



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

SPR-952130

Location: NW Corner 2nd St. & Grand Ave

Project Name: Restaurant

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	Sewer District	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Walker Field	
● Application Fee	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	1	1	1	1
● Planning Clearance*	VII-3	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
● Evidence of Title	VII-2	1		1		1																	
○ 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																				
● 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
● Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 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
● Grading and Drainage Plan	IX-16	1	2									1									1		
○ Storm Drainage Plan and Profile	IX-30	1	2									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																			
○ Geotechnical Report	X-8	1	1							1													
● Final Drainage Report	X-5,6	1	2									1											
○ 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.

# DRAWING STANDARDS CHECKLIST

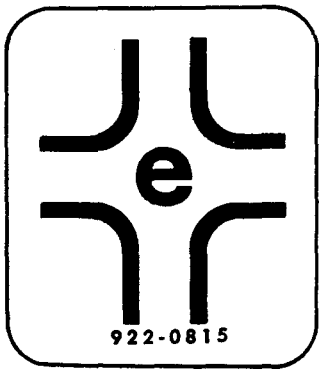
## LANDSCAPE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 10' or 20'		
	B Sheet size: 24"x36"		
	C Primary features consist only of landscape features		
	D Notation: All non-construction text, and also construction notation for all primary features		
	E Line weights of existing and proposed (secondary and primary) features per City standards		
	H Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I Orientation and north arrow		
	K Title block with names, titles, preparation and revision dates		
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	Q Contouring interval and extent		
	R Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Use the Site Plan as a base map		
2	Identify areas to be covered with specific landscaping materials		
3	Boulders, mounds, swales, water courses, rock outcroppings		
4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil, and other remarks		
5	Specification of soil type and preparation		
6	Landscape irrigation layout, design, materials, and details (if requested by City staff)		
7	Planting/staking and other details as required		
8	Required note on Plan: "An underground, pressurized irrigation system will be provided"		
9	Space for approval signature by Community Development with date and title		

### COMMENTS

1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.



j o h n m . e a t w e l l  
A R C H I T E C T  
2345 SOUTH FEDERAL BLVD.  
DENVER, COLORADO 80219

GENERAL PROJECT REPORT

"Black-Eyed-Pea" Restaurant

The building is one story, free standing brick faced period design, located at 2nd Street & Grand Ave., on 1.3 acres of ground.

The Black-Eyed-Pea Restaurant is a family atmosphere sit-down restaurant serving home cooking style food.

Adjacent land use is multi-purpose business. Site access is from 2nd Street. Sewer, electricity and gas will be available in vacated east/west alley, and water is available in Grand Ave. There is a fire hydrant at the north east corner of the property (2nd & Grand).

A 1250 gallon grease interceptor will be provided for any potential greasy waste before entering sewer. Primary soil type is classified as a clayey silt with a bearing capacity of 1200 PSF.

There are no known impacts on the Geology.

Hours of operation are approximately from 7A.M. to 10P.M.

All signage at this time is proposed to be building wall signs on front and 2 sides.

Construction is to start immediately upon receipt of building permit and will take approx. 90 days.

# REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-130

TITLE HEADING: Site Plan Review - Black-Eyed Pea  
Restaurant

LOCATION: 2nd and Grand Avenue

PETITIONER: Colorado Restaurant Management

PETITIONER'S ADDRESS/TELEPHONE: 2851 S. Parker Rd., Ste#1080  
Aurora, CO 80014  
303-671-7333

PETITIONER'S REPRESENTATIVE: John M. Eatwell, AIA

STAFF REPRESENTATIVE: Michael Drollinger

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**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.**

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**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**8/3/95**  
**244-1414**

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The required fire flow for this building is 2000 Gallons per minute. Two fire hydrants are required for this flow and must be spaced no more than 450' apart. An existing area hydrant at 2nd and White is within this distance. Available flows should be adequate based upon the existing 8" and 12" mains serving the area.

Fire Department access is adequate.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**8/14/95**  
**244-1656**

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No comments. Plan review for this project is almost complete.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**8/16/95**  
**244-1591**

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1. Please provide a plan which addresses the following:

- Closure of the driveway on Grand Avenue
- Alley improvements for the relocated alley
- Removal of existing drives and service walks on Ouray
- Replacement of sidewalk in poor condition on 2nd and Ouray
- Location of existing and proposed power utilities.

2. One additional handicap parking space is required to meet the ADA minimum space requirements. The site plan indicates 87 parking spaces, the landscape plan indicates 95 spaces. Please be sure all plans are consistent.
3. The Transportation Capacity Payment is calculated to be \$6,747.10. Cost of sidewalk improvements may be credited toward this amount.
4. Please provide a breakdown in square footage of landscaping and paved surfaces so a drainage fee can be calculated.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**8/16/95**  
**244-1439**

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See attached comments and documents.

**CITY UTILITY ENGINEER**  
**Trent Prall**

**8/16/95**  
**244-1590**

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1. Grease interceptor requires approval by the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant.
2. Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information may be requested by Utility Billing: 1) hours of operation, 2) number of employees and 3) seating capacity.
3. The sewer line in the alley will most likely be replaced in the next 8 weeks and is expected to take approximately 5 days. Please notify this office prior to the start of site improvement construction to coordinate.

**PUBLIC SERVICE COMPANY**  
**Jon Price**

**8/15/95**

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1. Vacated Alley - Public Service Company needs 15' utility easement. Use existing alley south right-of-way as easement center line.
2. Public Service Company also requires a 10' square pocket easement for transformer. Location is along west property line, south of south alley southern right-of-way line.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Property Agent  
City Attorney  
U.S. West

8/17/95

Comments mailed to Petitioner 8/17/95

## STAFF REVIEW

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FILE: #SPR 95-130  
DATE: August 16, 1995  
STAFF: Michael Drollinger  
REQUEST: Site Plan Review - Black-Eyed Pea Restaurant  
LOCATION: NW Corner 2nd Street & Grand Avenue  
ZONING: B-3 & P

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### STAFF COMMENTS:

#### *Site Plan*

1. Existing driveway locations (to be removed and replaced with curb/gutter/sidewalk) must be identified on the Site Plan.
2. Zoning and Development Code (ZDC) Section 5-5-1H(1) requires that bicycle racks be provided "sufficient to hold three bicycles or the number of bicycles equal to ten percent of the required off-street parking spaces for the use, whichever is greater." Bicycle parking shall be located convenient to the restaurant entrance. Bicycle parking rack detail required (sample attached).
3. The number of seats proposed in the restaurant shall be provided to determine the required parking.
4. A curb section detail for the curbing provided in the parking area is required. Also, the material and width of the required overhang areas in the parking lot must be provided.

#### *Landscaping*

1. Landscape Plan does not meet City's Submittal Standards for Improvements and Development (SSID) requirements. See attached "Drawing Standards Checklist" for missing items. Deficiencies include: plantings not labeled; quantities not indicated in legend; groundcover materials not identified.
2. Landscape Plan shall be labeled "Landscape Plan", not Site Plan.
3. Please identify all existing vegetation on the site and in the right-of-way strip. An attempt shall be made to save as much mature vegetation as practical.
4. ZDC Section 5-4-15G requires the right-of-way area to be landscaped. Please identify plantings and/or groundcover materials proposed. This area must also be irrigated. A revocable permit is required for landscaping in the ROW (no charge - contact Community

Development for details).

5. The requirements of Section 5-5-1F2(c)2 regarding protection of landscaping from vehicular encroachment have not been met. Specifically, overhang areas at the front of the stalls have not been provided. The petitioner may install a 2 1/2 foot decorative rock area in the planting bed to substitute for the paved overhang requirement for these areas. The door swing overhang areas must still be paved as proposed.
6. It appears that the requirements of Section 5-5-1F2(a)2 have not been met. We suggest that a minimum one foot berm be provided in the perimeter planting areas to ensure that the landscape barrier will be at least 2 1/2 feet high at time of planting. The berming proposed shall be shown on both the Landscape Plan and on the Grading and Drainage Plan.
7. ZDC Section 5-5-1F2(c)1 requires a minimum of five (5) percent of the net interior of the parking lot be landscaped. Please provide the area of the parking lot (measured as per Code) and the required landscaping calculation. It appears that the minimum required landscaping has not been provided.
8. ZDC Section 5-5-1F2(i) requires that the minimum lighting intensity in the parking area be 0.6 footcandles. The lighting provided does not provide for at least 0.6 footcandles in all areas of the parking lot. The high activity areas closer to the building shall be provided with a greater lighting intensity (at least one (1) footcandle). Please revise the plan to meet Code requirements. Spillover from the required lighting shall not be greater than shown on the plans; shielding of the lights may be necessary.

*Miscellaneous*

1. ZDC Section 5-4-11 requires that all public improvements be guaranteed. Public improvements include all work in the public right-of-way, including alley construction, site driveways (removal and/or installation), and sidewalks (removal/installation), as required. Attached is a copy of a development improvements agreement (DIA) with instructions for completion.

REVISED PLANS ARE REQUIRED. Please provide four (4) sets of revised, STAMPED plans to our office for review. The Grading and Drainage Plan must be signed and sealed by a licensed professional engineer as per SSID. The Site Plan and Landscaping Plan may be signed by an architect, engineer, or landscape architect.

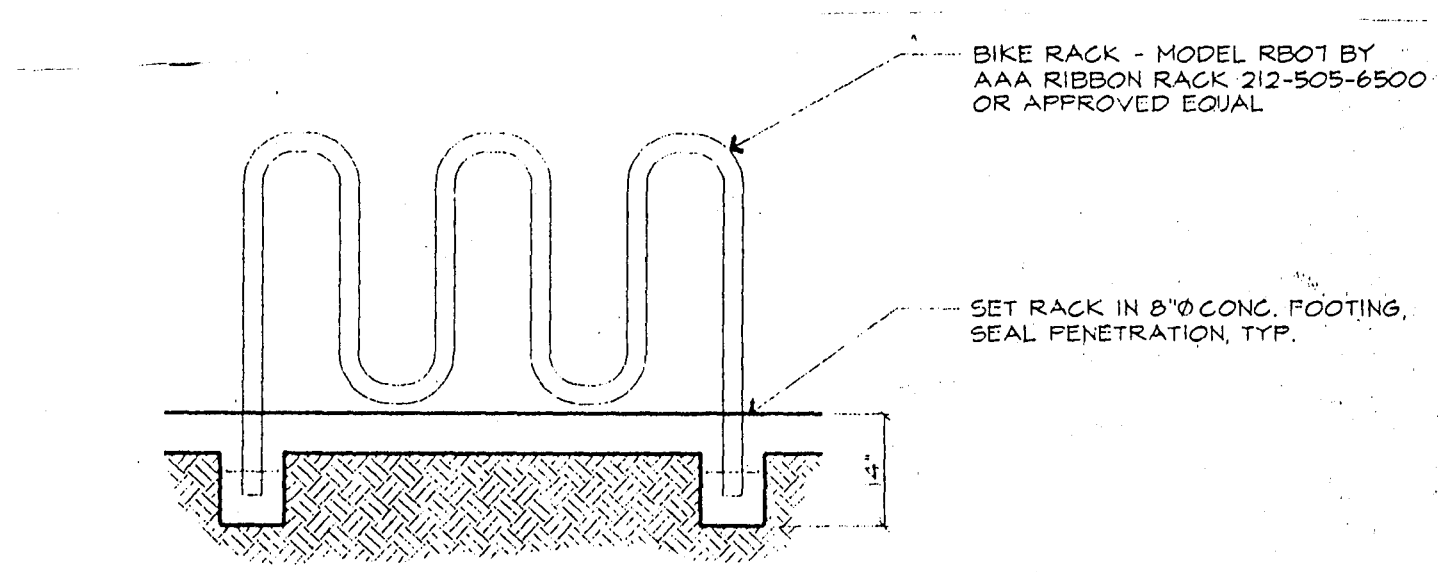
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PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC.) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.



BIKE RACK  
1/2" = 1'-0"



~~John M. Eatwell~~  
2345 So. Federal Blvd.  
Denver, CO: 80219

Aug. 29, 1995

re: Black Eyed Pea Restaurant

Dear John,

According to the new re-plat of the city lots for the restaurant, the 15' utility easement requested by Public Service covering the existing natural gas line is already in an easement. The re-plat still reserved the existing alley as a 20' utility easement. The additional easement requested is attached.

If you need further assistance, please let me know.

Sincerely;

A handwritten signature in cursive script, appearing to read 'Michael W. Drissel', is written over the typed name.

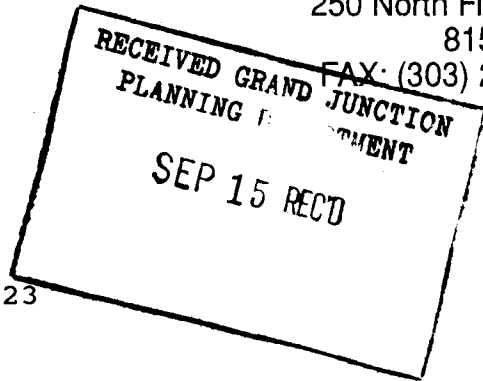
Michael W. Drissel PLS



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

September 13, 1995

Matthew D. Gordon  
Attorney at Law  
7951 East Maplewood Avenue, Suite 326  
Greenwood Village, Colorado 80111-4723



Dear Matt:

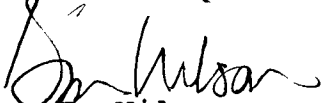
The language you proposed in your fax to me on September 12, 1995, is acceptable. I understand that this language will appear on the plat.

I have spoken to Michael Drollinger, the assigned City planner, about your information that the City required that curbing and landscaping be placed in the alley easement. Michael informs me that you and I were both correct: if the parcel were larger, the landscaping would not need to occur in the easement. However, because of site limitations and the required curbing and landscaping, Michael informs that he surmises your architect had no choice but to design the improvements fully using the easement area.

As we discussed yesterday, although that information is interesting it does not change the City's position that our obligation is limited to pavement and turf replacement.

Please feel free to contact me if you need clarification or if I can be of assistance.

Very truly,


  
Dan E. Wilson  
City Attorney

c: Shari A. Raso, Esq.  
101 South Third Street, Suite 360  
Grand Junction, CO 81502

Michael Drollinger, Senior Planner

**MEMO** (via FAX)

---

**To:** Kurt Jenkins  
**From:** Michael T. Drollinger   
**Date:** October 6, 1995  
**Subject:** Black-Eyed Pea Improvements Agreement  
(Our File #SPR-95-130)

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Our Development Engineer has reviewed the draft "Exhibit B" which you submitted yesterday and finds it acceptable. The City inspection fees for this project are estimated to be \$500. Please include this amount on line 7 in Section 5 of "Exhibit B."

If you have any questions or require further information please do not hesitate to contact me at (970)244-1439.

**SHELDON, TESSLER & GORDON**

A Professional Corporation  
Attorneys and Counselors at Law  
7951 East Maplewood Avenue, Suite 326  
Greenwood Village, Colorado 80111-4723  
(303) 770-0200  
(303) 220-8027 - Telefax

Michael A. Sheldon  
Carl H. Tessler  
Matthew D. Gordon

October 31, 1995

**VIA FACSIMILE**

Mr. Michael T. Drollinger  
Grand Junction Community Development Dept.  
250 North 5th Street  
Grand Junction, Colorado 81501-2668

Re: Black-Eyed Pea Restaurant Development  
Your File No.: SPR-95-130

Dear Mr. Drollinger:

I received a copy of your letter, dated October 24, 1995, to John Eatwell. In that letter you note an unfulfilled requirement of a "completed Development Improvements Agreement in a form acceptable to our legal staff with all required signatures and an acceptable form of Improvements Guarantee." Please be advised that the form of Development Improvements Agreement has been approved by the Grand Junction City Attorney's Office and that they are currently holding four counterparts of that Agreement, fully executed by Colorado Restaurant Management, Inc., as Developer. In addition, a surety bond has been approved by the Grand Junction City Attorney's Office and the fully executed original of that document is also being held by them.

If you have questions or comments, please do not hesitate to call.

Sincerely,

SHELDON, TESSLER & GORDON, P.C.



Matthew D. Gordon

MDG:laf

cc: Shari A. Raso, Esq. (via FAX)  
Timothy J. Schmidt, Esq. (via FAX)  
Daniel Wilson, Esq. (via FAX)  
John Shaver, Esq. (via FAX)

SHELDON, TESSLER & GORDON, P.C.  
7951 East Maplewood Avenue, Suite 326  
Englewood, Colorado 80111  
(303) 770-0200  
(303) 220-8027 - Telefax

FACSIMILE TRANSMISSION

TO: Michael T. Drollinger  
FROM: Matthew D. Gordon  
DATE: October 31, 1995

We are sending you 2 pages (including this cover).

Telephone: 970/244-1430      Telefax: 970/244-1599

MESSAGE: Black-Eyed Pea Restaurant Development  
Your File No.; SPR-95-130

Please call Robin at 770-0200 if you have questions, or if you do not receive all of the above-referenced pages.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (collect), and return the original message to us at the above address via the U.S. Postal Service. Thank you.