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File 1980-0016
Date 4/2/01

Project Name: Sandwich Factory – Conditional Use

| | | |
|---------------------------------|---------------------------------|---|
| P r e s e n t | S c a n n e d | <p>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.</p> <p>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.</p> <p>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.</p> |
|---------------------------------|---------------------------------|---|

| | | |
|---|---|---|
| X | X | *Summary Sheet – Table of Contents |
| | | 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 | *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:

| | | | | | |
|---|---|---|--|--|--|
| X | X | Action Sheet | | | |
| X | X | Review Sheet-Summary | | | |
| X | | Review Sheets | | | |
| X | | Letter from Sue Drissel to Richard Litle and Helen Litle re: Planning Commission to approve petition for Lizuor License scheduled for City Council 4/2/80 – 3/27/80 | | | |
| X | X | Conditional Use Application | | | |
| X | | Floor Plan | | | |
| X | | Letter from Helen Litle to Don Warner re: application-2/26/80 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Acres _____
Units _____
Density _____

ACTION SHEET

File # 16-80
Zone _____
Tax Area Code _____

Activity CONDITIONAL USE - Liquor License - THE SANDWICH FACTORY
Phase N/A Date Neighbors Notified 3-17-80
Date Submitted 3 March 80 Date CIC/MCC Legal Ad _____
Date Mailed Out _____ PC Hearing Date 25 MARCH 80
Review Agencies 10 day Review Period - Return By _____

- Send
- COUNTY ROAD DEPARTMENT
 - COUNTY HEALTH DEPARTMENT
 - COUNTY SURVEYOR
 - COMTRONICS
 - 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 _____
 - WATER (UTE, CLIFTON) _____
 - SEWER _____
 - CITY ENGINEER/^{TRANS}UTILITIES _____
 - MACK, LOMA, MESA, COLLBRAN _____
 - FRUITA, PALISADE _____
 - Jim Patterson
 - MAPPING
 - P.D. Ed Underwood

| <u>Board</u> | <u>Date</u> | <u>Comments</u> |
|-----------------|------------------|--|
| <u>6.3.P.C.</u> | <u>25 MAR 80</u> | <u>REC. APPROVAL SUBJECT TO STAFF REC.</u> |
| <u>C.C.</u> | <u>4/16/80</u> | <u>approved subject to P.C. approval</u> |
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| | | |

Common Location 541 MAIN ST.

Staff Comments

No assessors' map indicating location - RBC

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____
 Imp. Guarantee Receipt # _____ Check # _____
 Covenants _____ Open Space Dedication _____
 Power of Attorney _____
 Dev. Schedule _____

(Check One)

CITY
 COUNTY

CONDITIONAL USE APPLICATION

Receipt # 07154
 Date Received 2/27/80
 Received By RJA

We, the undersigned, being the owners of the following described property situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing _____ acres, more or less, do respectfully petition and request a conditional use for _____ in the _____ zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER LEASSEE DEVELOPER REPRESENTATIVE

| | | |
|--------------------------|------------------------|----------------|
| <u>RICHARD P. LITTLE</u> | <u>HELEN L. LITTLE</u> | |
| Name | Name | Name |
| <u>541 MAIN ST.</u> | <u>541 MAIN ST.</u> | |
| Address | Address | Address |
| <u>243-2284</u> | <u>243-2284</u> | |
| Business Phone | Business Phone | Business Phone |

NOTE: Legal owner is owner of record on date of submittal.

NAME OF THE DEVELOPMENT THE SANDWICH FACTORY

COMMON LOCATION 541 MAIN ST. GRAND JUNCTION 81501
(Address of Development)

SUBMITTAL REQUIREMENTS: 18 copies (determined at sketch conference) of a proposed site plan at a scale of 1" = 20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11½" x 14" shall be submitted.

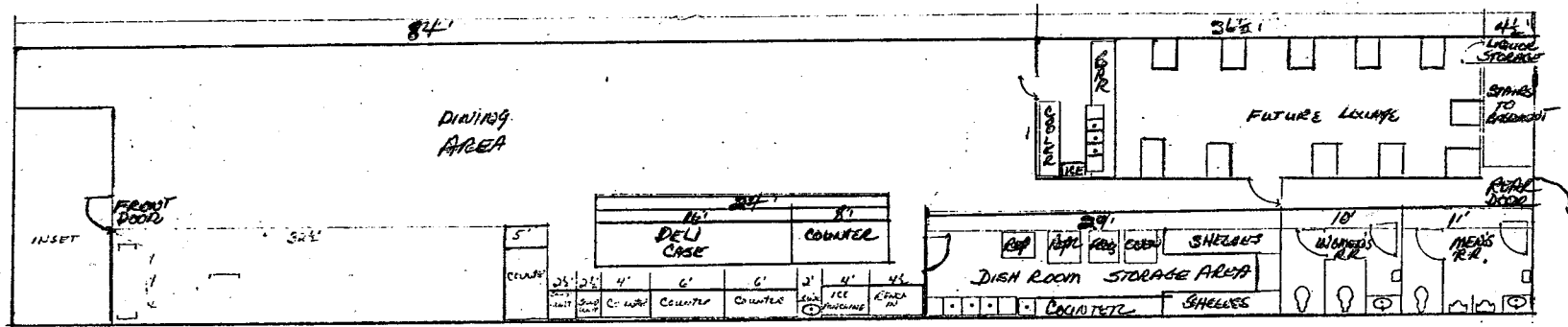
- Title of development.
- Zoning of property.
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal.
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project
- Names, addresses of all adjacent property owners typed on SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments. WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

Signature(s) of applicant(s): Richard P. Little

Date: 2/25/80 Helen L. Little

MAIN STREET



THE SANDWICH FACTORY
54 MAIN ST.
GRAND JUNCTION, CO 81501

#16-80
OFFICE COPY

JoAnn Winkelhake (Leasee)
Cribs & Cradles
537 Main Street
Grand Junction, CO 81501
(Amos Rasso, Owner)

Jasper Fuoco (Owner)
Champion Boots & Saddlery
545 Main Street
Grand Junction, CO 81501

REVIEW SHEET SUMMARY

CITY
FILE# 16-80

ITEM CONDITIONAL USE LIQUOR LICENSE-THE SANDWICH FACTORY DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER Richard & Helen Little

LOCATION 541 Main

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|--|--|
| 3-11-80 | PUBLIC SERVICE | No objections. |
| 3-11-80 | CITY ENGINEER | No comments. |
| 3-11-80 | MAPPING | No objection. |
| 3-11-80 | CITY UTILITIES | None. |
| 3-14-80 | CITY TRANSPORTATION | No comment. |
| 3-14-80 | GJ FIRE | Corridor to rear exit must be fire rated and entrance to basement must be fire rated, with 20 minute rated door, with self closer. Door opening to rear corridor can not obstruct more than $\frac{1}{2}$ the width of the corridor. |
| 3-21-80 | STAFF RECOMMENDATION | Recommend approval. Petitioner should address requirements of the GJ Fire Dept. |
| 3-25-80 | GRAHAM/FLAGER PASSED A 4-0 MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST, SUBJECT TO THE STAFF RECOMMENDATIONS AND THE REQUIREMENTS OF THE GRAND JUNCTION FIRE DEPT. | |