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File 1978-0028

Date 8/2/00

Project Name: Santy's Shop – Liquor License

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	Adjacent Land Owners			
X	X	Planning Commission Minutes - ** - 3/28/78			
X		Floor Plan			
X	X	Letter from Kathy Lofink to Depot Deal – 3/30/78			
X		Building Elevations			
X		Landscape Plan			
X		Parking Plan			

CONDITIONAL USE APPLICATION

1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

DEPOT DEAL, a Colorado
Name Partnership

% Sam Haupt
P.O. Box 363
Address

243-8660
Business Phone

~~Contact~~
Lee Miller
Name
Address
243-8660
Business Phone

Name

Address

Business Phone

Santy's Stop Inc.

Name of Development

Pufferbelly Station (Rio Grande Railroad Depot) 337 South 1st.,
Common Location of Development Grand Junction, CO

Legal Description:

2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

- a) Title of development.
- b) Zoning of property.
- c) Location of property.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.

Office copy

Adjacent Land Owners

-Puffer Belly Station
Santy's Stop - A Restaurant

2945 143 37 011
Novella Manuel
212 South Ave.
Grand Junction, Colorado

2945 143 36 946
City of Grand Junction
Grand Junction, Colorado

2945 143 37 001
Foresight Investments
141 North 3rd
Grand Junction, Colorado

2945 143 36 001
Paul Kuykendall and
Marjorie Montgomery
929 Ouray Ave.
Grand Junction, Colorado

2945 154 30 002
United Biscuit Co.
245 S. 1st Street
Grand Junction, Colorado

land to west and south owned by D&RG Railroad

March 30, 1978

Depot Deal
c/o Sam Haupt
P. O. Box 363
Grand Junction, CO 81501

RE: FILE #28-78 CONDITIONAL USE - LIQUOR LICENSE

Dear Mr. Haupt:

The Grand Junction City Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended approval of the Conditional Use with the stipulation that:

1. Parks and Recreation comments be addressed.
2. Work with City Utilities on items concerning trash pick-up and water and sewer lines.
3. Work out access with City Planning, City Engineering, Colorado State Highways, and Rio Grande Railroad.

This item will be on the Grand Junction City Council Agenda April 19, 1978 at 7:30 p.m. Please contact us if you have any comments or questions concerning this approval.

Sincerely,

Kathy F. Lofink/ejr

Kathy F. Lofink
Planner I

KFL:bc

Subdivision Card. One Liquor Lic. (Santy's Stop)
 Date Mar 1, 1978 Item # 28-78
 Petitioner Depot Deal

Utilities

Review Agencies Comments

Modify position of
 TRASH P/U.

Review Agencies Comments

Fire Dept. - WATER LINES NEED
 TO BE UPGRADED TO NOT LESS
 THAN 8" LOOP. 1 hydrant
 WILL BE NEEDED NEAR
 THE COURTYARD.

Action Taken

P.C. Approval March 28, 1978
 C.C. Approved 5 April 78
 Comments

Action Taken

P.C. _____
 C.C. _____
 Comments

Should address Park + Rec.
 Comments. Work with City
 Utilities on items concerning
 trash pick-up, water
 sewer line.

ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)