Table of Contents

File Date		1979-0045 11/9/00 Project Name: Burger King DriveThru – Conditional Use				
P r e s e n t	S c a n n e d	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					
		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				
X	X					
		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				
	\dashv	Traffic studies				
		Individual review comments from agencies				
		*Consolidated review comments list				
		*Petitioner's response to comments				
_		*Staff Reports	$\overline{}$			
		*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	İ			
		expiration date)				
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X	X	Action Sheet				
X	X	Review Summary				
X	X	Resolution - ** - City Council Minutes – 8/1/79				
X	X	Letter from Sue Drissel to Norbert Lukas re: denial of petition -6/27/79, 12/21/79				
X		Conditional Use Application				
X	X	Planning Commission Minutes - ** - 6/29/79				
X		Adjacent Property Owner List				
X	X	Site Plan (same as in file 1979-0044 with sketching added-to be scanned)				
	П					
_	L					

Units	ZONE ZONE ZONE
Density	Tax Area Code
Activity Cond - Use - Drive-	us Window
Phase W/A	Date Neighbors Notified
Date Submitted 6-1-79	
′ . •	PC Hearing Date 26 June 70
Review Agencies //	Review Period - Return By 6-22-79
Send	Send
COUNTY ROAD DEPARIMENT	FIRE
COUNTY HEALTH DEPARTMENT	IRRIGATION
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UTE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BELL	CITY ENGINEER/UTILITIES Rish
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	V P.D. Ed Vander le
STATE HIGHWAY	
STATE GEOLOGICAL	
STATE HEALTH - RADIOLOGICAL	
TRANSAMERICA TITLE	
Roard Date Comments IRC 6.26.79 Refered t	DE to traffic GROUNTION of fact finding ment noto.
JCC 7-18-79 Refered t	DE to traffic GROUNTION o fact finding next noto.
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Common Location /730 North A. Staff Comments	
Common Location /730 North A. Staff Comments Original Documents	venue
Common Location /730 Worth A. Staff Comments Driginal Documents Imp. Agreement \$	Appraisal x .05 = \$Open Space;
Common Location /730 North A. Staff Comments Driginal Documents Imp. Agreement \$	venue

Acres	File # 45- 47
Units	ACTION SHEET Zone C-/
Density	Tax Area Code
Activity CONDITIONAL USE	REF 6.196
Phase DEVE-UP WILLDOW	Date Neighbors Notified /2.10.79
Date Submitted 11/29/79	Date CIC/MCC Legal Ad
Date Mailed Out 12/4/19	PC Hearing Date 12/18/19
Review Agencies	/Que Review Period - Return By 12:14:19
Send	<u>Send</u>
COUNTY ROAD DEPARIMENT	FIRE
COUNTY HEALTH DEPAREMENT	IRRIGATION
COUNTY SURVEYOR	DRAINAGE
COMTRONICS	WATER (UTE, CLIFTON)
GRAND VALLEY RURAL POWER	SEWER
MOUNTAIN BELL	CITY ENGINEER/UTILITIES RIGHT
PUBLIC SERVICE	MACK, LOMA, MESA, COLLBRAN
	
SOIL CONSERVATION SERVICE	FRUITA, PALISADE
SCHOOL DISTRICT 51	V. P.D. VANDERTOOK
STATE HIGHWAY	V ENERGY OFFICE
STATE GEOLOGICAL	V PARKS FREC
STATE HEALTH - RADIOLOGICAL	
TRANSAMERICA TITLE	
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Original Documents Imp. Agreement \$	Appraisal x .05 = \$Open Space; Receipt #Check #Open Space Dedication
	open space seasoners:
Power of Attorney Dev. Schedule	

PEVIL' SHEED SUCARY

FILE \$ 45-79		DATE SINE TO REVIEW ASSICIES 6-12-79
ITE: CONDITIO	NAL USE-DRIVE-UP WINDOW	EATE DE 6-22-79
PC IMPTIF DAT	<u> </u>	
ICOO HEITER	DATE	
DATE FOC.	ATE ICY	OXITEMES
6-18-79	CITY FIRE	We had no problems with this.
6-18-79	PD-VANDERTOOK	Approve vacating alley. Approve drive-up.
6-18-79	CITY UTILITIES	None.
6 - 25 - 79	CITY ENGINEER (RISH)	Proposed layout assumes alley vacation. Alignment and location of drive-thru lane and provision of fence along north edge should discourage traffic impacts on alley to the west. Alley from Burger King to 18th Street will probably have more traffic. Providing the drive-thru lane entrance and exit on the back side of their parking lot seems better than locating it directly from North Avenue from a traffic mitigation standpoint. The parking stalls (2) adjacent to North Avenue should be deleted. They are too close to North Avenue for safe backing of departing vehicles.
DESIGN & DEVELO	PMENT PLANNER	 Traffic circulating through parking lot to proposed rear drive-in facility will conflict with regular parking customers. No space provided for stack-up of cars behind call box. Design of ingress and egress for drive-up facility would encourage use of alley for exit. Recommend denial of plan.
	O 1 Cur	Call Comments

SEE REVIEW SHEETS FOR COMMENTS NOT RECEIVED IN TIME:

MTN. BELL PUBLIC SERVICE

GJPC 6/26/79

PICKENS/MIKESELL/PASSED 4-1(FLAGER VOTING AGAINST) / A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL, BECAUSE OF TRAFFIC CIRCULATION PROBLEMS, AND BECAUSE PARKED CARS MUST BACK INTO TRAFFIC LANES.

PEVEL SHEET SUI AVY

FILE # 45-79		DACE SENT TO REVIEW AGERCIES
ITE: CONDIT	TIONAL USE - BURGER	R KING DUE
FC PEFFING DAT	E 12-18-79	
ECCYCC DESTINA	DATE:	
DATE REC.	AGELICY	
		Petitioner has worked with staff and city
12-11-79	DESIGN & DEVELOPMENT PLANNER	Petitioner has worked with staff and city agencies to develop a design which is most workable on site, after a series of previous denials: 1. Parking spaces north of alley should be limited to employees only (possibly blocking off alley access). 2. Widening of curb cut on North Avenue has allowed better access. Directionalized islands permit improved traffic flow in and out of site. It is recommended that the two parking spaces on the southeastern end of the lot be eliminated to avoid congestion from traffic North Avenue. Bike racks could be located here. 3. Wider aisle than previous submittal allows easier flow of traffic through site. Speed bump is good idea. 4. Rear area of site is much better designed than previous submittal, with adequate stacking space for vehicles, and a more desirable location of the order station. 5. Limited space between structures permits only passenger vehicles, clearance sign is in best location to allow oversized vehicles to exit. The proposed concrete curb, or a guard rail appear to protect adjacent building. 6. Access to North Avenue across the area in the front of the existing building, allows some eating area to remain and proposes needed additional landscaping to the concrete jungle on North Avenue. However planter box on east side of building entrance should be limited in height due to maintaining visual clearance. 7. Vehicles exiting from the main lotheight of the planter box should be low enough to allow for proper visual clearance. This is the best available solution for a design for a drive-up window for this facility with the limited space available and limiting curb cuts onto North Avenue.

12-13-79 PUBLIC SERVICE

12-17-79 CITY TRAFFIC **ENGINEER**

GAS: No objections
ELECTRIC: Utility Pole (with transformer bank) to be protected from traffic or relocated

- 1. For safety reasons, as well as possible legal liability, I am adamantly opposed to the installation of "speed bumps" or any other non-standard traffic control device.
- 2. Refer to the city engineers' comments regarding
- parking spaces adjacent to North Avenue.

 3. With a 20' wide alley and a wooden fence on the north side, there is not adequate room for maneuvering into and out of the six 90° parking stall on the north property line. Access to parking stalls should be internal.

12-17-79 CITY ENGINEER (RISH)

I think the first two parking spaces next to the North Avenue entrance should be deleted. Vehicles backing out will conflict with smooth flow from North Avenue traffic. Sidewalks on North Avenue should be constructed as 5 foot detached concrete aprons as per City standards.

Access from North Avenue and alley looks obay to

Access from North Avenue and alley looks okay to me as shown.

The Fire Department, will have no objection to this use, if the flow of traffic can be controlled so as not to hinder access to the alley off 18th Street, north side of Station #2, and access to the rear of the station. It is possible that a build up of traffic into this area could hinder the movement of the fire apparatus.

12-17-79 CITY UTILITIES

12-17-79 FIRE DEPT.

None.

Please give petitioner attached items.

12-18-79 STAFF RECOMMENDATIONS

Recommend approval of conditional use. The proposed design functions better than the previous submittal, and access into and from the site, as well as within the site is improved.

The following considerations should be addressed before the time of City Council hearing: 1. Move or protect the utility pole as per Public Service comments.

- 2. Speed bumps should be low as not to create a traffic hazard.
- 3.Eliminate two parking spaces in southeast corner of site adjacent to North Avenue.
 4.Rear parking spaces, adjacent to north alley should be limited to employee parking.
 5.Consider Design & Development Planner comments regarding visual clearance and circulation at North after drive-up. (#7).
 6.Comply with city engineer comments regarding design of curb aprons on North Avenue.
 7. Add bike racks on site, possibly in vacated parking spaces at North Avenue.

Although the proposed design conflicts with Item #2 on the Policy Statements for Drive-up Windows, the details in the design mitigate any problems with ingress-egress to the site.

- HISTORY.....l. November 30th, 1977, Denial. Lack of information including effect on pedestrians, aesthetics, drive radii, patio layout.
 - 2. January 25th, 1977, Denial. Site doesn't have safe and adequate treatment for a drive-thru.
 - 3. June 26th, 1979, Denial. Conflicts with drive-up policies. Doesn't handle stack-up behind call box; alley shouldn't be primary traffic outlet.

William H. Nelson et al 1710 North Ave. Grand Junction, CO. 81501 C.R. Brown Oil Co. 1105 Colorado Ave. Grand Junction, CO 81501 Leroy Jensen 2180 Meadows Court Grand Junction, CO. 81501

Fannie R. Susman 2015 N. 5th Grand Junction, CO. 81501 Edward B. & A.L. Williams 1735 Glenwood Ave. Grand Junction, CO. 81501

OFFICE COPY

#45-79 Burger King Conditional Use

CITY AND COUNTY PLANNING & DEVELOPMENT PROCESSING-CITY AND COUNTY BUILDING PERMIT & INSPECTION



CITY OF GRAND JUNCTION-MESA COUNTY-COLORADO 81501 559 WHITE AVE.-ROOM 60-DIAL (303) 243-9200 EXT 343

June 27, 1979

L. & R., Inc. c/o Richard Welch 1730 North Avenue Grand Junction, CO 81501

Re: Conditional Use - Drive-up Window Item #45-79

Dear Mr. Welch:

The Grand Junction Planning Commission voted to recommend denial of the item referenced above on June 26, 1979, due to poor traffic circulation. This item will be heard before the Grand Junction City Council on July 18, 1979.

If you have any questions concerning this item, please contact our office.

Sincerely,

Lori L. Hill

Planning Technician

cc: file #45-79 correspondence

City/ County Development Deportment

CITY OF GRAND JUNCTION-MESA COUNTY-COLCRADO BISOI 559 WHITE AVE -ROOM 60-DIAL (303) 242-9200 EXT 343

December 21, 1979

Norbert Lukas 2430 Boulder Suite "E" Boulder, Co

Dear Sir:

On December 18, 1979 the Grand Junction Planning Commission voted to recommend denial of your petition for a drive-up window for Burger King because it did not meet the requirements of the Drive-Up Window Policy #1-3. Enclosed is a copy of this policy along with a copy of the review sheet comments.

Because you have the right to have this petition presented to the Grand Junction City Council it has been scheduled for public hearing on January 16, 1980 at 7:30 p.m. If you do not wish to continue with this effort please notify our office so that we may delete it from the agenda.

If you do want to continue please be present or have a representative in attendance at the hearing.

Sincerely,

Sue Drissel
Planning Tech I

cc file #45-79

Rich Welch 1700 North Ave. Grand Junction, Co

