## **Table of Contents**

File Da	_	1978-0130 10/2/00 Project Name: Dusty's – Drive-up Window – Conditional Use
P r e s e n t	S c a n n e d	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.  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.  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
Į		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:
		DOCUMENTS SI ECIFIC TO THIS DEVELOTMENT FILE.
X	X	Follow-up Form
X		Review Sheets
X	X	Review Sheet Summary
X	X	Letter from Del Beaver to Tiforp Ten
X		Legal Description
X		Conditional Use Application
X	X	Traffic Count
X		Site Plan
^	X	Site I fail
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## ADJACENT LAND OWNERS

2945 114 18 008 Constance G. Jouflas

319 Bellaire

6.5.

2945 114 18 005 Constance S. Jouflas

319 Bellaire

6.5.

2945 114 16 010 1ST National Bank

Trustee for Pearl Lapp

Box 608

6.5.

2945 114 16 011 Terrence I Boggs

1214 N. 7th

6.5.

2945 114 00 043 Lynn A. Schmidt

40 Safeway

BOX 5927 T.A.

Denver Bo217

2945 114 00 036 Harry Williams

653 Rood

6.3.

2945 114 16 012 Charles H. Kerr

730 Glenwood .

4.3.

PUSTYS ADJACENT OWNERS CONTINUED

2945 141 02 005

Helen Pinger 548 HWY 50

6.1.

2945 141 01 001

The American Oil Co.

J.D. Stewart

1102 Security Life

Denver

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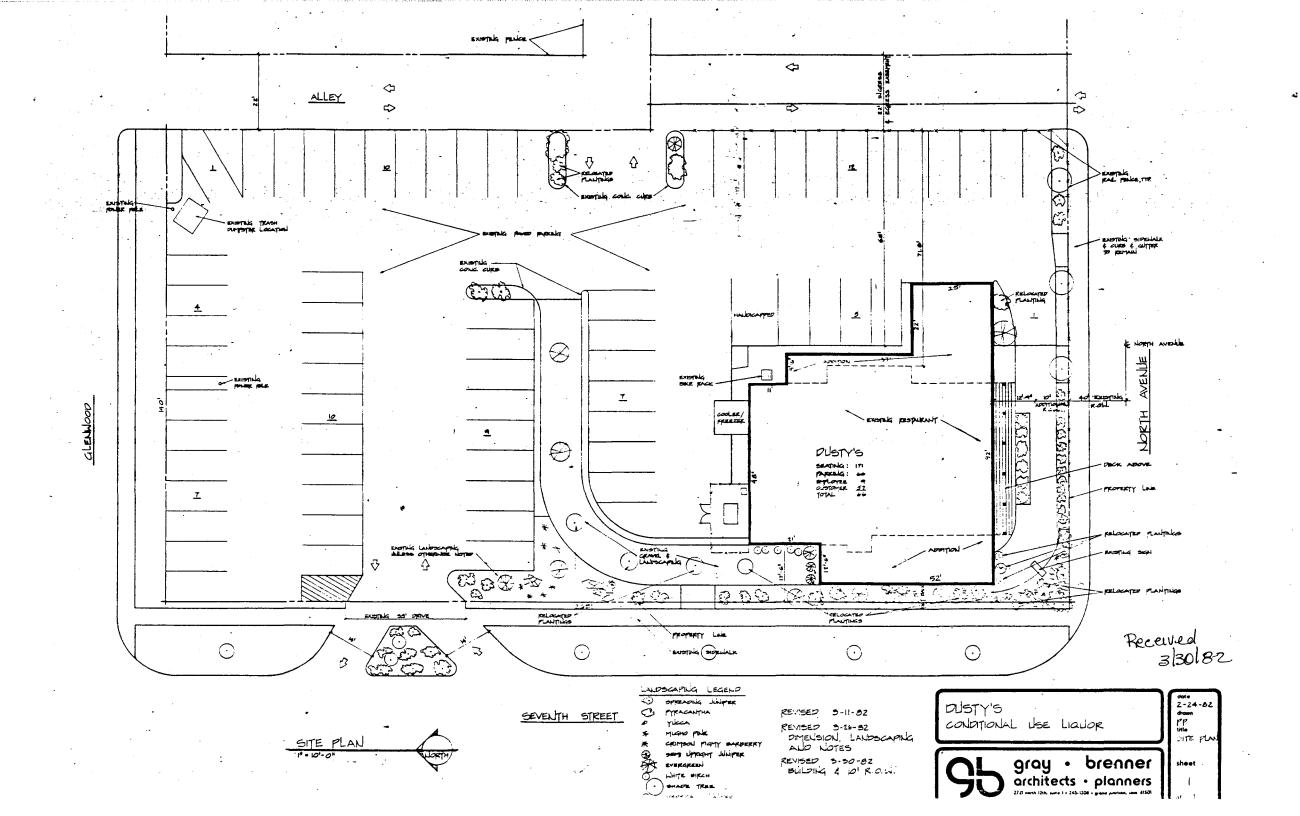
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## REVIEW SHEET SUPPARY

FILE # 130-	78				
ITEM COND	ITIONAL USE - DRIVE	-UP WINDOW - DUSTYS			
PC MEETING DAY	TE				
MCC/CC MEETING	G DATE				
DATE REC.	COMIENTS				
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 ENGRISH	(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 ENGMCKEE	Turning maneuvers may need to be signed restricting turns to right-in and right-out only at 7th St. access			
12-9-78	ED VANDERTOOK-PD	No foreseen problems.			
PLANNING DEPAI	RIMENT	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. Notice

Motion Quanty to Approved Contains a approved



## DEVELOPMENT DEPT.

PO BOX 897 - GRAND JUNCTION, COLORADO - 81501 DIAL 3031 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.

Youre truly

Del Beaver, Senior Planner

Design/Development

DB/kms -

co: Chris Gray

Subdivision Cond-Use Date 4DEC 78 Petitioner TIFORP	TEN	
J.E. Corner of	7th Street & Nov	the Avenue
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