

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 753 Horizon Ct

Project Name: WW Ponds

ITEMS		DISTRIBUTION																				TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field		<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> School Dist #51
● Application Fee <u>4135</u>	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	1	1	1	1
● Planning Clearance *	VII-3	1																									
● 11"x17" Reduction of Assessor's Map <i>under Dept.</i>	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	1
● Evidence of Title <i>Deed</i>	VII-2	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-2	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	1	1	1	1
○ Elevation Drawing	IX-13	1	1																								
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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 Rerpot	X-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																		1						

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 4/25/96
Conference Attendance: Kathy P. Chiu Metz
Proposal: SR - outdoor seating
Location: 753 Arizon Ct.

Tax Parcel Number: 2701-361-26-031
Review Fee: \$135
(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?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? if additional impervious surface

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

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)



February 8, 1996

Mr. Greg Motz
Sun King Management Corporation
PO Box 3299
Grand Junction, Colorado 81502

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

RE: Southwest Cafe
753 Horizon Court

Dear Greg,

This letter is in response to your correspondence of January 31, 1996 regarding the property referenced above. As stated in your letter, the Community Development Department will issue a Planning Clearance for a Building Permit for the intended remodel with the following conditions:

- 1) The owner's of the property provide a letter (formal agreement is not required) acknowledging that if any work is required in the easement by utility companies or the City having legal rights to the easement could require that the coolers be removed and the walls and/or slab removed. The letter should also state that the owner understands that any costs relating to the removal of the coolers and the demolition or reconstruction of the enclosure would be the owners' responsibility not the responsibility of the utility companies or the City; and
- 2) No additional structure, such as walls or roofs shall be added to the existing structure. The coolers may be located in the enclosure as it presently exists and only minimally secured to the concrete slab and minimally protected against the elements of the weather (a tarp or some similar material).

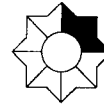
Please let me know if this information does not address your concerns regarding the Southwest Cafe project.

Sincerely,

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

Kristen Ashbeck
Planner

SUN KING MANAGEMENT CORPORATION



P.O. Box 3299 Grand Junction, CO 81502 (303) 245-9173

January 31, 1996

HAND DELIVERED

Ms. Kristen K. Ashbeck
Associate Planner
Community Development Dept.
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JAN 31 RECD

RE: Southwest Cafe
753 Horizon Ct.

Dear Ms. Ashbeck,

This letter is a follow-up to discussions last week in regards to the Southwest Cafe, located at 753 Horizon Ct., Grand Junction. It is the desire of the owner's of this property to do some major remodeling to this building. The use of the building and of the property would not change.

Currently, there is a trash enclosure located on the SouthEast side of the building. This enclosure is constructed of a concrete slab and three masonry walls, with the fourth side being a gated fence. The bulk of this enclosure sets on a 15 foot utility easement. Located in this easement is a City sewer line, Public Service electrical lines and a television cable.

In order for this remodel to take place it is necessary to use this enclosure as the location for freestanding walk-in coolers. These coolers are of the type that can be easily and quickly assembled and disassembled. No additional structure would be constructed around or over these coolers other than what already exists. A new doorway would be constructed to access these coolers from the kitchen area.

Based upon the above, we requested an interpretation from your department on if we would be able to use this existing enclosure for the new described use, knowing that this structure was constructed on an existing easement. This would relate to the obtaining of the planning clearance for building permit purposes. Based upon conversations with you and with Ms. Kathy Portner it is our understanding that the planning clearance would be approved

Ms. Kristen K. Ashbeck
January 31, 1996
Page 2

just need a letter not an agreement?

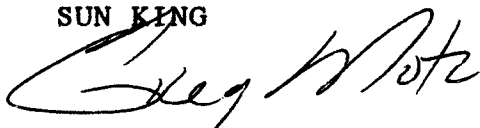
based upon the following two conditions:

- 1) The owner's of the property signs an agreement stating that if any work needed to take place in the easement, by utility companies having legal rights to this easement, that any costs relating to the tear-down or re-construction of this structure and/or coolers would be at the total expense of the owner's.
- 2) That no additional structure, such as walls or roofs could be added to the existing structure. The coolers could be located there and only minimally secured to the concrete slab and minimally protected against the elements of the weather.

Based upon the substantial cost the owner's are about to outlay in the design and planning for this remodel it is imperative that this interpretation does not change between now and the time we apply for the planning clearance.

If we have misunderstood the conditions required to obtain this clearance it is extremely important that you notify us immediately. We would very much appreciate a written response from you stating that the above understanding is correct. If however, we do not hear from you, by February 12, 1996, we will make the assumption that this interpretation is correct and will move forward with the project.

Sincerely,
SUN KING



Greg H. Motz

cc: Hal & Debbie Wederath

Greg Motz ATM
245-9173

2701-361-26-031

Vacation / Variance
Not sure what is
needed?

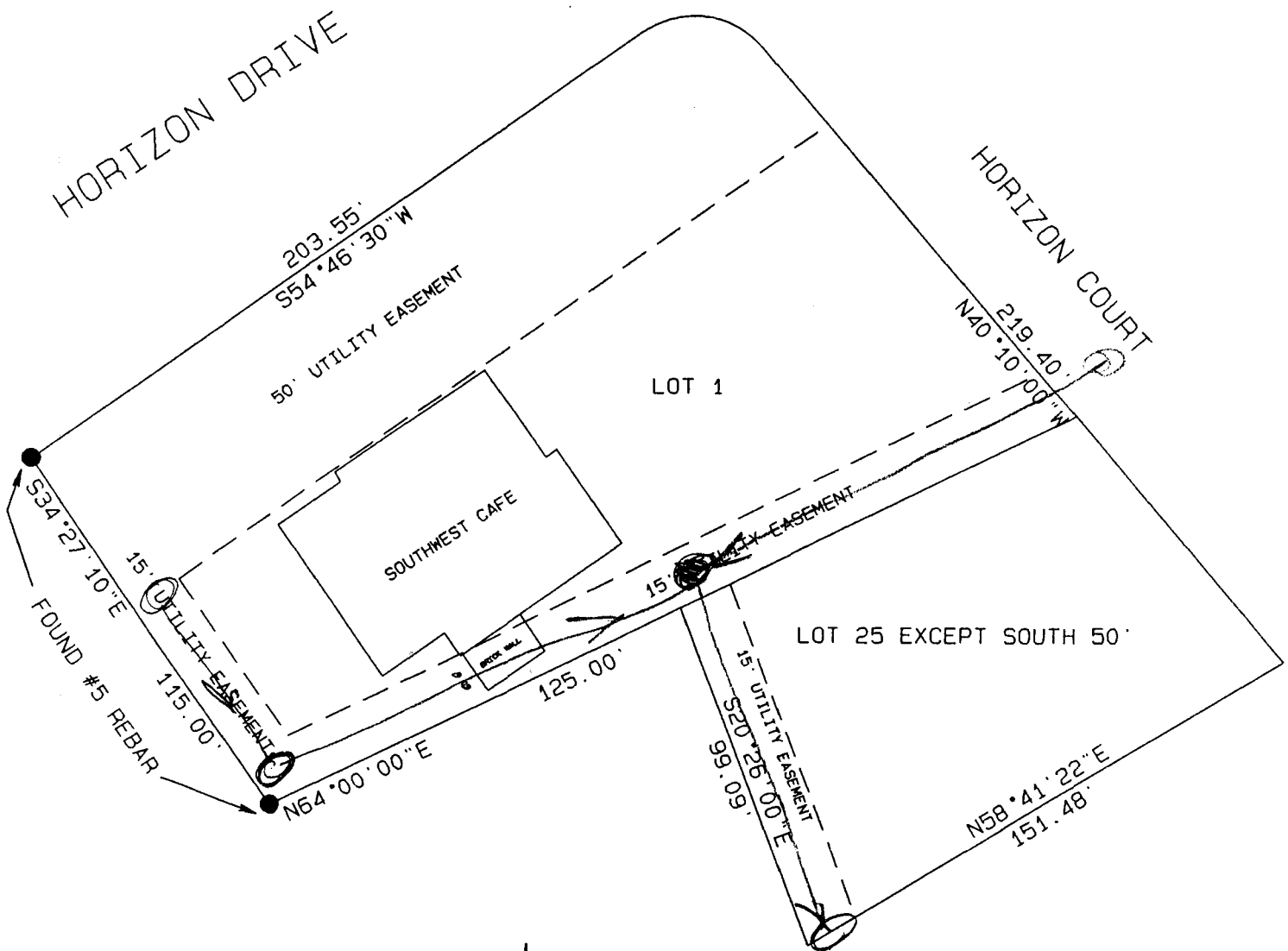
Call phone
#250-0525
at no expense
to utility

copy

City
Sales

talk to
Trent

Kristen



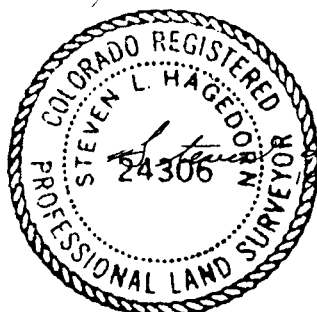
N.T.S.

HORIZON PARK PLAZA SUBDIVISION

(4)
2701-361-26-031

753

Drawing copy
2-4343



Steven L. Hagedorn
18.95

3192 - (done)

COPY

HALEX
1374 21 Road
Grand Junction, CO 81505

May 6, 1996

Ms. Kristen Ashbeck
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

RE: Southwest Café/WW Peppers Remodel
753 Horizon Drive
Grand Junction, CO

Dear Ms. Ashbeck:

This letter is in response to your letter of February 8, 1996, concerning Planning Clearance for the above referenced project.

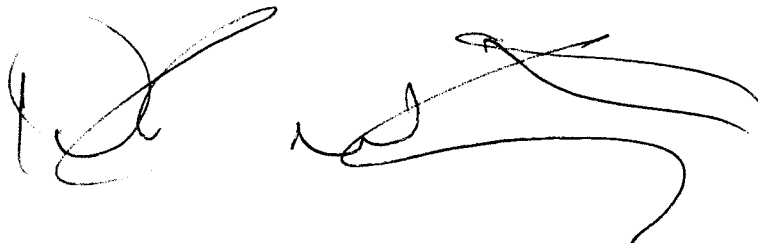
HALEX the owner of 753 Horizon Drive, Grand Junction, CO, hereby acknowledges and agrees that if work is needed to be performed in the easement by the City of Grand Junction or any utility company having legal rights to the easement, and such work requires that the new outside cooler, walls, and/or slab be removed, HALEX will be responsible for such work and pay the associated costs relating to the removal and reconstruction of the cooler, walls, and slab.

Also, HALEX hereby agrees not to add any additional permanent structures, such as, walls and/or roofing over this area. The new cooler will have only minimal weather protection and will be minimally secured to the concrete slab and/or building.

Thank you and I hope this meets with your approval.

Sincerely,
HALEX

Hal Wederath
Owner

A handwritten signature in black ink, appearing to read 'Hal Wederath', is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

DATE: 05-13-96
TO: CITY OF GRAND JUNCTION
PLANNING COMMISSION
RE: W.W. PEPPERS RESTAURANT SITE PLAN REVIEW

P R O J E C T S T A T E M E N T

The existing Southwest Cafe located at 753 Horizon Drive will be remodeled into the new W.W. Peppers Restaurant. Most of the remodel work will take place on the interior of the existing structure. Small additions for the entry and lounge areas will be added to the north side and a roof extension will be added to the south side of the building. A wood fence will be added at the western and southern lot boundaries (to the allowed height) and the existing parking area will be resurfaced and re-striped. Handicap parking, ramps, restrooms and general accessibility will be addressed in the design.

The Southwest Cafe had 25 employees (19 full-time equivalent), was open 7 days per week serving breakfast, lunch and dinner with approximately 135 seats available for customers. When first opened, the Southwest Cafe (Country Kitchen) was open for business 24 hours a day.

W.W. Peppers Restaurant will use basically the same number of employees (approximately 18 full-time equivalent) and will be open 6 days per week, serving only lunches and dinners. Available seating includes 24 lounge seats, 94 interior restaurant seats, and seating for 16 persons on the patio, which will be used approximately four months out of the year. W.W. Peppers will be open Monday through Friday, serving lunch from 11:00 AM until 2:00 PM and dinner from 4:30 PM until 9:30 PM, and on Saturdays, serving only dinners from 4:30 PM until about 11:00 PM (no customers seated after 9:45 PM).

A Landscape Plan will not be submitted as part of the SITE PLAN REVIEW because new landscaping will not be provided. There is extensive existing landscaping on-site as indicated on the site plan.

A Grading & Drainage Plan will not be provided for the SITE PLAN REVIEW because the new roof extension will provide less than 600 S.F. of new covered space which will drain onto the existing lawn area.

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-122

TITLE HEADING: W W Peppers

LOCATION: 753 Horizon Drive

PETITIONER: HALEX

PETITIONER'S ADDRESS/TELEPHONE: 1374 21 Road
Grand Junction, CO 81505
245-9251

PETITIONER'S REPRESENTATIVE: Chris Motz, Sun King

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY UTILITY ENGINEER 5/15/96
Trent Prall 244-1590

1. Proposed covered patio (or its eave) shall not encroach onto utility easement.
2. Please contact Utility Billing at 244-1580 regarding potential changes in sewer plant investment fees for this proposal. All fees must be paid prior to issuance of a building permit.

MESA COUNTY BUILDING DEPARTMENT 5/16/96
Bob Lee 244-1656

Need 2 sets of stamped plans for our plan review. Need to allow 10-15 working days for our permit issuance.

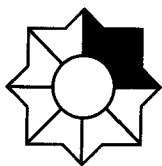
CITY DEVELOPMENT ENGINEER 5/22/96
Jody Kliska 244-1591

Same seating as previous use so no Transportation Capacity Payment.

CITY COMMUNITY DEVELOPMENT 5/28/96
Kathy Portner 244-1446

A total of 134 seats are proposed, including the outdoor patio seating, requiring 45 parking spaces. 62 spaces are provided, including 4 handicap accessible spaces, which exceeds the requirement.

All signage, including the refacing of existing signs, will require a sign permit which must be obtained by a licensed sign contractor.



SUN KING

CUSTOM CONSTRUCTORS
CONSTRUCTION MANAGEMENT

June 17, 1996

Ms. Kathy Portner
City Community Development
250 N. 5th Street
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 1 1996

RE: Review Comments Response File: #SPR-96-122
WW Peppers-Remodel
753 Horizon Court
Grand Junction, CO 81506

Dear Kathy:

I believe we have meet all the requirements per the Review Comments.

1. The new proposed covered patio (or its eaves) no longer encroach on the utility easement. See new C1 sheet, dated 6-7-96. - *O.K. as reviewed as per Joint Meeting.*
2. Utility Billing confirmed there would be no additional sewer plant investment fee. We just need to pick-up a half sheet clearance.
3. Two sets of stamped Plans are at the Building Dept.
4. A sign permit will be obtained for all signage changes by a licensed sign contractor.

Please let me know if you have any additional questions or comments. Thank you.

Sincerely,
Sun King - (Petitioner's Representative)

Chris K. Motz

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-122

TITLE HEADING: W W Peppers

LOCATION: 753 Horizon Drive

PETITIONER: HALEX

PETITIONER'S ADDRESS/TELEPHONE: 1374 21 Road
Grand Junction, CO 81505
245-9251

PETITIONER'S REPRESENTATIVE: Chris Motz, Sun King

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY UTILITY ENGINEER 5/15/96
Trent Prall 244-1590

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file in W.W. Peppers SPR

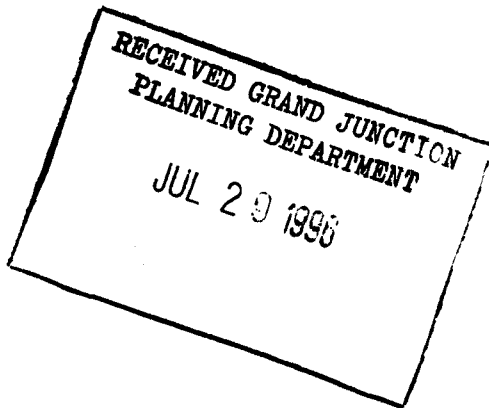
JULY 25, 1996

DEAR MS. KATHY PORTNER,
THE FOLLOWING LETTER IS TO ADVISE YOU OF THE PERCENTAGE OF
FOOD AND LIQUOR SALES THAT OCCUR AT W. W. PEPPERS.
STEPHANIE NYE SUGGESTED THAT I DROP YOU A NOTE TO CLARIFY
OUR FOOD AND LIQUOR SALES. THE MAXIMUM AMOUNT OF LIQUOR
SALES WOULD NOT BE OVER 25% OF OUR TOTAL SALES, WITH THE
MAJORITY OF THE SALES IN FOOD. AT LEAST 75% OF OUR SALES
IS INCURRED IN THE SALE OF FOOD. THE SALE OF FOOD IS OUR
PRIMARY FUNCTION HERE AT THE RESTAURANT, WITH LIQUOR AND
ADDED ITEM USED TO ENHANCE THEIR MEAL.
IF I MAY BE OF ANY OTHER ASSISTANCE, PLEASE DO NOT HESITATE
TO CALL. THANK YOU FOR YOUR TIME IN THIS MATTER.

SINCERELY,

Debra Wederath

DEBRA WEDERATH
W.W. PEPPERS
759 HORIZON DRIVE
GRAND JUNCTION, CO
81506
970-245-9251



FEE \$ <u>Mid w/ SPR</u>
TCP \$ <u> </u>
DRAINAGE FEE \$ <u> </u>

BLDG PERMIT NO.
FILE # <u>SPR-96-122</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

302-0150-01-4 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>753 Horizon Drive</u>	TAX SCHEDULE NO. <u>2701-361-26-031</u>
SUBDIVISION <u>Horizon Park Plaza</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u> </u>
FILING <u> </u> BLK <u> </u> LOT <u>Lot 25 (except the S. 50')</u>	SQ. FT. OF EXISTING BLDG(S) <u>4,260</u>
(1) OWNER <u>HALEX, a Colo. Partnership</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>1374 21 Road, Grand Jct, CO 81505</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-9251</u>	USE OF ALL EXISTING BLDGS <u>Restaurant</u>
(2) APPLICANT <u>SUN KING</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Remodel</u>
(2) ADDRESS <u>P.O. Box 3299, G.J., CO 81502</u>	
(2) TELEPHONE <u>245-9173</u>	

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE <u>H0</u>	<input checked="" type="checkbox"/> THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
SETBACKS: Front <u> </u> from Property Line (PL)	Landscaping / Screening Required: YES <u> </u> NO <u> </u>
or <u>65</u> from center of ROW, whichever is greater	Parking Req'mt <u>Existing</u>
Side <u>15</u> from PL Rear <u>15</u> from PL	Special Conditions: <u>see attached letter of Feb. 8, 1996</u>
Maximum Height <u>65'</u>	CENS.T. <u>H0</u> T.ZONE <u>15</u> ANNEX # <u>112</u>
Maximum coverage of lot by structures <u>35%</u>	

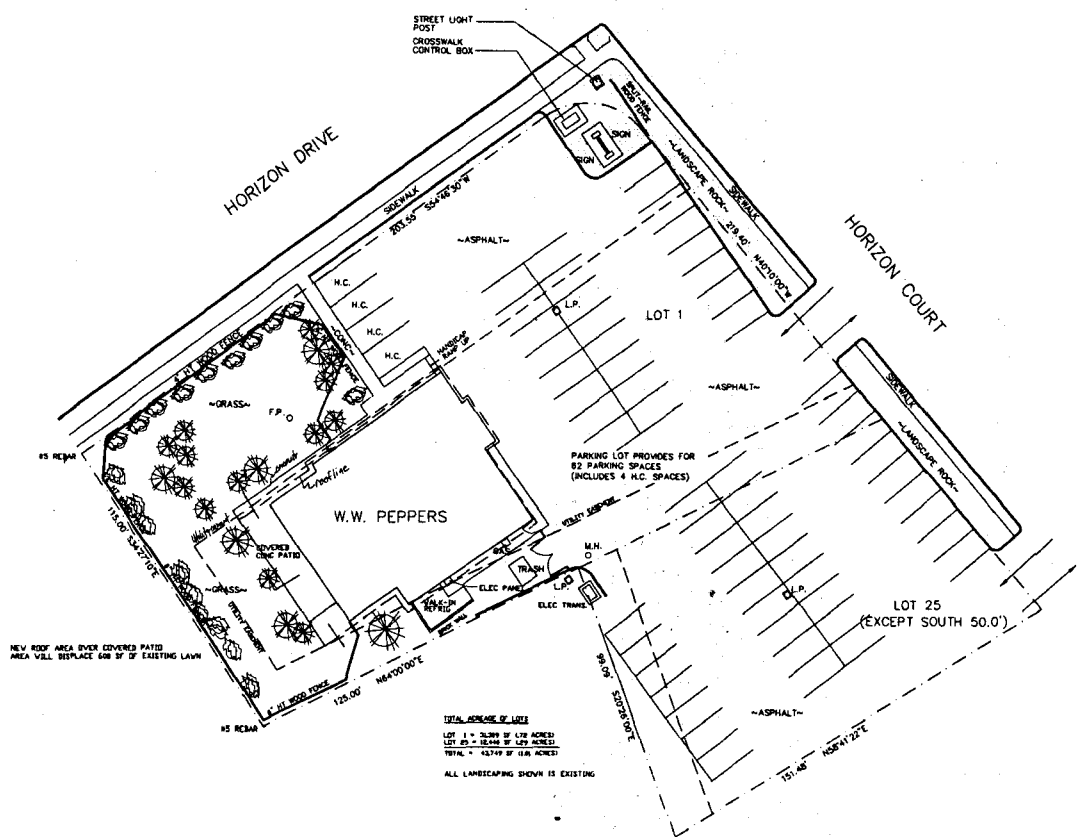
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>[Signature]</u>	Date <u>5-6-96</u>
Department Approval <u>[Signature]</u>	Date <u>6/21/96</u>
Additional water and/or sewer tap fee(s) are required: YES <u> </u> NO <u> </u>	W/O No. <u>Current E&U was 32.76 is now 18.48</u>
Utility Accounting <u>Millie Fowler</u>	Date <u>6-21-96</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



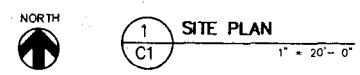
TOTAL AREA OF LOTS
 LOT 1 = 26,299 SF (0.60 ACRES)
 LOT 25 = 12,494 SF (0.28 ACRES)
 TOTAL = 48,793 SF (1.12 ACRES)

ALL LANDSCAPING SHOWN IS EXISTING

NEW ROOF AREA OVER COVERED PATIO
 AREA WILL REPLACE 600 SF OF EXISTING LAWN

STREET LIGHT
 POST
 CROSSWALK
 CONTROL BOX

PARKING LOT PROVIDES FOR
 82 PARKING SPACES
 (INCLUDES 4 H.C. SPACES)



NOTE:
 PARKING LOT & SPACES SHOWN ARE EXISTING

RESTAURANT GROSS AREA = 4,260 SF
 RESTAURANT / DINING SEATING AREA = 2,700 SF
 OUTSIDE PATIO AREA = 500 SF

- LEGEND**
- 50' UTILITY EASEMENT
 - PROPERTY LINE
 - SPRUB
 - TREE
 - L.P. LIGHT POLE
 - M.H. MANHOLE COVER
 - F.P. FLAGPOLE

GREGG ASSOCIATES
 1147 WEST AVENUE
 GRAND JUNCTION, COLORADO 81501
 TELEPHONE 303 242 8800
 FAX 303 242 2200

W.W. PEPPERS RESTAURANT
 753 HORIZON COURT
 GRAND JUNCTION, CO 81506

SUN KING
 401 East 25th Street, Grand Junction, CO 81501-2508
 970.245.8173
 Construction
 Construction

PARKING AREA GENERAL NOTES:
 NEW PARKING AREA BY ASPHALT SURFACE & CONC. CURBSIDES AND NO. SIDEWALK ACCESS LIGHTING & LANDSCAPING AS REQUIRED BY CITY PLANNING DEPT. CITY LIGHTING BY SA. NON-FUNCTIONAL IRRIGATION PROVIDED FOR LANDSCAPING. 75% OF LANDSCAPED AREA TO BE CONSPICUOUS. LANDSCAPING REQUIREMENTS MUST CONFORM TO SECTION 3-4-10 OF GRAND JUNCTION ZONING & DEVELOPMENT CODE. PARKING REQUIREMENTS MUST CONFORM TO SECTION 3-4-10 OF GRAND JUNCTION ZONING & DEVELOPMENT CODE.

UTILITY LOCATIONS ARE APPROXIMATE & ARE BASED ON INFORMATION FROM THE FOLLOWING:
 PUBLIC SERVICE COMPANY OF COLORADO
 CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 EXISTING UTILITY LOCATIONS TO BE FIELD VERIFIED ON SITE PRIOR TO BEGINNING CONSTRUCTION.

FACILITIES & SITE DEVELOPMENT OF THIS SITE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION CONSTRUCTION SPECIFICATIONS AND STANDARDS USING CITY OF GRAND JUNCTION CONSTRUCTION DETAILS.

LOCATION:
 LOT 1
 HORIZON PARK PLAZA SUBDIVISION

DATE:
 06-07-96

SHEET NUMBER
 C1

APPROVED BY CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT DATE _____
 APPROVED BY SUN KING DATE _____
 APPROVED BY COMMUNITY DEVELOPMENT DATE _____

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.