

Table of Contents

File 1981-0019
Date 10/19/01

Project Name: Big Cheese Pizza – Request for Liquor License – Revised PDB Plan

P r e s e n t **S c e n e d** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in 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.
 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	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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	Letter from Mark Eckert to William Shilling re: numerous contradictions in what was proposed and what is presently exiting- 5/22/81
X	X	Review Sheet Summary	X	X	Site Plan
X		Review Sheets	X		Development Schedule
X	X	Letter from Kathy Portner to Leo Seiler re: request for Minor Change to add a storage area – 10/19/89	X	X	Handwritten Notes to file – Summer of 1989
X		Site Plan of proposed change	X		Lease Agreement
X	X	Letter from Leo Seiler to planning re: remodel – no date	X		Deed
X	X	Hearing - ** - 3/18/81	X		Handwritten Notes to file – items to be resolved
X	X	Letter from Mark Eckert to William Schilling re: list of remaining deficiencies – 10/2/81			
X	X	Planning Commission Minutes - ** - 7/28/81			
X		Development Application			
X		Location Map			
X	X	Letter from William Schilling to Mark Eckert – 6/10/81			
X	X	Letter from Mark Eckert to William Schilling re: comments-6/5/81			

O & NL Wineland
c/o KR & MG Cox
P.O. Box 25
Grand Junction, Co. 81502

Parkview Realty
1310 North Avenue
Grand Junction, Co. 81501

Lynn A. Schmidt & Carolyn A. Hjelt
P.O. Box 1047
Grand Junction, Co. 81502

Big Cheese Pizza
1320 North Avenue
Grand Junction, Co. 81501

Grand Junction Association
0969 154 Road
Glenwood Springs, Co. 81601

Stephen B. Johnson, Jr.
P.O. Box 66
Grand Junction, Co. 81502

David W. Perin
1305 Glenwood Avenue
Grand Junction, Co. 81501

Lee R. Gibson
1307 Glenwood Avenue
Grand Junction, Co. 81501

Glen L. & Eva J. Kuncce
1441 Patterson
Grand Junction, Co. 81501

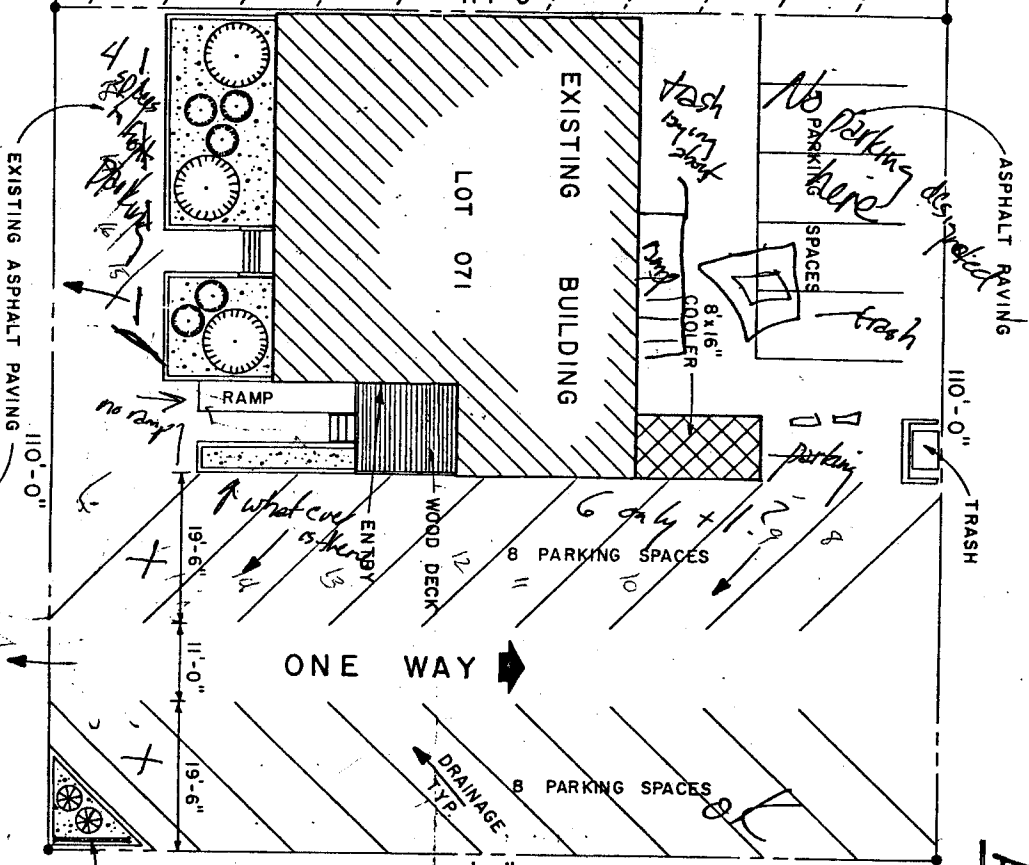
Rutha D. Crank
1311 Glenwood Avenue
Grand Junction, Co. 81501

Stanley I. McFarland
2221 Idelia Court
Grand Junction, Co. 81503

NORTH AVENUE

1112 in front

LEASED PARKING 10 SPACES



EXISTING ASPHALT PAVING 110'-0"

ASPHALT PAVING 110'-0"

TRASH 110'-0"

CONC. CURB & GUTTER

EXISTING DRIVEWAY

EXISTING SIGN

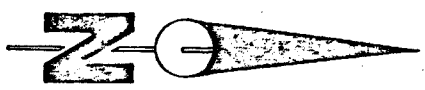
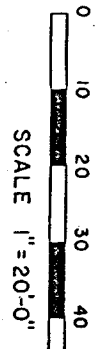
ONE WAY

8 PARKING SPACES

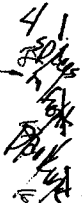
8 PARKING SPACES

GRAND JUNCTION ASSOCIATION
 CHILTONS
 1340 NORTH AVE.
 LOT 070

ALLEY



Aug 10th Due: -



only sk shown
 designated & striped
 1 2 3 4 5 6 7 8
 114'-0" 25' 25' 25' 25' 25' 25' 25' 25'

No parking here
 SPACES
 trash

trash
 by way
 trash

8x16"
 COOLER

parking

EXISTING BUILDING

LOT 071

RAMP

WOOD DECK

ENTRY

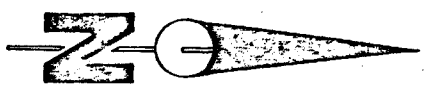
DRAINAGE TYPE

TRASH 110'-0"

ALLEY



SCALE 1" = 20'-0"



Aug 10th Due: -



WILLIAM J. SCHILLING, *Real Estate Appraisals*

February 18, 1981

Development Department
City of Grand Junction
Grand Junction, Colorado

RE: 1320 North Avenue
Big Cheese Pizza

The Big Cheese Pizza Corporation is planning to utilize the structure located at 1320 North Avenue as a sit down and take out pizza/pasta restaurant. The subject building was previously used as a restaurant known as the La Coquille. Since closing approximately two years ago the building has been vacant.

There will be no exterior architectural design change nor any interior structural change with the exception of some remodeling. The structure is presently in very poor condition due to physical damage created by the previous occupants. Most of the damage is cosmetic and it is our intention to do only cosmetic changes in the remodeling with little change in electrical, plumbing and gas services.

There appears to be adequate parking on the site to service the seating capacity of the building, and arrangements have been made with an adjoining property owner to the west for the utilization of parking space after their general business hours.

Thus far the building has proven to be functional for the operation of a restaurant and the intended operation of Big Cheese Pizza will be utilizing the property to its highest and best use.

Hopefully this will satisfy your needs on the intended use and purpose of the Big Cheese Pizza Corporation for the site at

WJS

1320 North Avenue, Grand Junction, Colorado.

Sincerely,

William J. Schilling



WILLIAM J. SCHILLING, *Real Estate Appraisals*

February 25, 1981

DEVELOPMENT SCHEDULE

Big Cheese Pizza
1320 North Avenue
Grand Junction, Colorado 81501

The property is currently being remodeled under a building permit issued by Mesa County Development Department. Anticipated completion date of this remodeling is March 15, 1981. Anticipated opening date is March 20, 1981.

City
County
Development
Department

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

Certified
PO8 6923685
Return Receipt

#19-81

May 22, 1981

William J. Shilling
Big Cheese Pizza
1320 North Ave.
Grand Junction, Colorado 81501

Dear Mr. Shilling:

We are informing you that the Big Cheese Pizza, 1320 North Ave., is not conforming to the site plan as approved by the Grand Junction City Council on March 18, 1981. Based on citizen concern and staff site visits to 1320 North Ave., we have found you to have numerous contradictions in what was proposed and what is presently existing. The following list needs to be addressed in writing and returned to our office within 15 working days. Without receiving your response we will have no choice but to request a rehearing before Grand Junction Planning Commission and City Council concerning this matter.

Contradictions between proposed and existing.

- 1) Unfinished landscaping around sign.
- 2) Landscaping as shown in front of building on plan is more than presently existing.
- 3) No allowed parking was shown in front, yet four spaces are existing.
- 4) Ramp was proposed but not existing.
- 5) Planter or ledge was indicated on plan next to ramp, is not existing.
- 6) Eight parking spaces were shown on east side of building, although only seven (7) presently exist.
- 7) One way directional was indicated but not existing.
- 8) Trash pick-up as indicated is in different location than presently existing.
- 9) Plan proposes five parking spaces in rear of building presently not existing.
- 10) Plan shows ten parking spaces on west, six are existing. The total number of parking spaces is in question.

If you have any questions, please contact this office.

Sincerely,

Mark Eckert

Mark Eckert
Senior City Planner

CC: J. Wysocki
Gerry Ashby
Grand Junction Planning Commission, and Daryl Shrum

City
County
Development
Department

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

Certified
PO8 6923668
Return Receipt

June 5, 1981

William J. Schilling
Big Cheese Pizza
1320 North Ave.
Grand Junction, Colorado 81501

Dear Mr. Schilling:

Regarding the phone conversation with Mark Eckert concerning the differences in what was proposed and what is presently existing at The Big Cheese Pizza, 1320 North Avenue, the staff and Planning Commission were still unclear as to what was actually approved on March 18, 1981. As a result, the staff has reviewed the minutes and comments, and also listened to the tapes of the City Council Public Hearing of March 18, 1981.

The following comments need to be resolved with staff as soon as possible to prevent any further action being taken.

- 1) No mention was made in the minutes, motion or tapes concerning any less landscaping being permitted or allowed than what was proposed on the site plan as approved.
- 2) The ramp in the rear, does it go thru the kitchen, will there be a sign posted to show the handicapped its available, will there be designated handicapped parking spaces?
- 3) The ramp and planter issue was not mentioned as being deleted, only that it was a change from the previous submittal.
- 4) Three angled parking spaces in the front of the building were mentioned in the hearing, not four (4).
- 5) Total number of parking spaces you have existing need to be determined.
- 6) The timeframe as to the approximate completion date of the landscaping around your sign and resolution of the items in question.

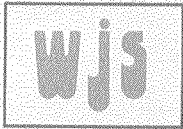
Please contact Bob Goldin, if you have any further questions.

Sincerely,

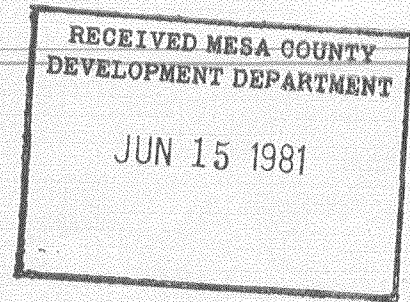
Mark Eckert
Mark Eckert
Senior City Planner

CC: Grand Junction Planning Commission
✓ Alex Candelaria
Jim Wysocki

Daryl Shrum
Gerald Ashby



WILLIAM J. SCHILLING, *Real Estate Appraisals*



June 10, 1981

Mr. Mark Eckert
Senior City Planner
City-County Development Department
City of Grand Junction
Grand Junction, Colorado 81501

Dear Mr. Eckert:

This letter is in response to your letters dated May 22, 1981 and June 5, 1981 concerning some items relating to the site plan of Big Cheese Pizza located at 1320 North Avenue.

As transmitted to you by phone many of the original ten items of the letter dated May 22, 1981 had been covered in many meetings between myself and the city-county development department and the city planning commission. Following is a discussion of the items indicated in your letter dated June 5 1981.

Many of the landscaping problems were discussed at length and detail with the planning commission and the development department. At the time it was determined that this landscaping was originally planned by the previous owner, J.F. Ramsey and did not directly relate to the operation of the Big Cheese Pizza restaurant if parking in the front of the structure was approved by the city. The landscaping on the original plans was to prevent and protect the front location from parking of cars in the spaces indicated. Since that parking was approved at the front of the building there was no longer any need for the extensive landscaping.

The ramp in the rear of the structure enters the building into the main dining area. There is a door bell placed upon the door in order to notify the occupants of the building the needs of handicapped persons. I have made repeated attempts with the planning department and city of Grand Junction in order to obtain handicap signs or information allowing us to purchase same. Unfortunately, in talking to the city clerk, engineering department and traffic control department no one yet has been able to relate this information to me. If you could advise me on the location for obtaining these signs they will be mounted immediately. The handicapped parking space in the front of the building will be designated as such and a directional sign giving instructions as to the location of the ramp entrance will be located in adequate locations.

The ramp and planter issue was discussed and deleted at a meeting between myself and three members of the Grand Junction planning department and planning commission. It was determined that due to the remodeling of the interior only that the handicapped requirements had been fulfilled by the ramp in the rear and that the expansion of the wood deck would be approved. The only question after this original approval was the location of the steps for the wood deck. These steps were originally planned for the east side of the deck but it was recommended that they be placed at the southerly end of the building where they are now situated.

There are presently six angled spaces located on the east side of the building with three straight in spaces located at the north end of the walkin cooler. As previously

WJS

Page 2
June 10, 1981

stated in our phone conversation, these parking spaces were placed at the end of the walkin cooler to facilitate those vehicles making a left turn into the alley in order to comply with our traffic pattern.

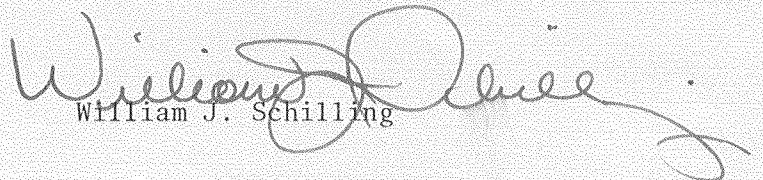
There are presently 22 existing parking spaces located on site exclusive of the five spaces in the rear of the property. These five spaces were deleted with the approval of the utilization of those parking spaces in the front. If need be, those parking spaces in the rear of the building could be adequately stripped to provide parking for employees or customers.

In addition to the parking spaces on site there are ten spaces leased on the west property line from Century 21 Real Estate. During the recent National Junior College Baseball Tournament there were as many as fourteen vehicles parked in this particular area even though we feel that the 10 spaces is a more realistic figure.

The landscaping around the sign will be taken care of in the immediate future. We are waiting for a final approval from the building departement on the building and until such time as the contractor has satisfied our needs we will not release him from his obligation to the completion of the site improvements and interior finishing of the structure.

Hopefully this will satisfy your needs. If not feel free to call my office at any time for any further information or documentation that may be required.

Sincerely,


William J. Schilling

WJS:as

City
County
Development
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343Certified
P 321 722 355
Return Receipt

October 2, 1981

William J. Schilling
Big Cheese Pizza
1320 North Avenue
Grand Junction, Colorado 81501

Dear Mr. Schilling:

As per our phone conversation on October 1, 1981, you requested a list of the remaining deficiencies, they are as follows:

- 1) Landscaping in front portion of the building is still in question.
- 2) Designated handicap ramp in rear of building needs to be signed.
- 3) There were five parking spaces indicated in the approved plan, which are not in as of this date. (More specifically the five parking spaces in the rear portion of the building.)
- 4) Trash pick-up has not been put in as per approved plan.

You will find a copy of the Grand Junction Planning Commission minutes enclosed, dated July 28, 1981. You were in attendance and agreed to the request of the Grand Junction Planning Commission to resolve these issues by August 10, 1981.

If you have any further questions feel free to contact this office.

Sincerely,

*Mark Eckert*Mark Eckert
Senior City Planner

AC/ja

Enclosure

✓CC: Bob Goldin

Summer 1989

1320 North Ave

City Engineer, Don Newton & Planning Tech, Linda Hertzog met several times with Leo Seeler of Big Cheese Pizza to discuss a possible future expansion of the restaurant.

Planning Department's main concern is with the amount of parking on site. It may be that the amount of expansion exceeds 10% (minor change) and that a Revised Final Plan may be required. City Engineer was concerned about ~~access~~ ingress/egress onto property with existing curb cuts.

Landscaping is to remain ~~at~~ approximately same amount as existing - this was another problem - when would it fit?

22-24 parking spaces were required July 28, 1981

19-81

30-75

THE BIG CHEESE

ITEMS TO BE RESOLVED

- 1) LANDSCAPING IN FRONT OF THE BUILDING (8 growls shown)
- 2) DESIGNATED HANDICAPPED PARKING SPACE (Not existing)
- 3) DESIGNATED HANDICAP RAMP IN REAR OF BLDG. (Needs sign)
- 4) THE COMPLETION OF LANDSCAPING AROUND THE POLE SIGN
- 5) THE SIGN LEANING AGAINST THE FRONT OF THE BLDG (in question)
- 6) PARKING:
 - a) ACTUAL NUMBER OF DESIGNATED SPACES ALONG THE WEST SIDE OF THE BLDG. (No curb blks existing)
 - b) ACTUAL NUMBER OF DESIGNATED SPACES IN THE REAR OF THE BLDG (CONCRETE PAD 6" up existing - no parking)
 - c) ACTUAL NUMBER OF DESIGNATED SPACES ALONG THE EAST SIDE OF THE BLDG (6 curb blks existing)
 - d) ACTUAL NUMBER OF DESIGNATED SPACES IN THE FRONT OF THE BLDG. (5 curb blocks existing)
NEED STRIPING, CURB BLOCKS FOR EACH SPACE
- 7) THE PLANTER & 4 UCCA IN THE FRONT ENTRY OF THE BLDG.
- 8) TRASH P/U - (a 3-SIDED SCREEN IS SHOWN)
- 9) ONE WAY DESIGNATED (NOT EXISTING)

We feel he has approximately 23-27 parking spaces that can be considered valid stalls, including the four spaces in the front of the bldg. With curb blocks & striping we can help designate the actual number of spaces.

Big Chase pizza

Proposed remodel

We would like to build an addition on the back of our existing building. Our supplier wants us to take two weeks of supplies at a time, but we don't have the room at this time for a two week supply. We don't anticipate taking any existing parking. That will remain the same as it always was.

Sincerely
Geo Keller
245-9203



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 19, 1989

Leo Seiler
Big Cheese Pizza
1320 North Avenue
Grand Junction, CO 81501

RE: Minor Change to a Development Plan (File #19-81)

Dear Mr. Seiler:

Your request for a Minor Change to add a storage area to 1320 North Avenue has been approved. The proposed 20' by 20' addition to the back of the building will allow for adequate length parking stalls between it and the alley. However, because these spaces abut directly onto the alley, they should be restricted to the two handicap spaces and employee parking and marked as such. The existing handicap ramp will have to be moved and must not extend past the addition into the parking area.

Thank you for your cooperation through this process.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp

xc: File #19-81, #27-89



ROMER REALTY CO.

1316 North Avenue
Grand Junction, Colorado 81501
Business (303) 245-0520

LEASE AGREEMENT

CENTURY 21 Romer Realty Co. leases to Big Cheese Pizza 10 parking spaces on East side of parking lot located at 1316 North Avenue for three years at the rate of \$5.00 per space per month, with option of a 5 year renewal at a negotiated rate.

CENTURY 21 Romer Realty Co.

Linda R. Malone
LINDA R. MALONE
PRESIDENT

2-26-81

REVIEW SHEET SUMMARY

FILE# 19-81

ITEM Revised PDB - Final Plan

DATE SENT TO REVIEW DEPT. _____

Final Plan

DATE DUE 3/9/81

PETITIONER Richard Scariano, 1119 N. 1st St., G.J. (William Schilling)

LOCATION 1320 North Avenue

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/4/81	Transp. Engineer	With the one-way entrance, there is no public exit back onto North Ave. Mototists will have to negotiate the narrow discontinuous alley which connects to Glenwood, and then find their way back to North Ave. There are two existing curb cuts on North Ave. the westerly one should be closed (and restored to STD. City Curb) and the parking in front of the building should be removed. Current construction activity indicates that the steps for the wood deck will be on the parking lot side, rather than is shown on the drawing. This will require at least one parking space be left open for access.
3/9/81	City Engineer	Power of attorney for North Avenue sidewalk or actual construction of a sidewalk to our standards should be obtained. The two parking stalls closest to North Avenue are too close to the street and will require backing over the public sidewalk location. The lane should be a minimum of 13 Ft. for 45° parking. One-way signs should probably be posted at the alley exit to discourage wrong-way entry from the alley.

Doug Chue x 1571

3/4/81 Parking sign

