Table of Contents

Fil	e	1974-0043						
Date		1/13/00 Project Name: Photo Kiosk						
2		1/13/00 Filoto Riosk						
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been						
e	n	included.						
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a						
t	d	quick guide for the contents of each file.						
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed						
<u>.</u>	- \	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet - Table of Contents						
v		Application form						
X		Receipts for fees paid for anything						
		*Submittal checklist						
X	X	*General project report						
		Reduced copy of final plans or drawings						
		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						
\dashv		*Final reports for drainage and soils (geotechnical reports)						
		Other bound or nonbound reports Traffic studies						
		Individual review comments from agencies						
		*Consolidated review comments list						
		*Petitioner's response to comments						
\dashv		*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	Follow-Up Form						
X		Review Sheets						
	X	Site Plan						
X	X	Planning Commission Minutes - ** - 10/30/74						
X	X	Lease						
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FOLLOW-UP FORM FOR:

Right-of-way Vacation Text Change Rezoning Preliminary Plat Final Plat Minor Subdivisions Bulk Development Conditional Use PUD

		Photo K		
E RECEI	VED <u>9-2</u>	6-74		ITEM #
UEST	CONDITION	PAL USE	FOR DRIVE	-IN Photo
ATION	7 1144	\$ 1150 N.	12th S	Treet.
ITIONER	LEE MAK	CK-LEY		
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	Fee Submitte	d 225°	<i></i>	-74
	Application:			: 15 9-26-74
			ss Chart	
Review	ing Agencies_(see attached fo	orm) Sign Po	sted 10-22-77
Notice	to Adjacent P	roperty Owners		
Planni	ng Commission:	10-30-	74	
Action	Taken: App	proved su	bject to	elimination
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10	lack Topp	bug.		· ·
		<i>O</i>		
City C	ouncil: //-2	20-74		
Action	Taken: Apr	moved	Rich to	Planning
Con	in 380 on	Mountage	lations.	Planning
PUBLIC	ATION DATES:	7 day s	1/0	0-22-74
		7 days	2. //	-15-74

DRIVE-THEN KOLAK

Mr. Don Warner
Director of Planning & Development
City of Grand Junction
5th Street and Rood Avenue
Grand Junction, Colorado 81501

Dear Mr. Warner:

As outlined in Section 5.1 of the City Zoning Ordinance regarding conditional use procedures, enclosed are fifteen (15) prints of a proposed site plan for development of that portion of $S^{\frac{1}{2}}$, Lot 1, Grand View Subdivision, beginning 244' N & 20' E, SW corner of Lot 1, N 40', E 121, 54', W 121. (See Exhibit A attached.) The parcel is zoned C-1.

Having secured a lease for the demised area to be developed from Ollin and Naomi Wineland (copy of authorization to seek appropriate permits attached). I hereby make application for approval of necessary permits to construct a 615 square foot office building to be attached to the north wall of the existing 7-2-11 Market located at 1134 North 12th, and to install a drive-thru photo kiosk immediately north of this structure.

1. Suitability of Location for Proposed Use.

The leased location is excellently suitable for the proposed use in that the photo kiosk is a drive-thru operation, thereby not necessitating a lot of auto parking as with most other types of uses, which had been a concern of the owner, Mr. Wineland. The fact that the proposed location for the photo kiosk is on a corner location is highly desirable, as it allows easy ingress and egress to and from the drive-thru facility. The three curb cut entrances/exits to the north and west are perfectly located for this type of operation.

The proposed office building (15'x41') is a very compatible use with the photo kiosk as it will not create any additional demands for constant traffic flow and will balance out the types of operations on the frontage from North Avenue to Glenwood Avenue. Mr. Wineland has contacted the adjacent Lessees and they all welcome the development.

2. Plan for Development of Use.

Upon obtaining the Planning Commission and City Council's approval and the necessary construction permits, the total area not presently asphalted, except that portion proposed for the office building, shall be asphalted, including that area outside the property line extending to the street curb. The area at the corner will be decorated with live juniper plants with bark ground cover.

The photo kiosk will be installed first, the drive-thru lanes clearly marked with striping and direction arrows. All utilities shall be installed underground to the photo kiosk and the office building. After the office building is constructed, parking stalls shall be striped both front and rear of the office building and behind the 7-2-11 Market. The parking in the rear of the building will be designated for employee parking, leaving the entire frontage parking for customers.

3. Effect on Property Values in Surrounding Area.

Obviously, developing what is now a vacant lot into a viable business enterprise will have a favorable effect on the property values of the property in the surrounding area.

Also, the proposed improvements to the now vacant property will increase the total value and therefore the assessed valuation which will increase the property tax significantly.

4. Apparent Community Need.

During the time the property owner, Mr. Wineland, had this particular property for lease, he received several inquiries regarding the property for office space. It became obvious that there is a shortage of office space in Grand Junction, a condition that will probably become worse as the oil shale operations grow in this area.

As for the drive-thru photo operation, I bring to Grand Junction the type of operation now enjoyed by citizens of larger cities. The photo kiosk offers drive-thru convenience, the highest quality one-day photo-finishing of most types of film, national brand products and discount prices.

As can be seen from the proposed plot plan, the photo kiosk has been placed within the required 40 foot setback requirement from Glenwood Avenue. It is my understanding from discussions with you that the north drive-thru lane can extend onto City property because it is used for drive-thru traffic rather than parking.

Meeting this setback requirement causes a hardship in that the space in the proposed office building is restricted to 15'x41' size limiting the space to 615 sq. feet. If a variance of 5 feet to the required setback could be granted, then the photo kiosk could be moved 5 feet further north, allowing an additional 5 foot width to the office building, yielding a 20'x41' structure or an additional 205 sq. feet of floor space or a total of 820 square feet.

I fully realize that should the City ever widen Glenwood Avenue, the north side drive-thru lane would be eliminated. However, the sacrifice of that one-side access lane would be more than offset by the additional office space resulting from the additional 5 foot space.

I defer to your judgment as to whether application for a 5 foot variance to the setback from Glenwood Avenue would be feasible.

Mr. Don Warner City of Grand Junction September 22, 1974 Page 3

As for my experience in this type business, I was the Area Manager of 30 stores of this type for Fotomat Corporation in Denver for three years. If my application for this proposed development is approved, I plan to move my family to Grand Junction from which I will base what I hope will become a chain of such drive-thru operations on the Western Slope.

My wife and I are both from the Western Slope and I graduated from Mesa College. We look forward to returning to Grand Junction where we will be nearer old friends and relatives again.

Respectfully submitted,

Lee Markley

3987 South Whiting Way Denver, Colorado 80237

771-1597

LM/am

LOT 1 GRAND VIEW SUBDIVISION

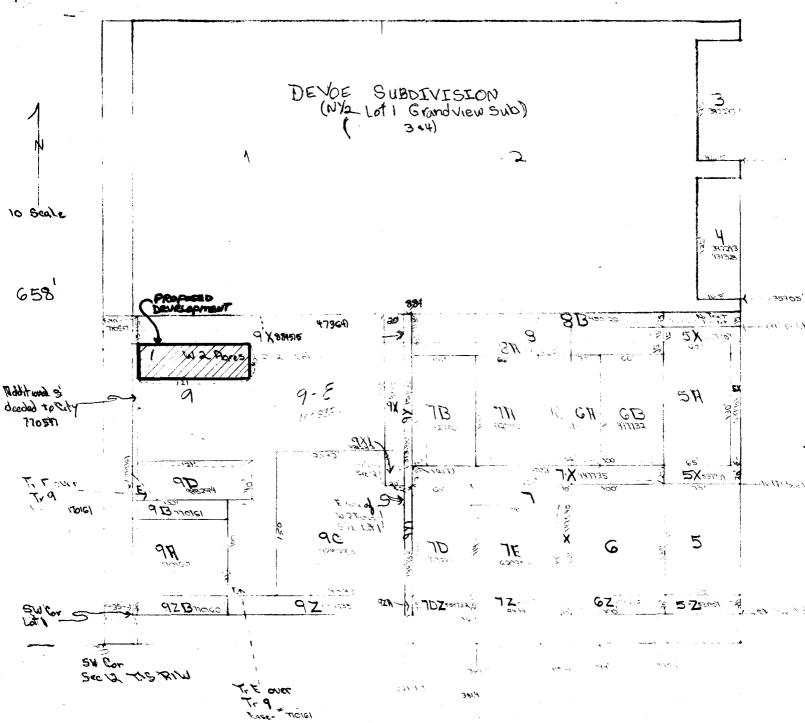


EXHIBIT "A"

PROPERTY LINE

Lessee Amproval

(Initials,

Lessor Approval (Initials)

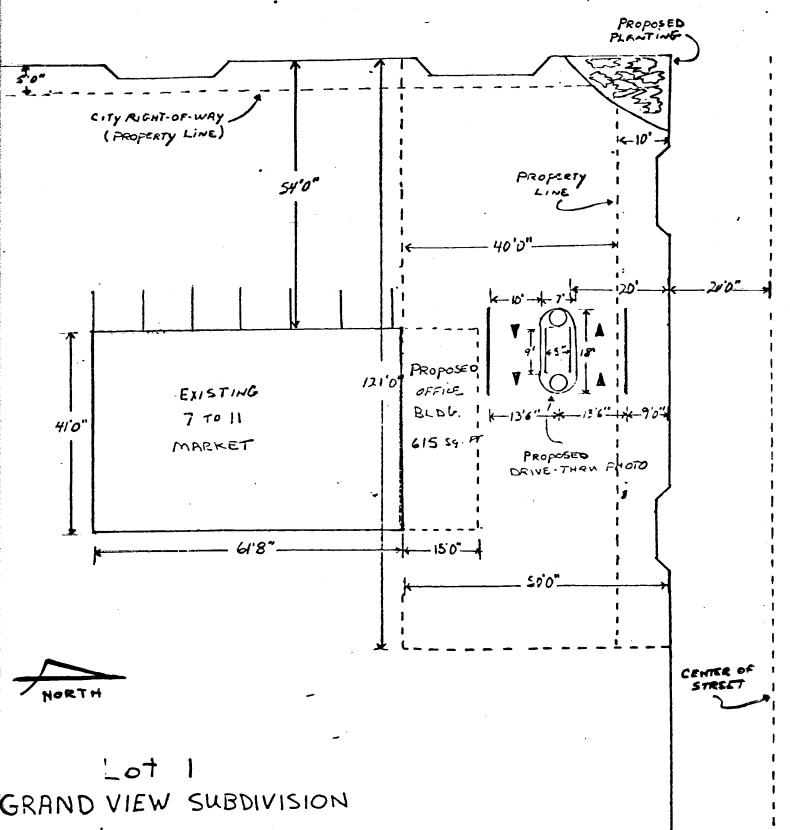
EXHIBIT "A"

TO WHOM IT MAY CONCERN:

The undersigned certifies that he is the authorized Lessor of PARK SQUARE SHOPPING CENTER located at 1144 North 12th Street, Grand Junction, Colorado 81501, and hereby confirms that he has executed a lease with LEE MARKLEY to conduct business for which applicable building permits must be obtained.

This will serve as authorization for LEE MARKLEY to be my agent in obtaining such building permits and all matters related thereto.

LESSOR:	on the second of
Name	Date
Address	
And the second second second	
City and State	



GLENWOOD AVENUE