

Table of Contents

File 1977-0044

Date 6/28/00

Project Name: 811 Main Inc.

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*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
		*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
		*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	X	Conditional Use Application			
X	X	Site Plan			
X	X	Parking Off Street Plan			
X	X	Adjacent Properties			
X	X	Letter to Dan Roberts from 800 Main Street - 6/21/77			
X	X	Letter to Dan Roberts from 800 Main Street 6/29/77			
X	X	Letter from Karl Metzner to Dan Roberts – 7/5/77			
X		City Council Agenda – 7/20/77			
X	X	Letter from Joseph Hambright to Don Warner – 6/3/77			

Subdivision Cond. Use Lig. Lic. 811 MAIN INC.
 Date 6/6/77 Item # 44-77
 Petitioner 811 MAIN INC.

Preliminary Review Agencies Comments

Final Review Agencies Comments

Revised

Staff - 9 parking spaces provided on site - 34 provided on Frank's Chevron Site (tot. 43) - ~~43~~ 48 spaces req'd (~~43~~⁴⁸⁰⁰⁰ sq ft.) need 15 add'l spaces - lease conditions mean that rest. may not be open before 6 p.m. Wkdys & 12:00 NOON SAT.

Note Revised parking plan - 8 spaces provided on site 40 spaces at Frank's Chevron property parking O.K. 24 spaces provided at 8th & Road.

Action Taken
 P.C. Approved 29 June 77
 C.C. Approved 20 July 77

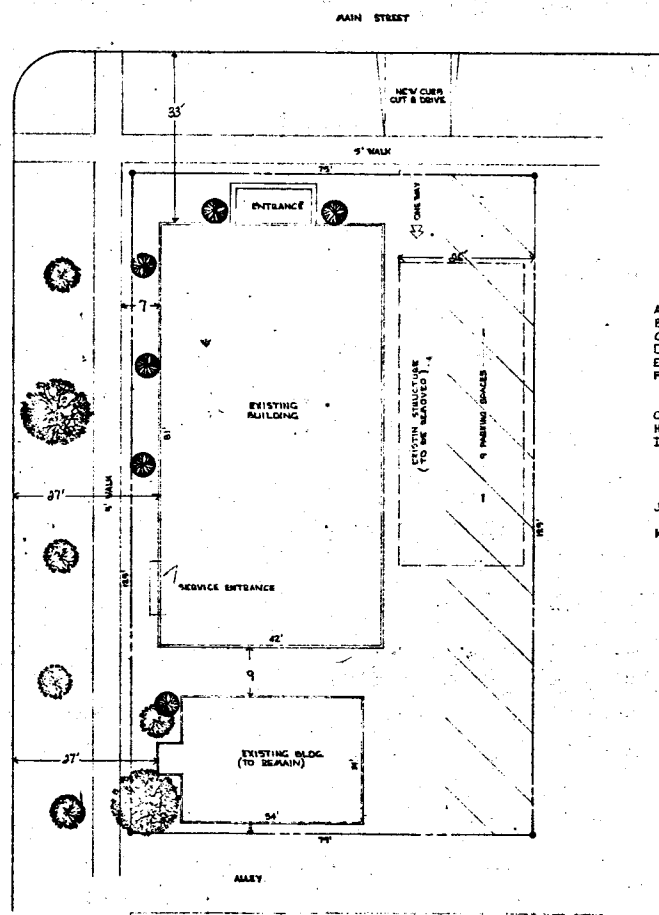
Action Taken
 P.C. _____
 C.C. _____

- Comments
- 1) 32 ^{PARKING} spaces required during noon operation - 48 required for evening operation.
 - 2) Screening to east.
 - 3) Detailed landscaping review by parks.
 - 4) ~~not~~ accessible to handicapped.

- Comments
- 5) device entrance on east side
 - 6) If parking (below) req. then operation of business must cease until other approved parking is provided.

ITEMS REQUIRED FROM DEVELOPER

<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)



- A) TITLE: ZACHAQIAS
- B) ZONING: B-3
- C) LOCATION: 801 MAIN STREET
- D) STRUCTURES: SEE DRAWING
- E) LANDSCAPING: EXISTING
- F) TRAFFIC CIRCULATION: SEE DRAWING
NOTE: ADDITIONAL OFF STREET PARKING WILL BE PROVIDED.
- G) DRAINAGE: N/A
- H) SITE LIMITATIONS: N/A
- I) ADJACENT LAND USE:
NORTH - MOUNTAIN BELL, PUBLIC SERVICE
EAST - RESIDENTIAL
SOUTH - RESIDENTIAL
WEST - BUSINESS & PARKING LOT
- J) ADJACENT PROPERTY OWNERS: SEE ATTACHED SHEET
- K) APPROVED:

PRESIDENT OF COUNCIL _____ DATE _____
CITY PLANNER _____ DATE _____



THE DESIGN CENTRE LTD
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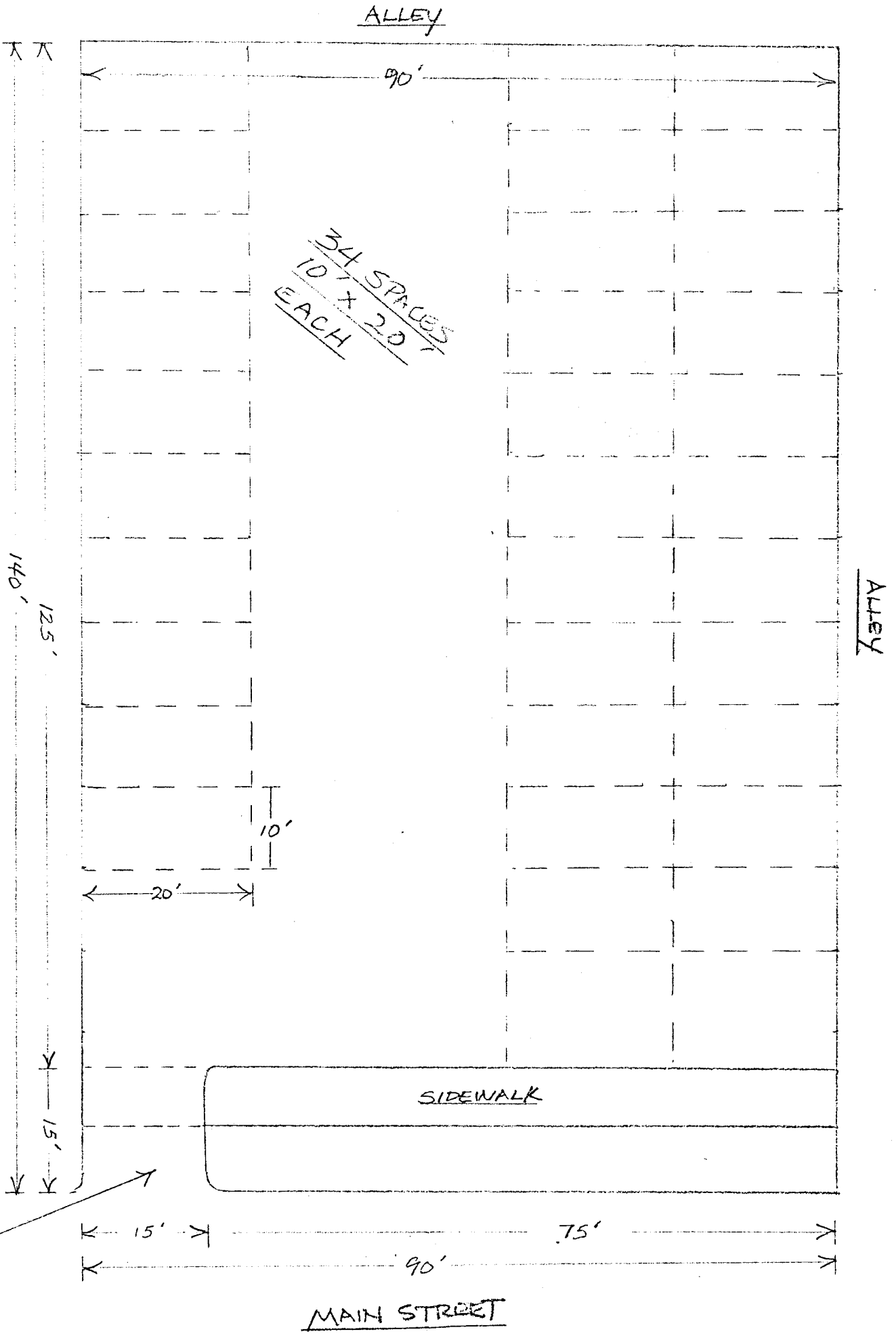
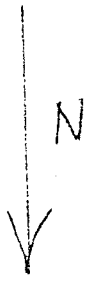
SITE PLAN
ZACHAQIAS
801 MAIN



PARKING - OFF STREET

ZACHATZIAS

LOTS 11, 12, 13
+ W 15' OF LOT 14
BLOCK 115



EXISTING CURB CUT

SCALE
1/16" = 1'

ADJACENT PROPERTY OWNERS:

2945 144 21 001 - Joseph A. Hambright, 543 Rood, Grand Jct., CO.
2945 144 21 002 - Colleen Warner, 124 No. 5th, Grand Jct., CO.
2945 144 21 003 - A.&R. Sanchez, Rt. 1 Box 90, Fruita, CO.
2945 144 21 009 - Nellie Jones, 314 Main, Grand Jct., CO.
2945 144 21 011 - Clyde Harrington, 812 Colorado Ave., Grand Jct., CO.
2945 144 20 006 - Richard Warren, Trustee
700 0 Avenue Seville
Laguna Hills, California 92653
2945 144 17 010 - Public Service Co., 8th and Main, Grand Jct., CO.
2945 144 16 019 - Mountain Bell, 8th and Main, Grand Jct., CO.

June 21, 1977

811 Main, Inc.
P.O. Box 2221
Grand Junction, Colorado 81501

Attention: Dan Roberts

Dear Mr. Roberts:

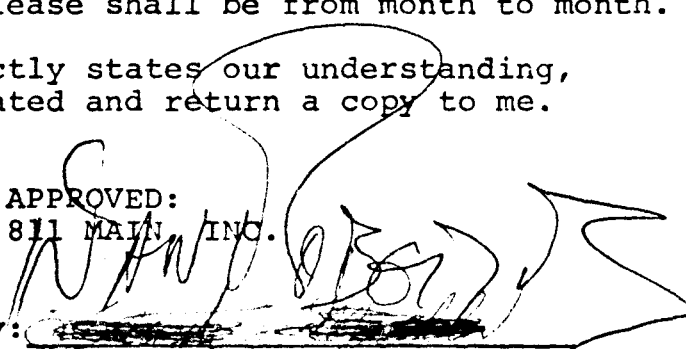
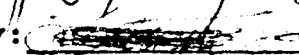
This letter is to confirm our understanding that I will lease you the parking lot East of my place of business, more particularly described as Lots 11, 12, 13 and the W. 15' of Lot 14 in Block 115 in the City of Grand Junction, for a total rental of \$25.00 per month. This lease is subject to the following conditions:

1. The period of use during the week shall be from 6:00 P.M. until 6:00 A.M. the following day. On week-ends it will be from 12:00 noon Saturday until 6:00 A.M. on the following Monday. You shall have no right of use at times other than those specified.
2. You will agree to erect a tasteful, visible sign or signs at the lot entrance specifying your period of use and you will be responsible for removing any and all vehicles which are present on the premises due to your operation at times other than those specified.
3. Any sign or signs you intend to erect shall first be approved by me.
4. The term of the lease shall be from month to month.

If this letter correctly states our understanding, please sign the same where indicated and return a copy to me.

Sincerely yours,


FRANK MUELLER

APPROVED:
811 MAIN, INC.

By: 
President

June 29, 1977

811 Main, Inc.
P.O. Box 2221
Grand Junction, Colorado 81501

Attention: Dan Roberts

Dear Mr. Roberts:

This letter is to confirm our understanding that your corporation can lease from us the parking lot located on the NE corner of 8th Street and Road Avenue, more particularly described as Lots 32, 31 and the West 1/2 of Lot 30 in Block 92, on the following terms and conditions:

1. The term of the lease shall be on a month to month basis at a rental of \$250.00 per month payable in advance beginning August 1, 1977 and the like sum each and every month during the term.

2. You shall have sole responsibility for maintaining and policing the lot and you agree to erect appropriate signs specifying the lot is for the use of your customers only.

If this letter correctly states our understanding, please sign the same where indicated and return the original to me. The copy is for your files.

Sincerely yours,


PATRICIA SIMEONE

APPROVED: 811 MAIN, INC.

By: 

Dan Roberts, President

July 5, 1977

Mr. Dan Roberts
811 Main Inc.
Box 2221
Grand Junction, CO 81501

Re: CITY FILE #44-77, CONDITIONAL USE APPLICATION

Dear Mr. Roberts:

The Grand Junction Planning Commission at their regularly scheduled meeting of June 29, 1977, approved your request for conditional use application for restaurant liquor license at 811 Main Street with the following conditions:

- a) Your operation must maintain a minimum of 32 off street parking spaces at all operating times to 6:00 p.m.
- b) From 6:00 p.m. to closing a minimum of 48 off street spaces must be maintained. (Note: Zoning regulations specify that all such "off-site" parking areas must be within a 400' radius of the operation).
- c) Detailed landscaping reviewed by Parks and Recreation Department. Please submit to this department one copy of such a landscape plan which is signed and dated by Ken Idleman, Parks and Recreation Director.
- d) Screening is to be erected along the east property line.
- e) A service entrance to be provided on east side of building.
- f) Building facilities to be accessible to handicapped.
- g) It was indicated at the meeting that should the off

street parking fall below that required in item A above, all business operation must cease until this deficiency is corrected.

This item is scheduled for the City Council meeting on July 20, 1977. If you have ny questions concerning this approval, please contact our office prior to this meeting.

Yours truly,



Karl G. Metzner
PlannerI

KGM:dlw

XC: Joseph A. Hambright
P. O. Box 2221
Grand Junction, CO 81501