



DUSTYS  
ADJACENT LAND OWNERS

2945 114 18 008 Constance S. Joufflas  
319 Bellaire  
G.J.

2945 114 R 005 Constance S. Joufflas  
319 Bellaire  
G.J.

2945 114 16 010 1ST National Bank  
Trustee for Pearl Lapp  
Box 608  
G.J.

2945 114 16 011 Terrence I Boggs  
1214 N. 7th  
G.J.

2945 114 00 043 Lynn A. Schmidt  
40 Safeway  
Box 5927 T.A.  
Denver 80217

2945 114 00 036 Harry Williams  
653 Rood  
G.J.

2945 114 16 012 Charles H. Kerr  
730 Glenwood  
G.J.

DUSTY'S  
ADJACENT OWNERS CONTINUED

2945 141 02 005

Helen Pinger  
548 HWY 50  
G.J.

2945 141 01 001

The American Oil Co.  
J.D. Stewart  
1102 Security Life  
Denver

DAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	AVERAGE WEEKDAY	SATURDAY	SUNDAY
HOOR	COUNT	COUNT	COUNT	COUNT	COUNT		COUNT	COUNT
00 - 01		98				98		
01 - 02		44				44		
02 - 03		41				41		
03 - 04		14				14		
04 - 05		11				11		
05 - 06		51				51		
06 - 07		174				174		
07 - 08		618				618		
08 - 09		723				723		
09 - 10		801				801		
10 - 11		865				865		
11 - 12		1007				1007		
12 - 13	BEGIN	1126				1126		
13 - 14	1076	END				1076		
14 - 15	1069					1069		
15 - 16	1066					1066		
16 - 17	1112					1112		
17 - 18	961					961		
18 - 19	542					542		
19 - 20	519					519		
20 - 21	517					517		
21 - 22	438					438		
22 - 23	290					290		
23 - 24	195					195		
TOTAL	7785	5573				13358		

1126 - Peak - 1 P.M. Hour

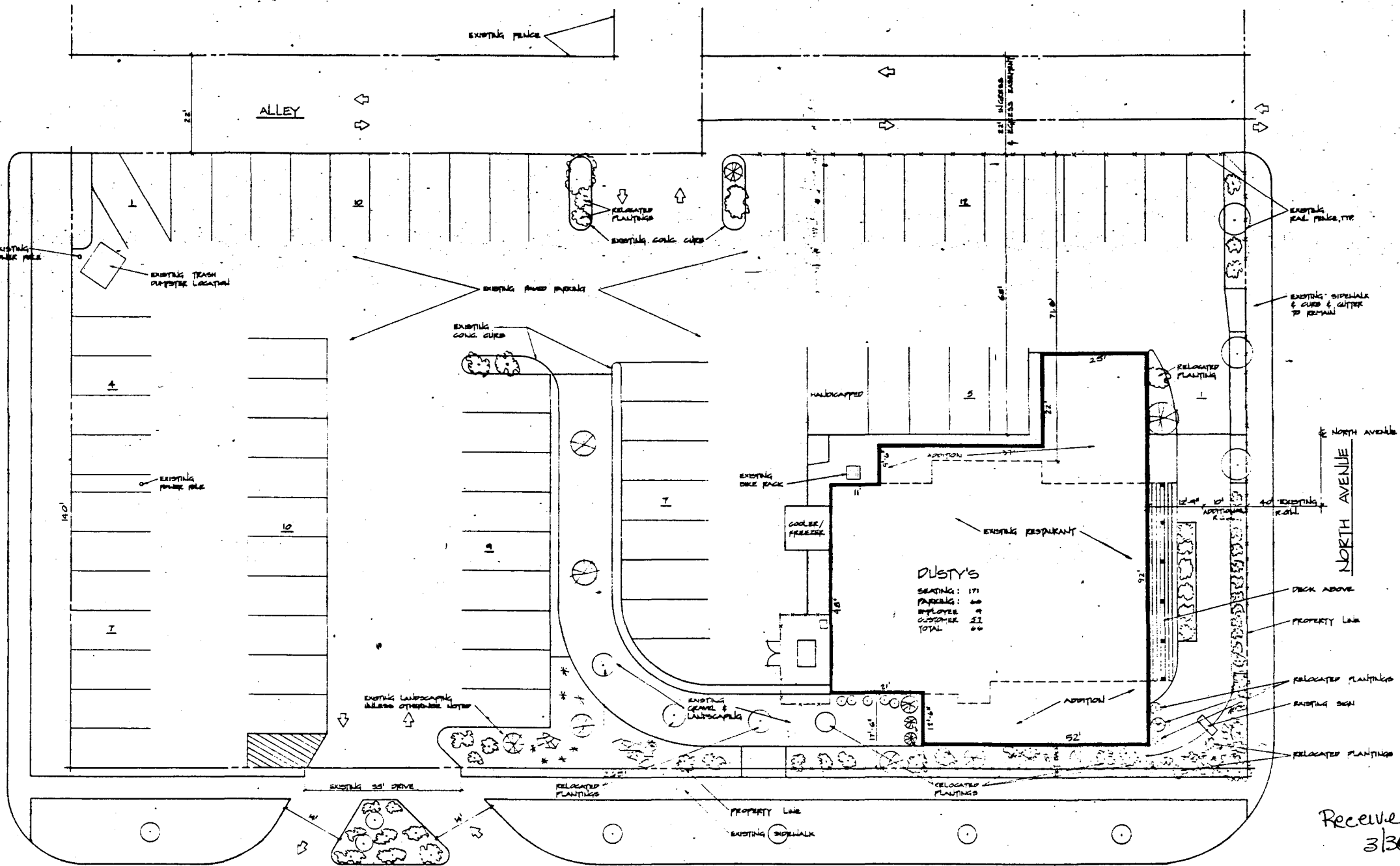
1112 - 5 P.M. Peak

1977 Average weekday - 12200

North - South 1977 Counts Performed week of Aug. 7th through 13th

1973 WKdy 9600

7th St. at North Ave. (Further South) 1870 " 8600



**DUSTY'S**  
 SEATING: 171  
 PARKING: 66  
 EMPLOYEES: 24  
 CUSTOMER: 22  
 TOTAL: 44

Received  
3/30/82

SITE PLAN  
1" = 10'-0"



- LANDSCAPING LEGEND**
- SPREADING JUNIPER
  - PYRACANTHA
  - YUCCA
  - \* MUGHO PINE
  - \* CRIMSON PLUM BERRY
  - 30" UPRIGHT JUNIPER
  - EVERGREEN
  - WHITE BIRCH
  - SHADE TREE

REVISED 3-11-82  
 REVISED 3-26-82  
 DIMENSION, LANDSCAPING  
 AND NOTES  
 REVISED 3-30-82  
 BUILDING & 10' R.O.W.

DUSTY'S  
CONDITIONAL USE LIQUOR

**95** gray • brener  
architects • planners  
270 NORTH 12TH, SUITE 11 • 245-1108 • DULLES, VIRGINIA 22024

DATE  
2-24-82  
DRAWN  
PP  
TITLE  
SITE PLAN  
SHEET  
1

DAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	AVERAGE WEEKDAY	SATURDAY	SUNDAY
HOOR	COUNT	COUNT	COUNT	COUNT	COUNT		COUNT	COUNT
00 - 01		428				428		
01 - 02		200				200		
02 - 03		92				92		
03 - 04		45				45		
04 - 05		35				35		
05 - 06		84				84		
06 - 07		314				314		
07 - 08		876				876		
08 - 09		1018				1018		
09 - 10		1208				1208		
10 - 11		1428				1428		
11 - 12		1659				1659		
12 - 13	BEGIN	1905				1905		
13 - 14	1890	END				1890		
14 - 15	1748					1748		
15 - 16	1698					1698		
16 - 17	1737					1737		
17 - 18	1608					1608		
18 - 19	1159					1159		
19 - 20	1242					1242		
20 - 21	1379					1379		
21 - 22	1434					1434		
22 - 23	960					960		
23 - 24	750					750		
TOTAL	15605	9292				24897		

1905 - Peak - 1 P.M. HOUR

1737 - 5 P.M. Peak

1977 Average Week Day - 22700

East-west 1977 Counts Performed weeks of Aug 7th through 13th

1973 WKdy - 19,300

North Ave at 7th Street, 1970 " - 19,700

REVIEW SHEET SUMMARY

FILE # 130-78

ITEM CONDITIONAL USE - DRIVE-UP WINDOW - DUSTYS

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>COMMENTS</u>	
12-12-78	CITY UTILITIES	Trash enclosure may have to be slightly wider.
12-12-78	FIRE DEPT.	Okay to approve - does not cause any problems for Fire Dept. The fire escape off second floor is not shown on this plat, we would like a drawing showing its location.
12-12-78	CITY ENG.-RISH	(1) Driveway accesses all look fine. Good job of recognizing operations of 7th and North intersection. (2) Some sidewalk shown on 7th does not exist. All missing sidewalk on 7th or Glenwood should be installed now. (3) Drive-up window is located so all stacking should be on site and not interfere with traffic operations on 7th or North. Looks good. (4) Nothing over 30" high should be located within the 35 foot triangle at corner of 7th and North. (5) Curb should be constructed on outside edge of drive-thru land to give more positive barrier for autos. This curbing and the landscape strip proposed should provide adequate buffer between drive-thru traffic and sidewalk pedestrians on 7th or North. Looks okay if curb is provided.
12-12-78	CITY ENG.-MCKEE	Turning maneuvers may need to be signed restricting turns to right-in and right-out only at 7th St. access
12-9-78	ED VANDERTOOG-PD	No foreseen problems.

PLANNING DEPARTMENT

Takes no exception to the petition based on staff/review comments. The permitted uses available for this parcel under the existing regulations would create pressure on the Glenwood and Seventh intersection regardless. An additional consideration is that regardless if the use is granted, a reassessment of the conditional use should be undertaken if the City decides to improve North Avenue with a right turn lane at Seventh.

12-29-78 PUBLIC SERVICE No objections.

GJPC 1-17-79

CITY COUNCIL 3-7-79

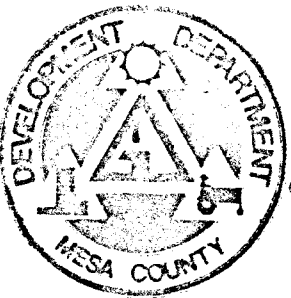
MOVED BY COUNCILMAN O'DWYER: THAT THE APPLICATION FOR A CONDITIONAL USE FOR A DRIVE UP WINDOW FOR DUSTY'S, NORTHWEST CORNER OF NORTH AVENUE AND 7TH STREET, BE DENIED. SECONDED BY COUNCILMAN HOLMES. *Motion defeated*

*Motion Quimby to approved conditional use approved  
3-2 vote*

CITY-COUNTY  
DEVELOPMENT DEPT.

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

Grand Junction Planning - Mesa County Planning - Building Department



December 27, 1978

Tiforp Ten  
1000 N. 9th Street  
Grand Junction, Colorado 81501

Re: File # 130-78 Drive-up Window - Conditional Use .

Dear Bob,

The item referenced above was approved by the Grand Junction Planning Commission on 12-19-78 . This item will be heard before the Grand Junction City Council on 1/17/79

Conditions, restrictions or special requirements placed on this approval are as follows:

- Increase height of outside curb for drive-up facility to 12". (Rear of planting area).
- All sidewalks should be 5' wide.
- Curb cut on 7th Street should be widened (35' check w/City Eng.).
- Additional R.O.W. dedicated on North Avenue.
- Widen trash enclosure area.

Please contact our office if you have any questions concerning this item.

Yours truly,

*Del Beaver by kms*

Del Beaver, Senior Planner  
Design/Development

DB/kms

cc: Chris Gray



