

Acres _____
Units _____
Density _____

ACTION SHEET

File # #58-79
Zone C-1
Tax Area Code _____

Activity Conditional Use - DRIVE-IN WINDOW

Phase N/A Date Neighbors Notified _____

Date Submitted 2 July 1979 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 31 July 79

Review Agencies _____ Review Period - Return By _____

Send

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMPTONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE

Send

- FIRE city
- _____ IRRIGATION
- DRAINAGE GRAND Junction
- _____ WATER (UTE, CLIFTON)
- _____ SEWER
- CITY ENGINEER/UTILITIES (Rish/Patterson)
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- P.D. Ed Vander Took

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>7-31-79</u>	<u>REC TABLING UNTIL CIC REVIEWS POLICY STATEMENTS FOR DRIVE-UPS</u>
<u>GJPC</u>	<u>8-28-79</u>	<u>REC. APPROVAL W. CONDITION THAT N. AVE CUTS BECOME EXITS ONLY & MAIN ENTRANCE FROM 25th & DIRECTIONALIZE EXITS.</u>
<u>CIC</u>	<u>9/19/79</u>	<u>REC APP. SUBJ TO RE-DIRECTIONALIZATION OF CURB CUT ON NORTH AVE. NEAR INTERSECTION TO EXIT ONLY - and other staff comment.</u>

Common Location 2430 N. Ave

Staff Comments

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 # 58-79

DATE SENT TO REVIEW AGENCIES 7-3-79

ITEM CONDITIONAL USE (DRIVE-IN WINDOW) DATE DUE 7-16-79

POPEYE'S FRIED CHICKEN

PC MEETING DATE _____

HCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-79	CITY FIRE	We have no problem with this.
7-10-79	CITY UTILITIES	It would be nice to see parking facilities for bicycles provided.
7-10-79	MOUNTAIN BELL	No objection.
7-18-79	CITY ENGINEER (RISH)	1) Detached sidewalk should be provided on North Avenue. Their landscaping forces pedestrians to have to walk up over their front porch and across their parking lot both of which are off the public right of way. 2) The "entrance" curbcut is fairly close to 25th Street but is generously wide and seems to be operating without problems for motorists. I assume they need this "entrance" from North Avenue to allow more drive-thru stacking length. It appears to offer no more difficulty to a North Avenue motorist than 25th Street corner does. 3) Additional right of way consistent with street designation should be dedicated.
7-18-79	POLICE DEPT. (VANDERTOOK)	Okay
7-18-79	PUBLIC SERVICE	No objections.

DESIGN & DEVELOPMENT PLANNER

1. Directionalization of traffic should be improved through drive-up area, possibly with additions of curbing, signage, landscaping, islands, etc.
2. Curbing is necessary at rear of building instead of proposed painted line, to better separate drive-up traffic from restaurant traffic.
3. Directionalize one-way exits onto North Avenue.
4. Eliminate parking space next to entry for drive-up, utilize for island or landscaping for directionalization of drive-up.
5. Re-locate trash containers.
6. Landscaping should be introduced along 25th Street.
7. Bicycle racks should be provided.
8. Recommend approval subject to review sheet comments and the aforementioned stipulations.

GJPC 8-28-79

FLAGGER/PICKENS/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, SUBJECT TO THE ENTRANCE BEING LOCATED AT THE 25TH STREET CURB CUT, AND SUBJECT TO BOTH NORTH AVENUE CURB CUTS BEING DIRECTIONALIZED AS EXITS.

