

Table of Contents

File 1980-0067

Project Name: Mc Donald's Restaurant -2555 North Ave.-Conditional Use Drive-up Window

Date 9/11/ 04

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 IIn some instances, not all entries designated to be scanned by the department 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 provided.</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		*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
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		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		Audio and Computer Details
X	X	Review Sheet Summary	X	X	Site Plan - (to be scanned)
X		Review Sheets			
X		Drive-up window Policy Statement			
X	X	Planning Commission Minutes - ** - 10/28/80			
X		Letter from J. King Clemons to Jim Wysocki re: Western Reserve Life approval of conditional use drive-up window-10/24/80			
X		Letter from Bob Bright to Edwin Baal re: comments to be addressed prior to hearing - 10/23/80			
X		Conditional Use Application			
X		Plans and Sections Map			
X		Roof Framing Plan and Details			
X		Elevations and Exterior Lighting Plan			
X		Misc. Architectural Details			
X		Electrical, Mechanical and Plumbing			
X		Signage			
		Kitchen Equipment and Rough-in Plans			

Acres _____
Units _____
Density _____

CITY ACTION SHEET

File # 67-80
Zone C-1

Activity Conditional Use
Phase Final
Date Submitted 9/30/80
Date Mailed Out 10/3/80
Date Posted 10/17/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 10/28/80
Hearing Date--
City Council 11/19/80
10 Review Period-Return By 10/14/80

Review Agencies

Send
____ COUNTY ROAD DEPARTMENT
 MOUNTAIN BELL
 PUBLIC SERVICE COMPANY
 FIRE
____ IRRIGATION _____
____ DRAINAGE _____
____ SEWER _____
____ WATER (UTE, CLIFTON)
____ FLOODPLAIN
 CITY ENGINEER

CITY UTILITIES
 CITY POLICE
 TRANSPORTATION ENGINEER
 PARKS AND RECREATION
 ENERGY OFFICE
 TECH REVIEW
____ WATER AND POWER RESOURCES

Common Location _____

Board	Date	Comments
<input checked="" type="checkbox"/> GPC	<u>11/25/80</u>	<u>This item was pulled from the agenda, because no revised plan was submitted.</u>
<input checked="" type="checkbox"/> GSPC	<u>10/28/80</u>	<u>Tabled</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Staff Comments

Original Documents
____ Improvement Agreement
____ Improvement Guarantee
____ Covenants
____ Development Schedule

REVIEW SHEET SUMMARY

FILE# 67-80

ITEM CONDITIONAL USE-DRIVE-UP WINDOW at
MCDONALDS

DATE SENT TO REVIEW DEPT. 10-03-80

DATE DUE 10-14-80

PETITIONER Edwin Baal P.O. Box 97

LOCATION 2555 North Ave.

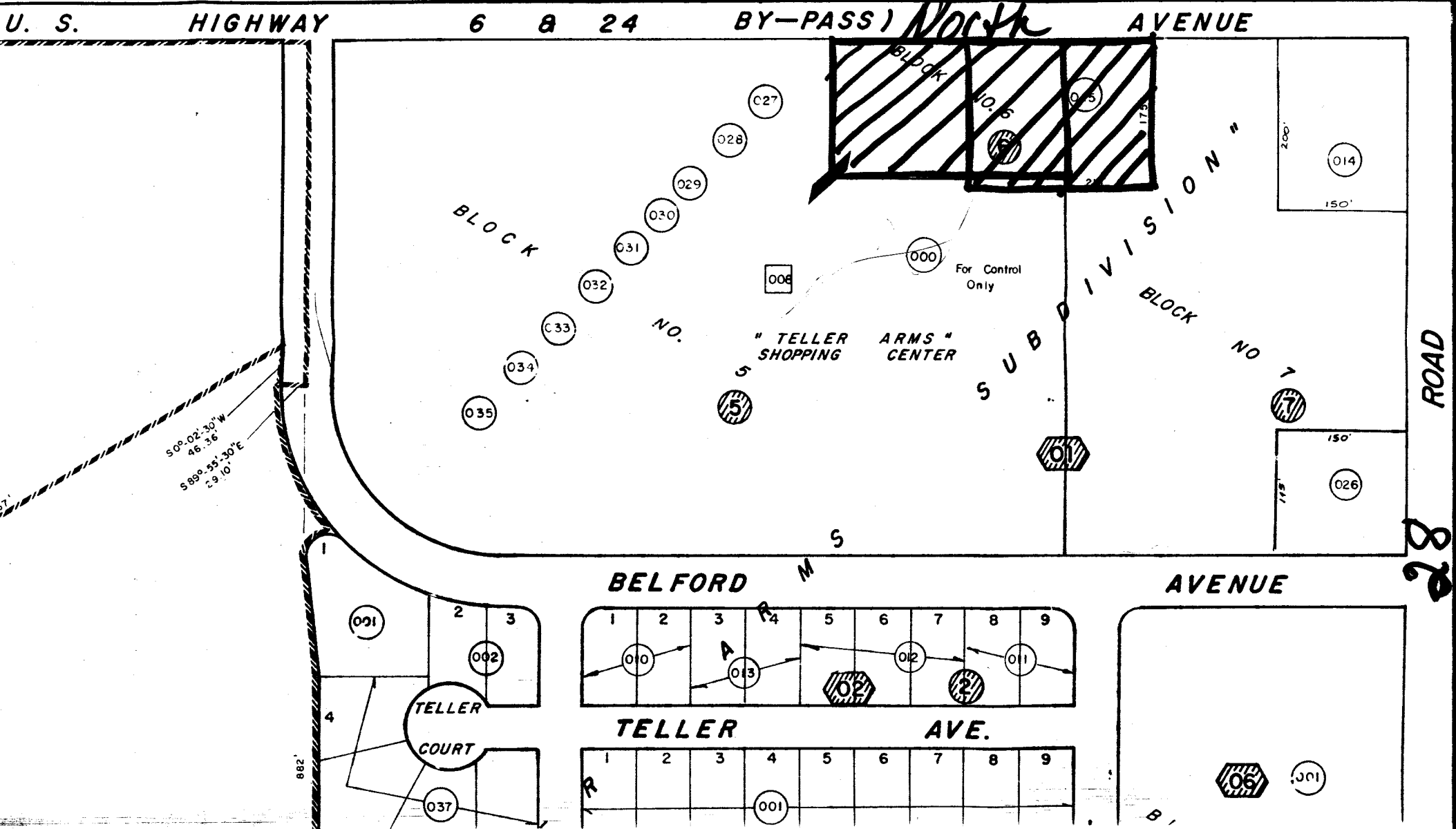
<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-14-80	PARKS & REC.	No comment
10-14-80	CITY ENG.	As near as I can tell from the drawing and knowledge of the site, the accesses to North Avenue are existing and will not be changed. Therefore, since the drive-thru is completely on-site and appears to have sufficient maneuvering space at the termini, I have no comments. All street improvements exist on North Avenue and are sufficient, including the driveway accesses.
10-14-80	CITY FIRE	No objections
10-14-80	CITY POLICE	Approved.
10-17-80	PUB. SERV.	Electric: No objections Gas: Relocation of existing walkway and planters to the East side of building will place new tile walkway and 4 foot planters directly over existing natural gas service. Call 245-2555 before beginning work for location of buried facilities to avoid any conflicts.
10-20-80	STAFF PLANNER	1. To prevent conflict with pedestrians, doors on east side of building (adjacent to drive-up lane) should be closed to prevent pedestrians from walking into vehicular traffic or pedestrian should be routed out of the path of vehicles by some type of physical barrier (fence, etc.) 2. Clear directional signage needed at drive-up exit. Additionally, curbing should be incorporated into outside of drive of drive up lane to prevent haphazard movements by vehicles. 3. Parking at east rear of building should be limited to employees. 4. Landscaping should be limited to growing vegetation (not rocks, etc.)

RECOMMENDATIONS

Recommend approval subject to above comments.

10/28/80 RIDER/SIMONETTI PASSED 5-0 A MOTION TO TABLE #67-80 CONDITIONAL USE, DRIVE-UP WINDOW BECAUSE OF THE PROBLEMS IN THE PARKING LOT, WITH THE ENTRANCE AND EXITS AND WINDOW, AND STAFF COMMENTS; THAT BEFORE THIS REQUEST COMES BACK TO PLANNING COMMISSION THE PETITIONER IS TO MAKE CHANGES IN THE PARKING LOT, THE CHANNELING OF THE CARS, AND WITH A REVISED PLAN ENCOMPASSING NUMBER ONE AND NUMBER FIVE OF THE POLICY STATEMENT FOR DRIVE-UP WINDOWS.

Adjoining
T.I.S. R.I.W.
2945124



265

Western Reserve Life
2655 North Ave.
Grand Junction, Colo. 67-80

McDonalds Rest.
2555 Northh Ave.
Grand Junction, Colo. 67-80

Teller Arms Shopping
Center
Grand Junction, Colo.
67-80

E. Baal
P.O. Box 97
City 81502 67-80