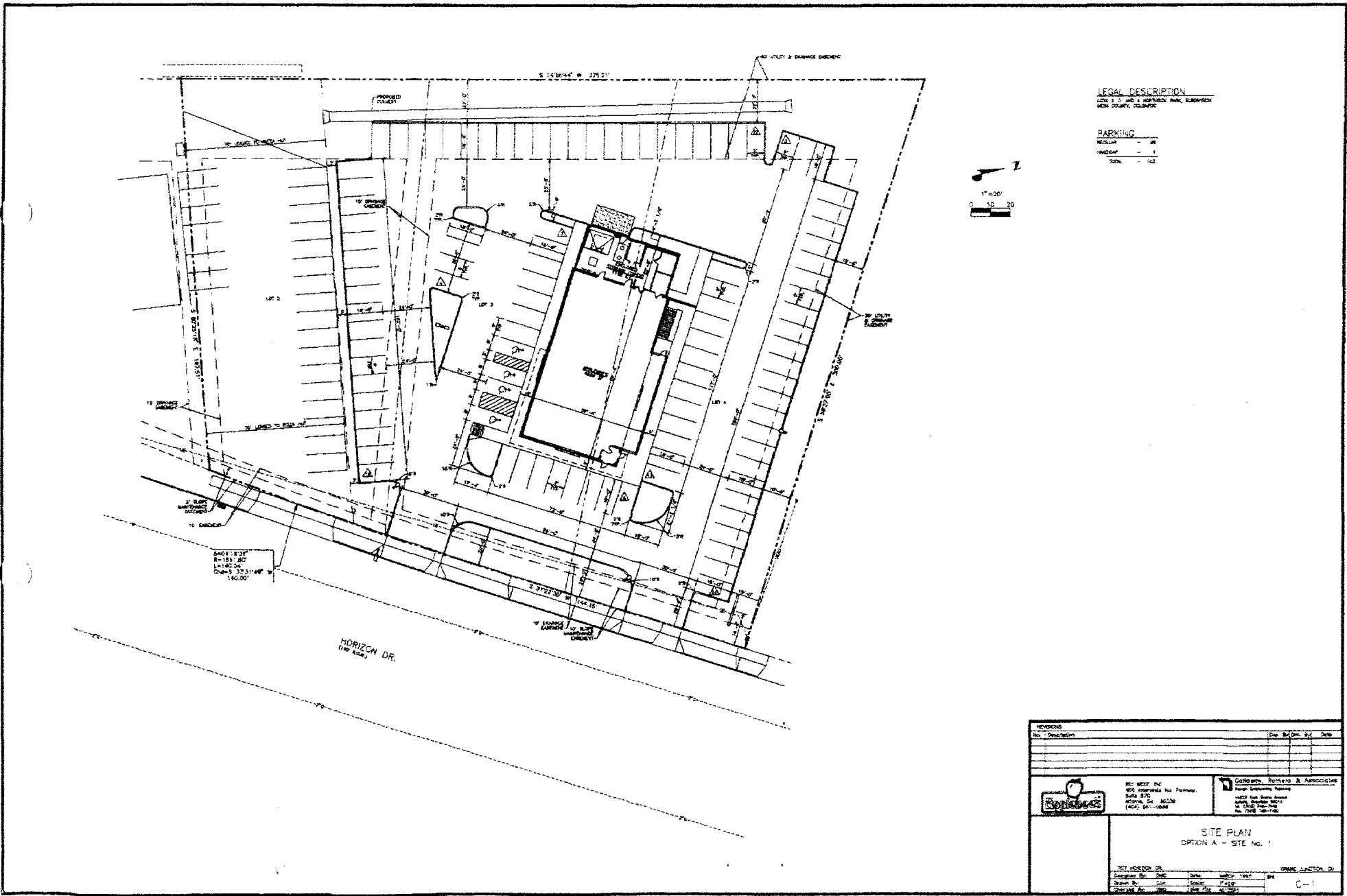
**Galloway, Romero & Associates**

Design Engineering Planning

14202 East Evans Ave.
Aurora, CO 80014.
(303) 745-7448
(303) 745-7480 FAX**FAX TRANSMITTAL**TO: Michael Dollinger FAX NUMBER: (303) 244-1599COMPANY: City of Broad Junction

CITY & STATE: _____

FROM: Peggy LueserDATE: 4/4/95PROJECT: Applebee's RestaurantRE: preapp mtgDESCRIPTION OF CONTENTS: Sketch plansNUMBER OF PAGES INCLUDING TRANSMITTAL LETTER 5COMMENTS: Following are 4 sketch plans for the
proposed Applebee's. Two are shown
at the location we discussed during the
investigation.
The other 2 are proposed on the lot to
the north which has an existing vacant
"Amis" building on it.
Please call if there are any questions.
Dave Galloway will be attending the preapp
4/5/95, 2 PM.
Thank you again for your responsiveness.
We look forward to working with you.



LEGAL DESCRIPTION
 LOT 2, 3, AND 4 HORIZON PARK ESTATE
 WEA COUNTY, COLORADO

PARKING

REGULAR	102
HANDICAP	1
TOTAL	103



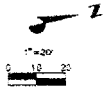
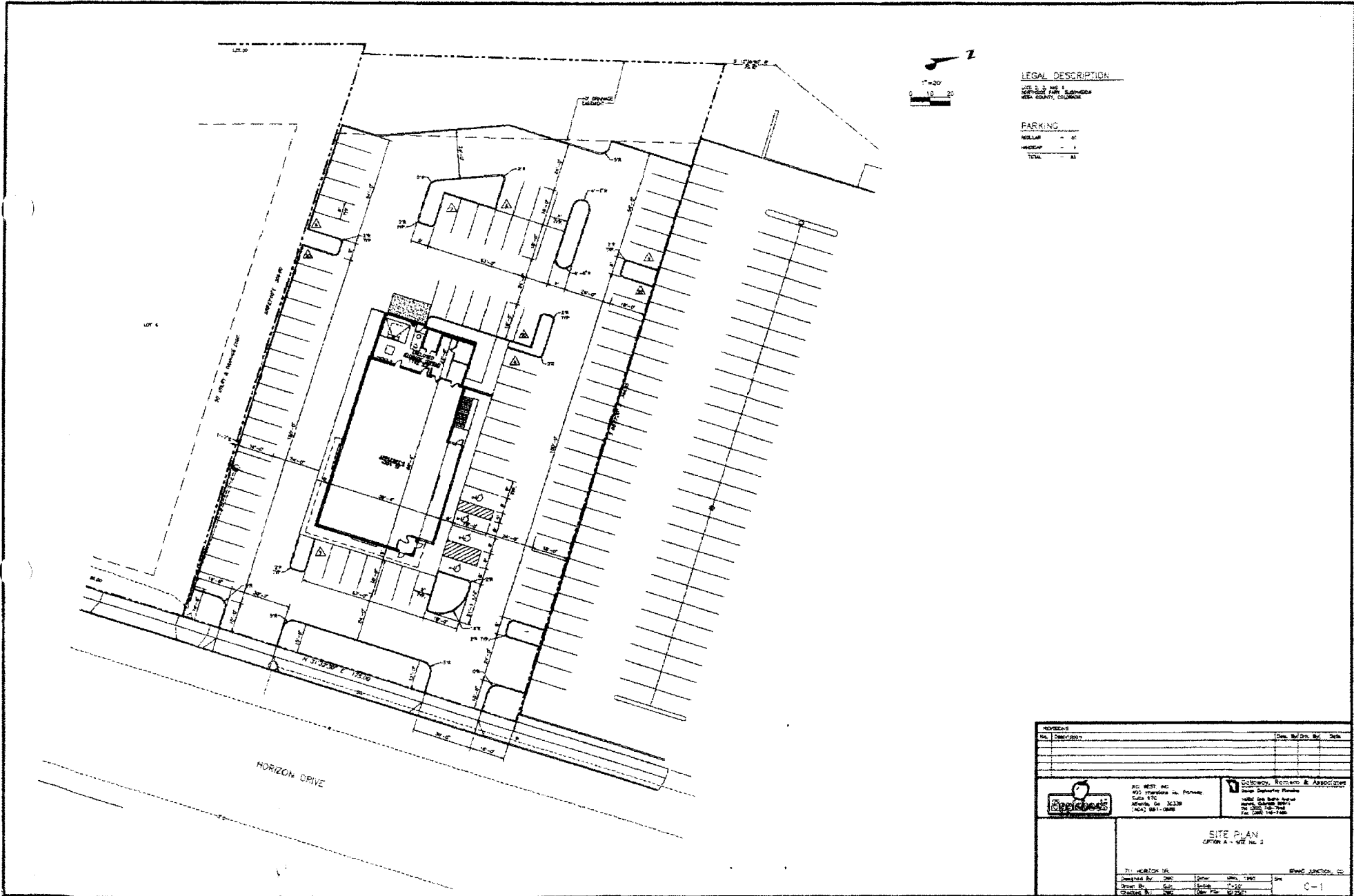
REVISIONS	No.	Description	Des.	By/Rev.	Date

<p>R. J. MEYER & ASSOCIATES 600 Congress Ave. Parkway Suite 875 Atlanta, GA 30328 (404) 527-6688</p>	<p>Schiraldi, Schiraldi & Associates Large Landscape Planning 1400 East Santa Ana Suite 200 Atlanta, GA 30316 (404) 744-7444</p>
--	---

SITE PLAN
 OPTION A - SITE NO. 1

707 HORIZON DR.	DATE	SCALE	DATE	BY

C-1



LEGAL DESCRIPTION

LOT 2, 3 AND 4
SECTION 14, T12N, R10E
WELLS COUNTY, ILLINOIS

PARKING

REGULAR	- 87
HOUSING	- 1
TOTAL	- 88

REVISIONS		Date	By	Drawn

	401 WEST 401 401 West 401, Parkway Suite 410 Atlanta, GA 30318 (404) 521-0888	Soloway, Remick & Associates State Engineering Division 1400 Oak Grove Avenue Northbrook, IL 60062 (708) 426-7000
	SITE PLAN OPTION A - SITE NO. 2	
711 HORIZON DR. Described By: <u> </u> Date: <u> </u> 1992 Drawn By: <u> </u> Date: <u> </u> 1992 Checked By: <u> </u> Date: <u> </u> 1992	RWMC ARCHITECT, PC 0-1	



250 North Fifth Street
Grand Junction, Colorado 81501-2668

PERSIGO WASTEWATER TREATMENT PLANT

June 21, 1995

Bob Lee
Mesa County Building Department
P.O. Box 20,000
Grand Junction, CO 81502

Dear Bob,

Representatives from the Applebee's Restaurant to be built at 711 Horizon Drive, have agreed to install a two compartment 1500 gallon grease interceptor. The device does meet the City's requirements.

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Dan Tonello".

Dan Tonello
Asst. Coordinator
Industrial Pretreatment Program



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 21, 1995

Carl Schmittlein
Galloway, Romero & Associates
14202 East Evans Avenue
Aurora, CO 80014

Dear Mr. Schmittlein,

Based on our review of the submitted items for the new restaurants on Horizon Drive, we find that the application is:

- Complete and ready for processing
- Incomplete at this time

1. The application fees which we received are not sufficient. The fees for this application are as follows:

Resubdivision: \$160

Site Plan Review: \$0 (higher of two application fees is charged - in this case the resub)

Acreage Fees: \$45 (\$15/acre or fraction thereof)

Grading and Drainage Plan: \$35

Drainage Report: \$40

TOTAL FEES: \$ 280

Total submitted: \$182.55; Total due: \$ 97.45

2. The Grading and Drainage Plan and the Drainage Report must be signed and sealed as per the SSID manual prior to review. Please submit the appropriate number of stamped plans and reports for review.

The development proposal as submitted is different from what was originally explained to me. The development as proposed calls for the construction of what appears to be a drive-thru restaurant (Future Restaurant #2). Drive-through restaurants require a conditional use permit which is a

Carl Schmidlein - June 21, 1995

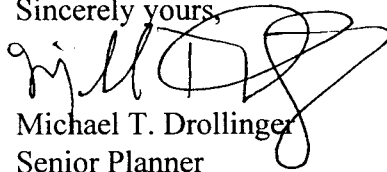
Page 2

hearing item. We will perform a preliminary technical review of the drive-through proposal, however, the final plan for this site will not be reviewed until after a Conditional Use Permit is obtained.

Also, the Zoning and Development Code requires a lighting plan to be submitted with the development application for parking lots with 50 or more parking spaces. This plan will need to be submitted and approved by our office prior to the issuance of a Planning Clearance.

Please contact me so that we can discuss how you wish to proceed with this application. The balance of the application fees will also need to be paid prior to processing of the application.

Sincerely yours,

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

Michael T. Drollinger
Senior Planner

cc: File
Jody Kliska, City Development Engineer

h:\cityfil\1995\applelet.wpd

**Galloway, Romero & Associates**

Design Engineering Planning

14202 East Evans Avenue
Aurora, CO 80014
(303) 745-7448
FAX: (303) 745-7480

July 27, 1995

Mr. Michael Drollinger
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Re: **Applebee's Grand Junction, CO**
Lot 1, Applebee's Subdivision

Dear Mr. Drollinger:

The following is a list of the revisions made to the Site Plan Review & Replat for the above mentioned site. The revisions address the comments made by your July 19, 1995 review. The plans attached to this submittal correctly reflect all comments received by us at this time. The following is a written response by the petitioner to address comments as presented by your staff to expedite the review:

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

1. At this time, plans have been submitted and are currently being reviewed.

UTE WATER DISTRICT

Gary R. Mathews

1. A 2 inch water tap & meter is proposed to tie into the 8 inch water main located on the west side of Horizon Drive.
2. A 6 inch fire hydrant & assembly is proposed to tie into the 8 inch water main as shown on the site plan. The location of the hydrant will be inside a 15' utility easement which will be dedicated by plat. No fire protection will be needed for the building which may be verified by the Mesa County Building Department.

GRAND JUNCTION FIRE DEPARTMENT

Hank Masterson

1. Comments are noted and have been complied with.

CITY DEVELOPMENT ENGINEER

Jody Kliska

1. A cross access agreement between the lots will be prepared separately and recorded elsewhere.
2. Comment noted and will comply.
3. The curb opening locations have been identified on the site and grading plans. In addition, details have been provided for the concrete drainage aprons per your request.
4. Comment noted. A request is being made that each individual lot be assessed for the drainage fee at the time of planning clearance based on a pro rata amount determined by acreage or square footage.
5. A lighting plan prepared in accordance with the Zoning and Development Code parking lot lighting requirements is included in this submittal.
6. Done. See site plan.
7. Comment noted. See schedule no. 48 on the site plan.
8. Comment noted and will comply.
9. The circulation area on Lot 3 between the Pizza Hut and Restaurant #2 driveways has been closed per your request.

PUBLIC SERVICE COMPANY

Dale Clawson

1. The northerly 15 feet of Lot 1 will be dedicated as an utility easement on the Final Plat as discussed per our phone conversations.
2. The easterly 15 feet of Lots 1, 2 and 3 will be dedicated on the Final Plat as utility easements.

CITY UTILITY ENGINEER

Trent Prall

1. Comment noted.
2. Comment noted and will comply.
3. Schedule no. 31 has been identified on the site plan as tying into the sanitary sewer main located on the west side of Horizon Drive. See site plan for further information.

COMMUNITY DEVELOPMENT DEPARTMENT

Michael Drollinger

1. The number of seats proposed for each restaurant has been provided in the Site Data portion of the site plan. In addition, the required parking spaces for each restaurant and the overall development has been provided.
2. The area in the right-of-way will be landscaped with Kentucky Blue Grass sod as shown on the landscape plan.
3. The proposed phasing of the overall development has been delineated on the site plan.
4. An improvements guarantee is currently being prepared and will be submitted once all portions of the agreement is accepted and signed.
5. A copy of the shared parking agreements with the Horizons Complex will be provided once it has been finalized. It is currently being prepared and reviewed by both parties. The parking area adjacent to Pizza Hut is leased and documentation supporting this will be provided concurrently with the Horizons Complex parking agreement.
6. A lighting plan has been submitted with this submittal.
7. An alternate ground cover of pole peelings will be provided in lieu of the previous rock mulch.

The landscaping plan has been revised to meet all landscaping requirements for perimeter and interior parking areas and, in addition, a breakdown of these calculations has been provided on the landscape plan.

It is my understanding that the final plat was resubmitted by Q.E.D. Surveying on July 20, 1995. Easement dedications are currently being discussed with the Public Service Company engineers to provide an efficient routing of underground utilities throughout the subdivision. The final plat will be submitted once these designs have been finalized.

I would like any comments made by your staff regarding the final plat to be forwarded to me so any revisions may be incorporated into the final submittal.

Please accept the Site Plan Review/Replat for Applebee's for final approval. If you have any questions, please feel free to call me.

Sincerely,
Galloway, Romero & Associates

A handwritten signature in black ink, appearing to read 'C. Schmidlein', with a long horizontal flourish extending to the right.

Carl T. Schmidlein

cc: Steve Grove, RCI West
Bill Ferguson, Ferguson & Saunders



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

August 8, 1995

David Galloway
Galloway, Romero & Associates
14202 East Evans Avenue
Aurora, CO 80014

Re: Applebee's - Our File SPR-95-119

Dear Mr. Galloway,

We have reviewed your revised plans and plat and have identified the following items which require revisions prior to the issuance of a Planning Clearance. The comments are broken down by review agency.

Please conv. w/ D. Galloway 8/9/95 will provide

will clarify Community Development

1. Bicycle parking has not been provided as per Code (Section 5-5-1H(1)). Please indicate location(s) on plan and provide bicycle rack detail.

2. Please clarify the lighting intensities proposed for the parking lot.

3. The berming required by code around the parking lot is not indicated on the Grading Plan.

will send
Development Engineer

1. A blanket drainage easement will be required on the plat.

I have spoken with the Utility Engineer who has indicated that his concerns (re: identification of sewer lines on plans) have been communicated to Carl Schmidlein of your office. I also believe that Public Service Company's comments regarding the plat have also been communicated to your office.

To date we have not yet received the comments of the County Surveyor's Office. The Surveyor's approval is required prior to plat recording. We will attempt to follow up on this item, however, we suggest that you attempt to as well.

As a reminder, four sets of STAMPED plans, with all revisions indicated, will be required prior to issuance of a Planning Clearance. Also, once all review agency comments have been satisfied, a



Galloway, Romero & Associates

Design Engineering Planning

14202 East Evans Avenue
Aurora, CO 80014
(303) 745-7448
FAX: (303) 745-7480

August 10, 1995

Michael Drollinger
City of Grand Junction
Community Development Dept.
250 No. 5th St.
Grand Junction, CO 81501-2668

Re: Applebees Subdivision & Development Plan
707-711 Horizon Drive
Grand Junction, CO

Dear Michael:

Transmitted herewith are 4 stamped sets of final drawings for planning approval. Based on your August 8th letter, we have done the following:

1. Add bicycle racks at each lot along with detail of same.
2. Reran the computer generated lighting plan to debug it and provide reasonable values.
3. Attached is a cut sheet from the Colorado Nursery Plant Guide confirming that mature heights of the street plantings meet the codified requirements of 2 1/2- 3 1/2 feet.

We are continuing to work with our local surveyor QED to resolve the plat issues. I really appreciate your help and quick action on this project. Please contact either myself or Carl Schmidlein if you need anything.

Sincerely,
Galloway Romero & Associates

David W. Galloway, P.E.

Enclosure

cc: Steve Grove- RCI
John Sharpe- Sharpe Architects
Jeff Durbon- Crosslands Const.

warf bush with clean,
 ge on dense
 ent yellow early spring
 es a good small hedge.
 ight: 2-3 ft.

Huckle, Emerald Mound

(*Lonicera xylosteum compacta*)
 an emerald green mound.
 lowish-white flowers, followed by
 ark red berries in fall. Leaves appear
 very early in the spring. Mature
 height: 2-4 ft.

Hypericum or St. Johnswort

(*Hypericum x moseranum*)
 Prostrate bush with large waxy golden
 yellow flowers all summer. Light green
 foliage. Mature height: 2 ft.

Lilac, Dwarf Korean (*Syringa meyeri*)

Small, wrinkled, dark green leaves and
 fragrant lavender flowers. Blooms well
 at an early age. Mature height: 3-5 ft.

Potentilla, Coronation Triumph

(*Potentilla fruticosa 'Coronation Triumph'*)
 Bright yellow flowers on an upright
 plant with good form, clean foliage
 and fine texture. Longest blooming of
 all Potentillas. Mature height: 2-3 ft.

Potentilla, Gold Drop

(*Potentilla fruticosa farreri 'Gold Drop'*)
 Bright yellow flowers all summer.
 Medium green, fern-like leaves. Hardy
 shrub with low, compact form. Good
 for foundation or border planting.
 Mature height: 2-3 ft.

Potentilla, Jackman's
 (*Potentilla fruticosa 'Jackmani'*)
 Vigorous, sturdy plant. Showy golden-
 yellow flowers all summer, up to 1 1/2"
 in diameter. Mature height: 3 ft.

Potentilla, Katherine Dykes
 (*Potentilla fruticosa 'Katherine Dykes'*)
 One of the best Potentillas for foliage
 and flowers. Grayish-green foliage
 highlighted by lovely golden-yellow
 flowers blooming midsummer to fall.
 Upright habit. Mature height: 3-4 ft.

Potentilla, Mt. Everest
 (*Potentilla fruticosa 'Mt. Everest'*)
 Upright plant with white flowers and
 dark green foliage. Abundant blooms
 continue from June through late fall.
 Mature height: 3-4 ft.

Potentilla, Sutters Gold (*Potentilla arbuscula*)
 Vigorous low growing shrub with
 bright, intense yellow flowers. Mature
 height: 18-24 in.

Spirea, Anthony Waterer
 (*Spiraea bumalda 'Anthony Waterer'*)
 Rose-pink flowers and attractive fall
 foliage color characterize this Spirea.
 Desirable in cool climates because of
 its extra long blooming period in June
 and July. Makes a handsome flowering
 hedge. Mature height: 3 ft.

NE
 IST
 SPIREA

Spirea, Froebel (*Spiraea bumalda 'Froebeli'*)
 Medium sized shrub good for hedge
 or foundation plantings. Lovely flat
 clusters of pink flowers appear in May
 and June. Mature height: 3-4 ft.

Spirea, Goldflame
 (*Spiraea bumalda 'Goldflame'*)
 Spring foliage is bright golden color,
 turning green in summer and changing
 to copper-orange in fall. Light crimson
 summer flowers. Mature height: 2-3 ft.

Spirea, Snowmound
 (*Spiraea nipponica 'Snowmound'*)
 Produces profuse clusters of pure
 white flowers in May against fine, dark
 green foliage. Very desirable dwarf
 shrub. Mature height: 3-4 ft.

Sumac, Smooth Dwarf
 (*Rhus glabra cismontana*)
 Native plant with shiny dark green
 leaves turning brilliant red in fall.
 Decorative red fruit. Hardy plant with
 spreading habit. Mature height: 3-5 ft.

COLORADO NURSERIES PLANT GUIDE



KELSEY'S DOGWOOD



DWARF KOREAN LILAC



GOLD DROP POTENTILLA



CRANBERRY COTONEASTER



SNOWMOUND SPIREA



KATHRYN DYKES POTENTILLA



DWARF EUROPEAN CRANBERRY



EMERALD MOUND HONEYSUCKLE



Galloway, Romero & Associates

Design Engineering Planning

14202 East Evans Ave.
Aurora, CO 80014
(303) 745-7448
(303) 745-7480 FAX

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
FAX TRANSMITTAL
SEP 14 RECD

TO: MICHAEL DROLLINGER FAX NUMBER: 970-244-1599
COMPANY: CITY OF GRAND JUNCTION
CITY & STATE: _____

FROM: CARL SCHMIDTLEIN
DATE: 9-14-95
PROJECT: APPEREE'S - HORIZON DRIVE
RE: GRAND JUNCTION, CO
DESCRIPTION OF CONTENTS: _____

NUMBER OF PAGES INCLUDING TRANSMITTAL LETTER 2

COMMENTS: THE OWNER OF THE HORIZONS OFFICE COMPLEX
PREFERS TO NOT CONSTRUCT THE PARKING ISLANDS AS
IDENTIFIED ON THE ATTACHED PLAN. WE CAN USE
PAINTED STRIPING TO CONTROL PARKING AND TRAFFIC
USING THE INGRESS/EGRESS AREA. IN ADDITION, WITH
THE ELIMINATION OF TRSSG ISLANDS, THIS WOULD
SIMPLIFY DRAINAGE CONCERNS IN THIS AREA SINCE
WE ARE DEALING WITH EXISTING CONDITIONS. CALL
ME TO DISCUSS. THANKS,
CARL

REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

September 26, 1995

Regulatory Branch (199575346)

Mr. Carl Schmidtlein
Galloway, Romero and Associates
14202 East Evans Avenue
Aurora, Colorado 80014

Dear Mr. Schmidtlein:

We are responding to your written request dated June 20, 1995, concerning the development of a 1.29 acre lot for Applebee's Restaurant. The property is located within Section 36, Township 1 North, Range 1 West, Mesa County, Colorado.

Based on the information provided in your letter, which indicates that a discharge of dredged or fill material will not occur below the ordinary high water elevation of the unnamed wash, we have determined that your proposed activity will not require a Department of the Army permit.

We have assigned number 199575346 to this project. Please refer to this number in any correspondence with this office. If you have any questions, write to Mr. Randy Snyder of this office or telephone (970) 243-1199.

Sincerely,

A handwritten signature in cursive script that reads "Ken Jacobson".

Ken Jacobson
Chief, Southwestern Colorado
Regulatory Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

Copies Furnished:

Dr. Gene Reetz, U.S. Environmental Protection Agency, 8WM-WQ,
999 18th Street, Suite 500, Denver, Colorado 80202-2466
Mr. Keith Rose, U.S. Fish and Wildlife Service, 764 Horizon
Drive, South Annex A, Grand Junction, Colorado 81506-3946
Mr. Paul von Guerard, Subdistrict Chief, U.S. Geological Survey,
402 Rood Avenue, Room 223, Grand Junction, Colorado 81501
Mr. Robert Caskey, Colorado Division of Wildlife, 711 Independent
Avenue, Grand Junction, Colorado 81501



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

October 2, 1995

Carl Schmittlein
Galloway, Romero & Associates
14202 East Evans Avenue
Aurora, CO 80014

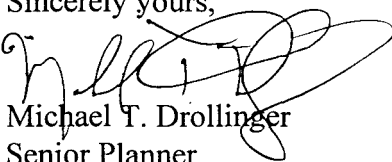
RE: Applebee's - 711 Horizon Drive (Our File #SPR-95-119)

Dear Carl:

This is a follow-up to your September 14, 1995 request to amend the approved plan for Applebee's to eliminate the parking islands which extend onto the Horizons Complex property as indicated on the attached plan (which you supplied). The parking lot islands are not required by Code and may be eliminated and replaced with striping as you propose. This letter serves as the approval of the change.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely yours,


Michael T. Drollinger
Senior Planner

Encl.

cc: File #SPR-95-119

