



FOLLOW-UP FORM FOR:

Right-of-way Vacation  
Text Change  
Rezoning

Preliminary Plat  
Final Plat  
Minor Subdivisions

Bulk Development  
Conditional Use  
PUD

ITEM DRIVE-IN Photo Kiosk

DATE RECEIVED 9-26-74 ITEM # 43-74

REQUEST CONDITIONAL USE FOR DRIVE-IN Photo

LOCATION 1144 & 1150 N. 12th Street

PETITIONER LEE MARKLEY

ADDRESS 3987 South Whiting Way PHONE NO. (303) 771-1597  
DENVER 80237

Information Submitted

Fee Submitted 225<sup>00</sup> 9-26-74  
Application:  Plats: 15 9-26-74

Progress Chart

Reviewing Agencies (see attached form) Sign Posted 10-22-74

Notice to Adjacent Property Owners \_\_\_\_\_

Planning Commission: 10-30-74

Action Taken: Approved subject to elimination of the encroachment into the ROW. & Block Topping.

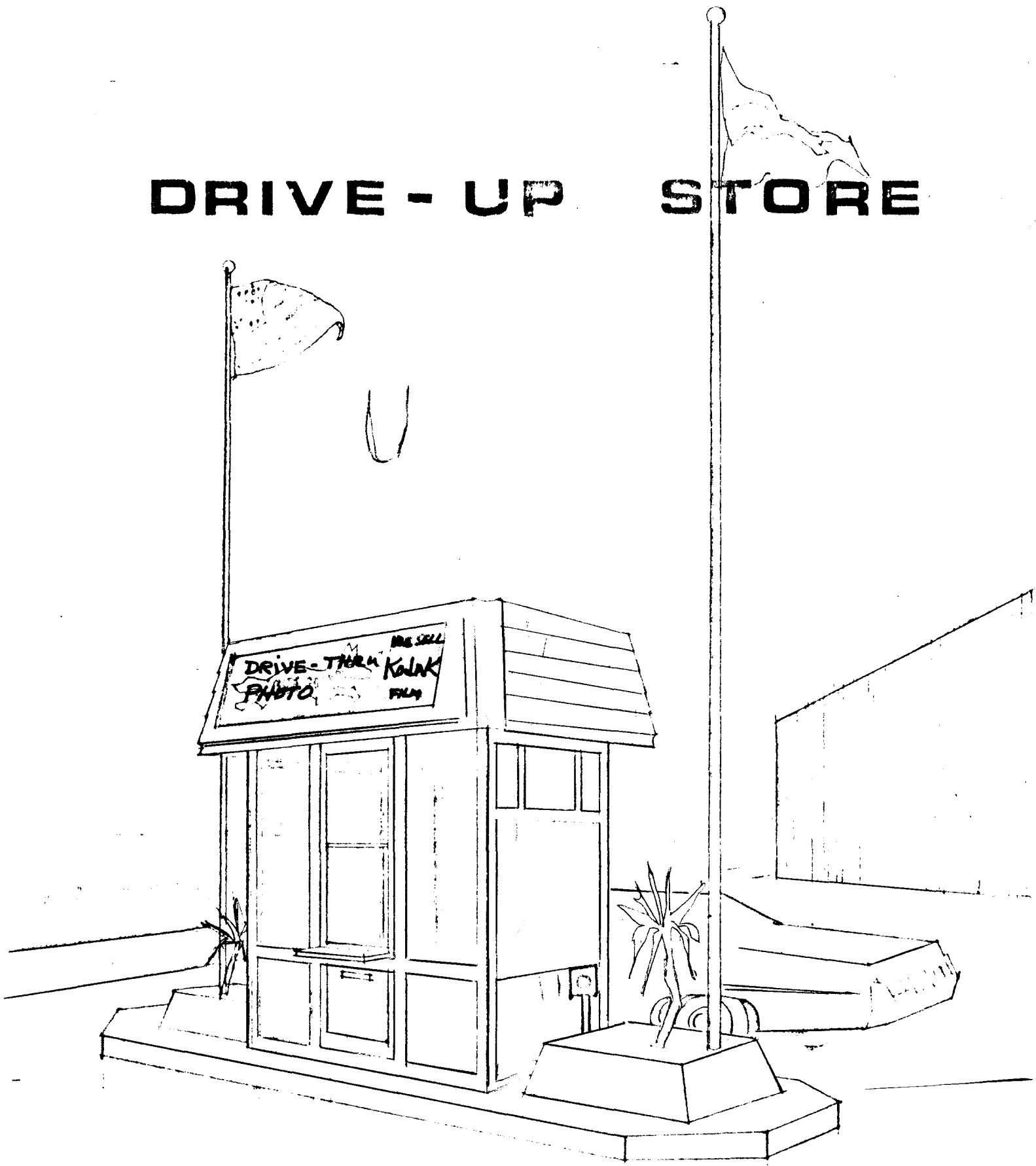
City Council: 11-20-74

Action Taken: Approved subject to Planning Commission recommendations.

PUBLICATION DATES: 7 days 1. 10-22-74  
7 days 2. 11-15-74

DATE COMPLETED: 11-20-74

# DRIVE - UP STORE



September 22, 1974

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.

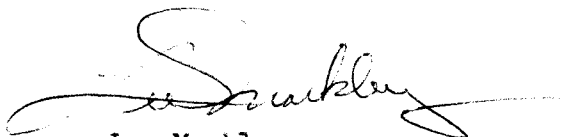
Mr. Don Warner  
City of Grand Junction

September 22, 1974  
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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

DEVOE SUBDIVISION  
(N $\frac{1}{2}$  Lot 1 Grandview Sub)  
3+4

1  
N  
10 Scale

658'

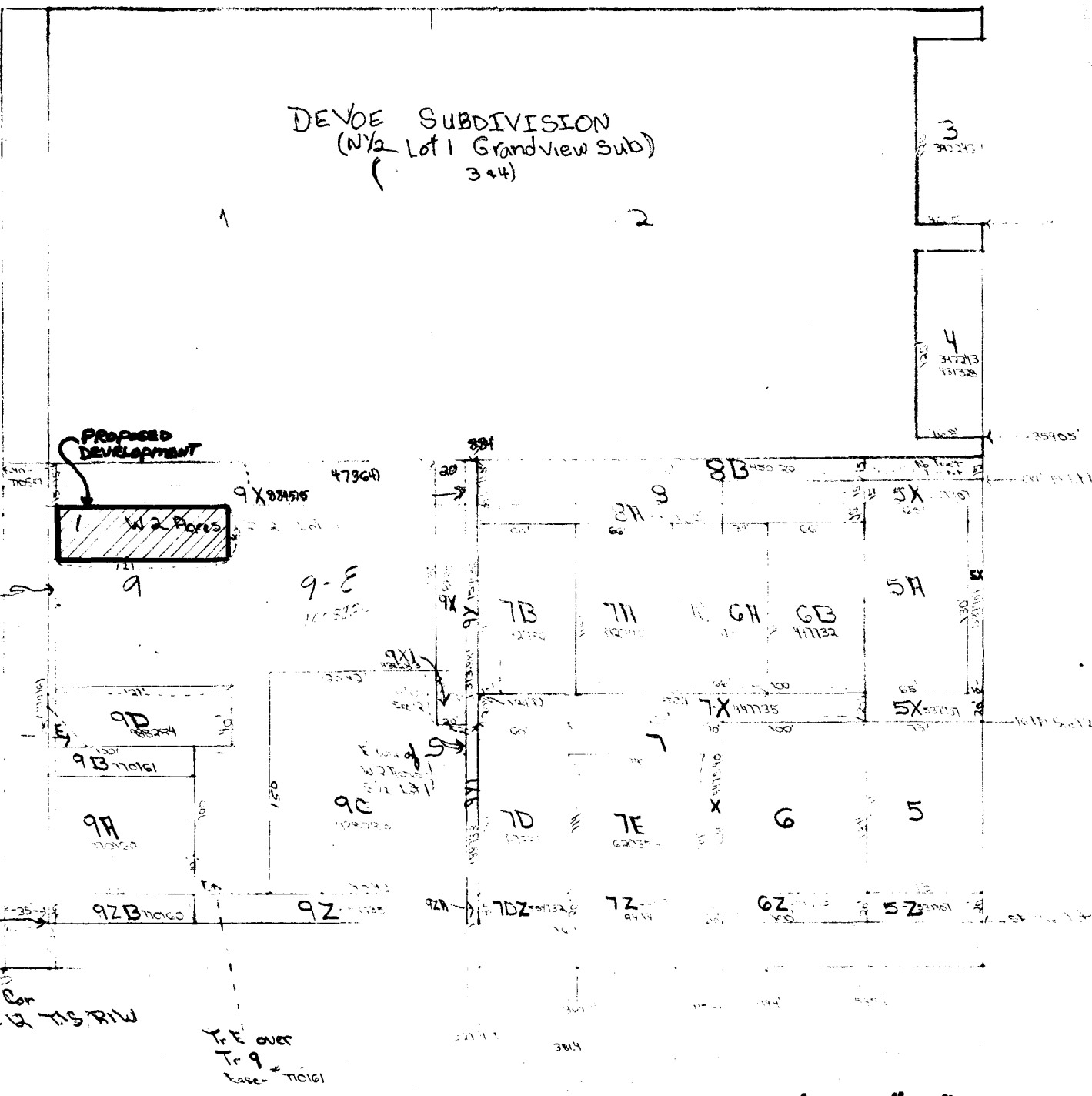


EXHIBIT "A"

LESSOR:

LESSEE:

Name Ollin and Naomi Lee Wineland

Name Lee Markley

Address 2806 Mesa Avenue

Address 3987 South Whiting Way

City & State Grand Junction, Colo.  
81501

City & State Denver, Colorado 80237

Phone (303) 242-3052

Phone (303) 771-1597

Property Located at 1144 & 1150 N. 12th Street, Grand Junction, Colorado 81501

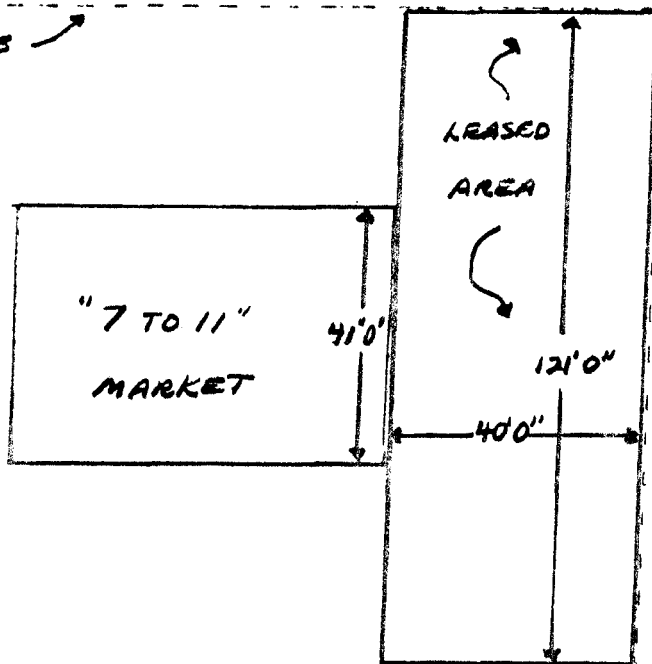
Intersection North 12th Street and Glenwood Avenue

MESA COLLEGE

NORTH  
→

NORTH 12<sup>TH</sup> STREET  
AVENUE

PROPERTY LINE →



GLENWOOD AVENUE

(NOT TO SCALE)

PROPERTY LINE →

Lessor Approval

OLW  
(Initials)

Lessee Approval

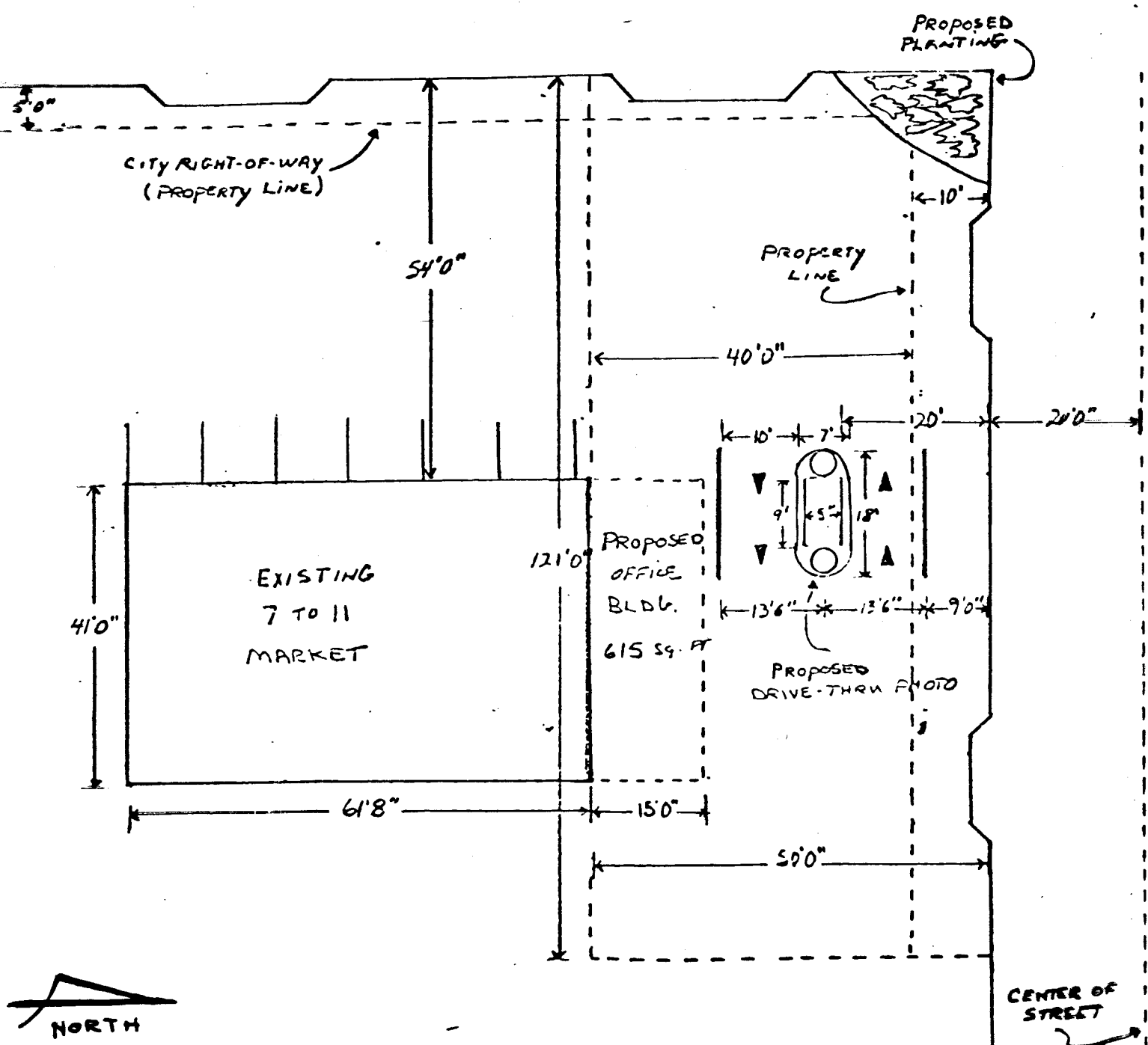
LM  
(Initials)

EXHIBIT "C"





NORTH 12<sup>TH</sup> STREET



GLENWOOD AVENUE

Lot 1  
GRAND VIEW SUBDIVISION