

Acres _____
Units _____
Density _____

ACTION SHEET

File # 45-99
Zone C-1
Tax Area Code _____

Activity CONDITIONAL USE

REC# 6196

Phase DRIVE-UP WINDOW

Date ^{Pet.} ~~Neighbors~~ Notified 12.10.79

Date Submitted 11/29/79

Date CIC/MCC Legal Ad _____

Date Mailed Out 12/4/79

PC Hearing Date 12/18/79

Review Agencies 10/14/79 Review Period - Return By 12.14.79

- | | |
|--|---|
| <u>Send</u> | <u>Send</u> |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input type="checkbox"/> IRRIGATION |
| <input type="checkbox"/> COUNTY SURVEYOR | <input type="checkbox"/> DRAINAGE |
| <input type="checkbox"/> COMTRONICS | <input type="checkbox"/> WATER (UTE, CLIFTON) |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | <input type="checkbox"/> SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>RISH</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D. VANDERTOOR</u> |
| <input checked="" type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>ENERGY OFFICE</u> |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>PARKS & Rec.</u> |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____ |
| <input type="checkbox"/> TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>12/18/79</u>	<u>PER DELVAL, DOES NOT MEET #1-3 OF POLICY STATEMENT</u>
<u>CIC</u>	<u>3/19/80</u>	<u>TO FACT-FINDING</u>
<u>CIC</u>	<u>4/2/80</u>	<u>Approved</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location 1730 NORTH AVENUE

Staff Comments

1-10-80 pulled from agenda by [unclear] 300

get extra copy from pargon

2 Review comments

XMAS

POA for S' Council

W/ FILE [unclear]

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication

Power of Attorney

Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 45-79 _____

DATE SENT TO REVIEW AGENCIES 6-12-79

ITEM CONDITIONAL USE-DRIVE-UP WINDOW

DATE DUE 6-22-79

PC MEETING DATE _____

ACC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 & DEVELOPMENT PLANNER		<ol style="list-style-type: none"> 1. Traffic circulating through parking lot to proposed rear drive-in facility will conflict with regular parking customers. 2. No space provided for stack-up of cars behind call box. 3. Design of ingress and egress for drive-up facility would encourage use of alley for exit. 4. Recommend denial of plan.

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.

REVIEW SHEET SUMMARY

FILE # 45-79

DATE SENT TO REVIEW AGENCIES

ITEM CONDITIONAL USE - BURGER KING

DATE DUE

PC MEETING DATE 12-18-79

NCC/CC MEETING DATE

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12-11-79	DESIGN & DEVELOPMENT PLANNER	<p>Petitioner has worked with staff and city agencies to develop a design which is most workable on site, after a series of previous denials:</p> <ol style="list-style-type: none"> 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 drive-up window should yield to vehicles exiting from the main lot---- height 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	<p>GAS: No objections ELECTRIC: Utility Pole (with transformer bank) to be protected from traffic or relocated</p>
12-17-79	CITY TRAFFIC ENGINEER	<ol style="list-style-type: none"> 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 okay to me as shown.

12-17-79 FIRE DEPT.

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

None.

12-18-79 ENERGY OFFICE

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.....
1. 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
County
Development
Department

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
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
355 WHITE AVE.—ROOM 60—DIAL (303) 243-5200 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.

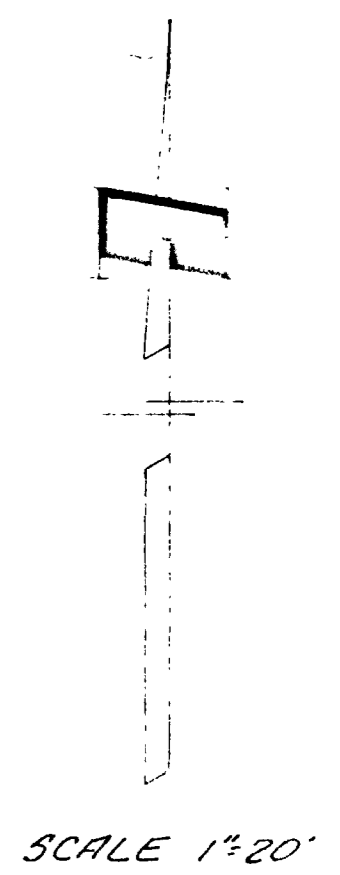
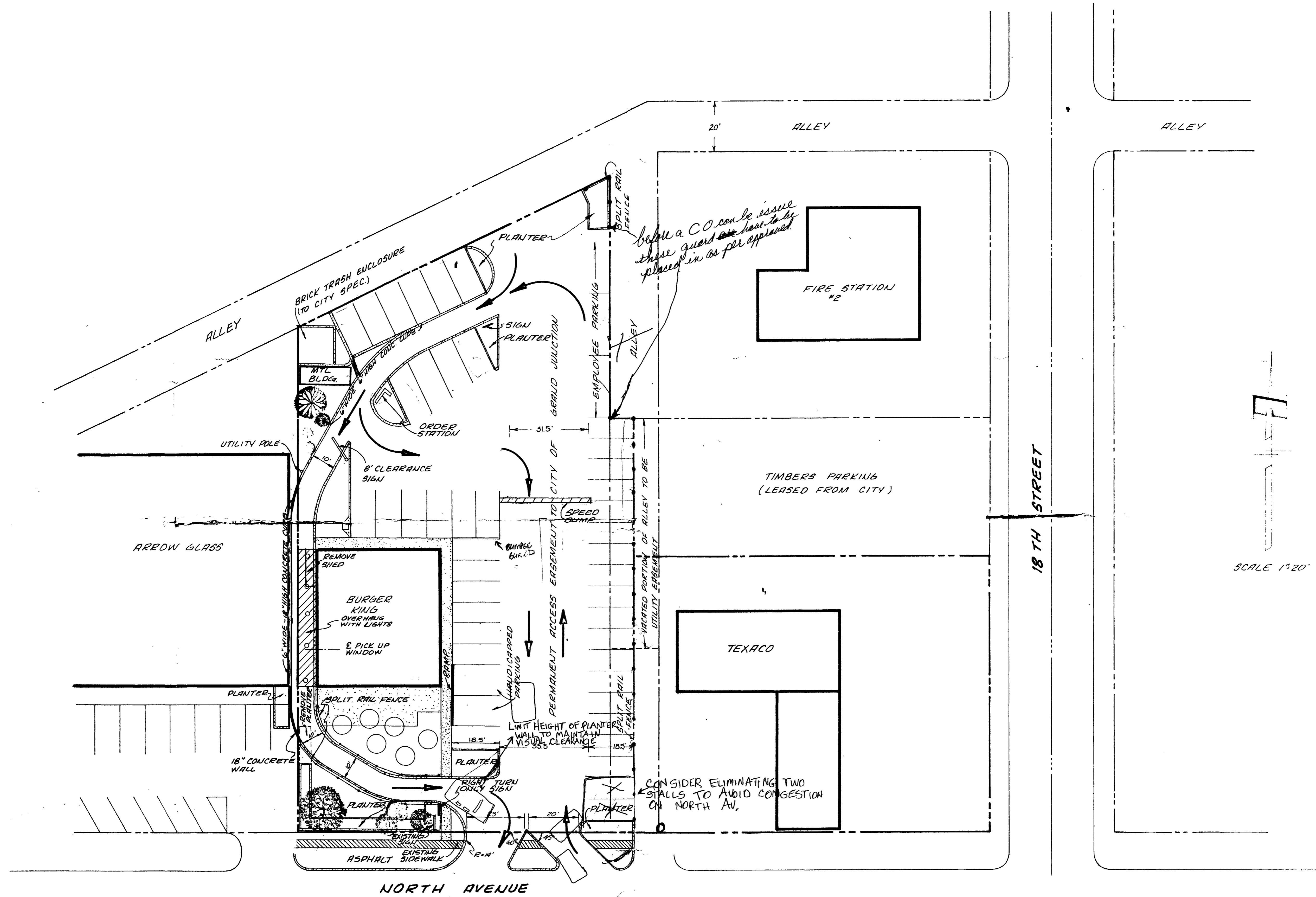
If you do want to continue please be present or have a representative in attendance at the hearing.

Sincerely,


Sue Drissel
Planning Tech I

cc file #45-79

Rich Welch
1700 North Ave.
Grand Junction, Co



LANDSCAPE TREATMENT:
 CONSISTS OF PINON PINES OR UPRIGHT JUNIPERS,
 SPREADING JUNIPERS, AND BARK CHIP MULCH

PARKING:
 36 PARKING SPACES AT 1 STALL PER 3 SEATS
 (108 SEATS) (INCLUDES 2 HANDICAPPED STALLS)
 7 EMPLOYEE SPACES
 43 TOTAL SPACES

OFFICE
 COPY
 #45-99