# **Table of Contents**

Fil	e	1977-0043					
Date		6/28/00 Project Name: Retail Liquor Store – 2706 Highway 50					
P r	( ), which is not believed to be seen that the permanent record						
e	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 included.					
e n	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					
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.					
X	X	*Summary Sheet – Table of Contents					
		Application form					
		Receipts for fees paid for anything					
	$\neg \uparrow$	*Submittal checklist					
		*General project report					
$\neg$		Reduced copy of final plans or drawings					
寸		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  *Final reports for drainage and soils (geotechnical reports)					
$\dashv$		Other bound or nonbound reports					
		Traffic studies					
$\dashv$		Individual review comments from agencies					
		*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	Follow-Up Form					
X		Review Sheets - none					
X	X	Site Plan					
X	X	Preliminary and Final Application – 5/18/77					
X	X	Memo from City Planning Commision – 8/16/77					
X	X	Letter from from Karl G. Metzner to Rex R. Schoonover - 7/5/77					
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Subdivision Dev. in H.O.	Rétail Léquor store
	m # 43-11
	hoonover
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Preliminary Review Agencies Comments	Final Review Agencies Comments
Fire Dept I hydrand regid	
at entrance.	
City Eng 2nd Drive	
unnecessary, parallel	
parking vanuable to	
dollisions from 90 spaces	
	2 1
Action Taken	Action Taken
P.C. approved 29 Jun 7)	P.C.
C.C. approved 20 July 17	c.c
Comments No dice	Comments
1 Closine of CAST Drive.	
2) moving parking (2 P SPACES)	
3) Fence E, W, &N Property	
4) STRUCTURAL LANDSCAPING	
entrance.	
5) STAFF to WORK WITH DEV. to	
Assess Need to Access To	1555 No dago (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861) (1861)
	IRED FROM DEVELOPER
Check Utility Ag Drainage Landscapin	g Covenants
improvements Guaranteee	Annexation Other (Specify)

Date

Fee Paid

Amount

17 - Development in H. Application (Preliminar and Final)

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If questions not applicable indicate by N/A.								
		Fee Paid						
Artesia Heights Sub	division (Existing )							
Name of Deve	Amount							
en e	XIVA	5/18/77						
		Date						
Names and Addresses of land owners or developers.								
Rex R. Schoonover	Elizabeth Schoonover							
NAME	NAME	NAME						
278 Gary Drive	278 Gary Drive							
ADDRESS	ADDRESS	ADDRESS						
242 4528	242 4528							
BUSINESS PHONE	BUSINESS PHONE	BUSINESS PHONE						
The following check list shall be completed to insure that the maps contain the essential information required by the Development Requirations. (See regulations for detailed information).  17.6 Dimensional Standards 17.7 Off-street parking and loading 17.8 Access and Traffic controls								
15.D.3.C (1) Street systems, lot lines, lot designs (2) Parks, playgrounds, public bldgs., etc. (3) Building sites & common open area (4) Elevations and/or perspectives of all proposed structures (3 copies) (7) Drainage Plan (3 copies) (8) Existing and proposed sewer and water lines and utility easements								
The following inform at the discretion of	ation may be submitted in repo the developer.	rt form or on the plat						
	lopment schedule emtns, provisions or covenants Off-street parking and loadin Traffic Circulation Plan Landscaping and tree planting							

## egal Description of velopment:

Beginning at the Northwest corner of Lot 5 in Block 2 of the Artesia Heights Subdivision, Mesa County, Colorado; thence S. 89 53 E. 136.0 feet; thence S. 17 27 W. 270.81 feet to the northerly R.O.W. of U.S. Highway 50; thence along said R.O.W. N. 64°53'W. 110.0 feet; thence N. 30°10'E. 88.65 feet; thence N. 00°07'E. 135.3 feet to the point of beginning.

his	application	completed	by

2, 40,00 3/

### CITY - COUNTY DEVELOPMENT DEPT.



P.O. BOX 897 - GRAND JUNCTION COLORADO - 81501 DIAL 303 243-9200 ext. 343

nd Junction Planning - Mesa County Planning - Building Department

August 16, 1977

TO:

Me vorth

City Planning Commission

FROM:

City Planning Staff

SUBJECT: REQUESTED STAFF STUDY OF ACCESS TO SHERMAN DRIVE

FROM RETAIL LIQUOR STORE AT 2706, U.S. 50.

The traffic situation in the area of 27 road, U.S. 50, Sherman Drive and Dorthy Street was analyzed with respect to impacts which may occur from access to the subject property. The following conditions and criteria were used as base information for this analysis.

- Statement by applicant that approximately 40% of his customers presently use his existing rear access.
- 2) No median cut is available on U.S. 50 between 27 Road and Dorthy Street.
- Four existing parcels fronting on the South 3) side of Sherman Drive are vacant and available for development under the H.O. zone. These parcels are all in common ownership with parcels fronting on U.S. 50 (See map 1).
- Access to Sherman Drive is presently used by 4) Texoma Restaurant and Phillips Bulk Plant.
- Seven single family residences exist on the North side of Sherman Drive.
- Intersection of 27 Road and U.S. 50 is presently signalized.
- Present average daily trips (ADT) on Sherman Drive is 145.

Map one shows the anticipated traffic flow if no rear access is provided. Two problems become immediately evident with this type of circulation. The first is the probability of U-turns in U.S. 50 at each end of the median strip creating an extremely hazardous situation. second problem would be a high incidence of clockwise

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### CITY OF GRAND JUNCTION, COLORADO **MEMORANDUM**

Reply Requested Yes No Date

July 18, 1977

To: (From:) \_

Karl Metzner Assistant City Planner From: (To:)\_\_\_

Steve McKee

Retail liquor store at 2706 Highway 50

Subject: Access to Sherman Drive

Sherman Drive is a quiet residential street with an estimated traffic volume of 145 vehicles per day between 27 Road and Dorothy Avenue. Sherman Drive is an asphalt mat with no curb, gutter or sidewalk.

Access to Sherman Drive will undoubtedly provide better traffic flow to the liquor store providing access to 27 Road and Highway 50; however, based upon Mr. Schoonover's estimate of 200 vehicles per day into the store and 40% using the rear access, this could double the traffic demand on Sherman Drive.

"around the block movement" in order to avoid a U-turn situation. This can be expected to increase the traffic on Sherman and Dorthy. An additional factor will emerge when the parcels South of Sherman are developed creating additional traffic which has no alternative but to use Sherman and Dorthy.

Map two shows the anticipated traffic flow if a rear access is provided. With this system traffic on Sherman will approximately double (est. 290 ADT calculated by city traffic engineer) but 2/3 to 3/4 of this increase can be expected to travel to 27 Road. Traffic on the east 1/2 of Sherman and on Dorthy Street would increase only slightly. Using this system the probability of U-turns on U.S. 50 would be reduced significantly.

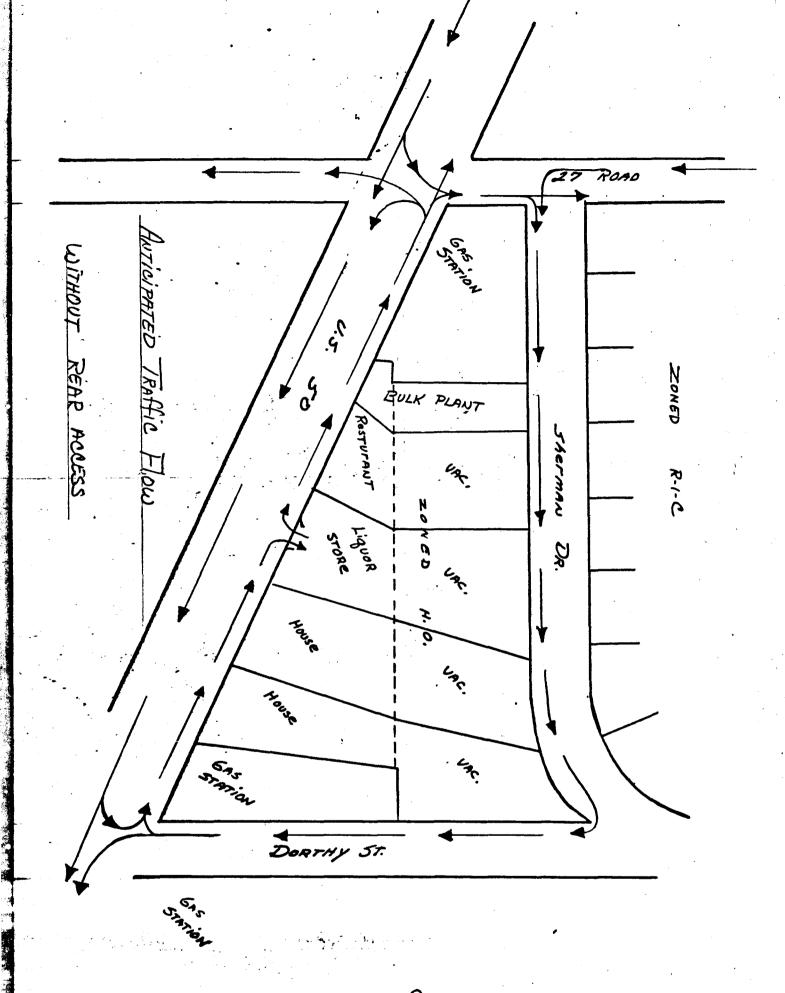
#### Recommendations:

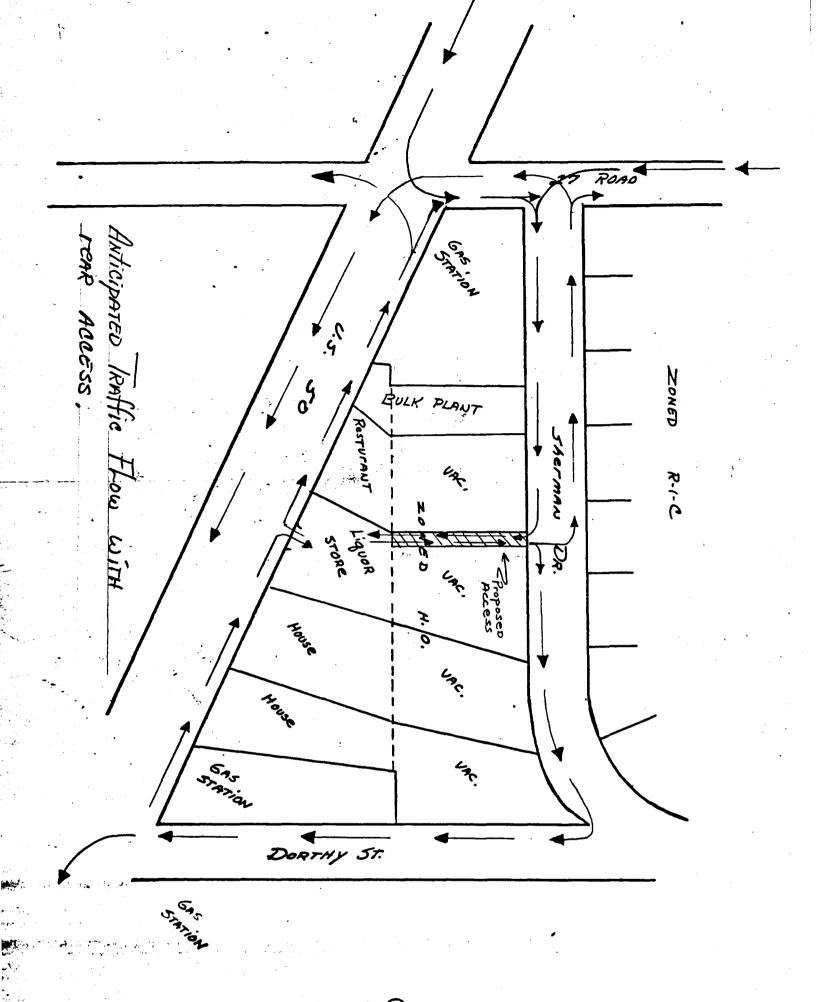
- 1) Access to the Sherman Drive should be allowed. The access should be in the form of a minimum 20' access easement from Sherman to the proposed drive on U.S. 50. This would allow a future development on the rear property to have access on U.S. 50, eliminating needless traffic on Sherman Drive. This easement would be the only access for the vacant property. No additional curb cuts should be allowed. (Map 3)
- 2) Abarrier (I.E. fencing) should be provided along the property line on Sherman Drive to prevent access at any point except the easement.
- Future development on the property to the East should contain the same provisions of join access. (Map 3)
- 4) Access easements should be asphalt and signed to clearly indicate access points and directions of travel.
- 5) A fence or suitable traffic barrier to be provided between subject property and Texoma Restaurant property (entire length).

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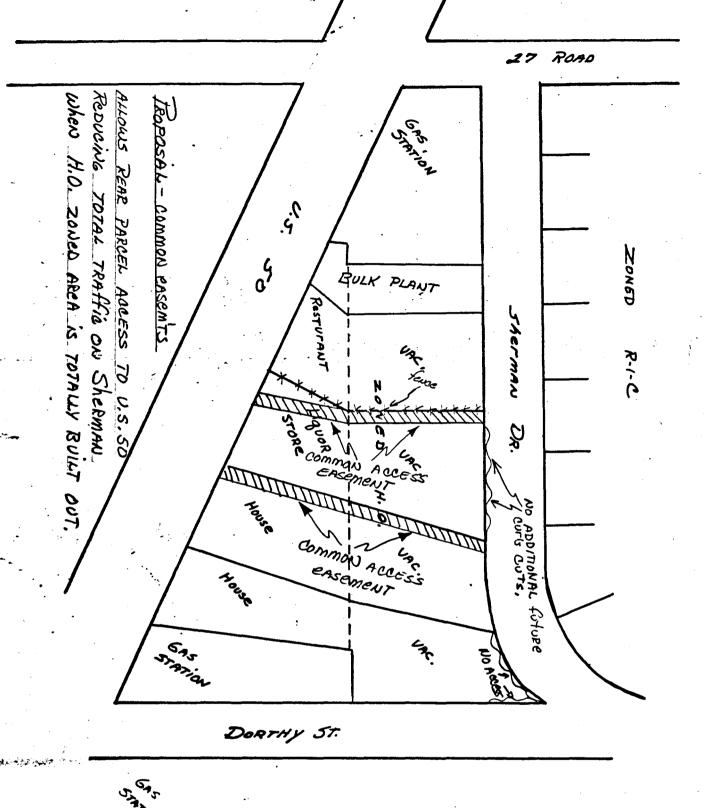
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