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File 1982-0003
Date 5/7/02

Project Name: Dunkin Donuts - Conditional Use

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X	X	Review Sheet Summary		
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X		Letter from Edmund Lambert to Planning re: lease of agreement-1/25/82		
X		Fire Flow Survey - 3/22/82		
X		State Dept. of Highways Permit for Access		
X	X	Easement Agreement		
X		Lease of Land for Dunkin Donuts Building		
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X		Letter of Agreement - Option to Lease		
X		Policy Statement for Drive Up Windows		

DUNKIN DONUTS

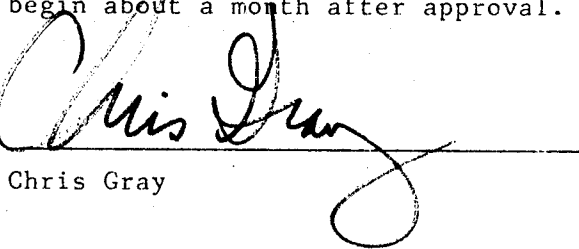
CONDITIONAL USE - DRIVE-UP WINDOW

JANUARY 4, 1982

Our site is located a few hundred feet east of Court Road and North Avenue, on the north side. Furr's Cafeteria is directly across the street. Currently, there is an unoccupied home on the site.

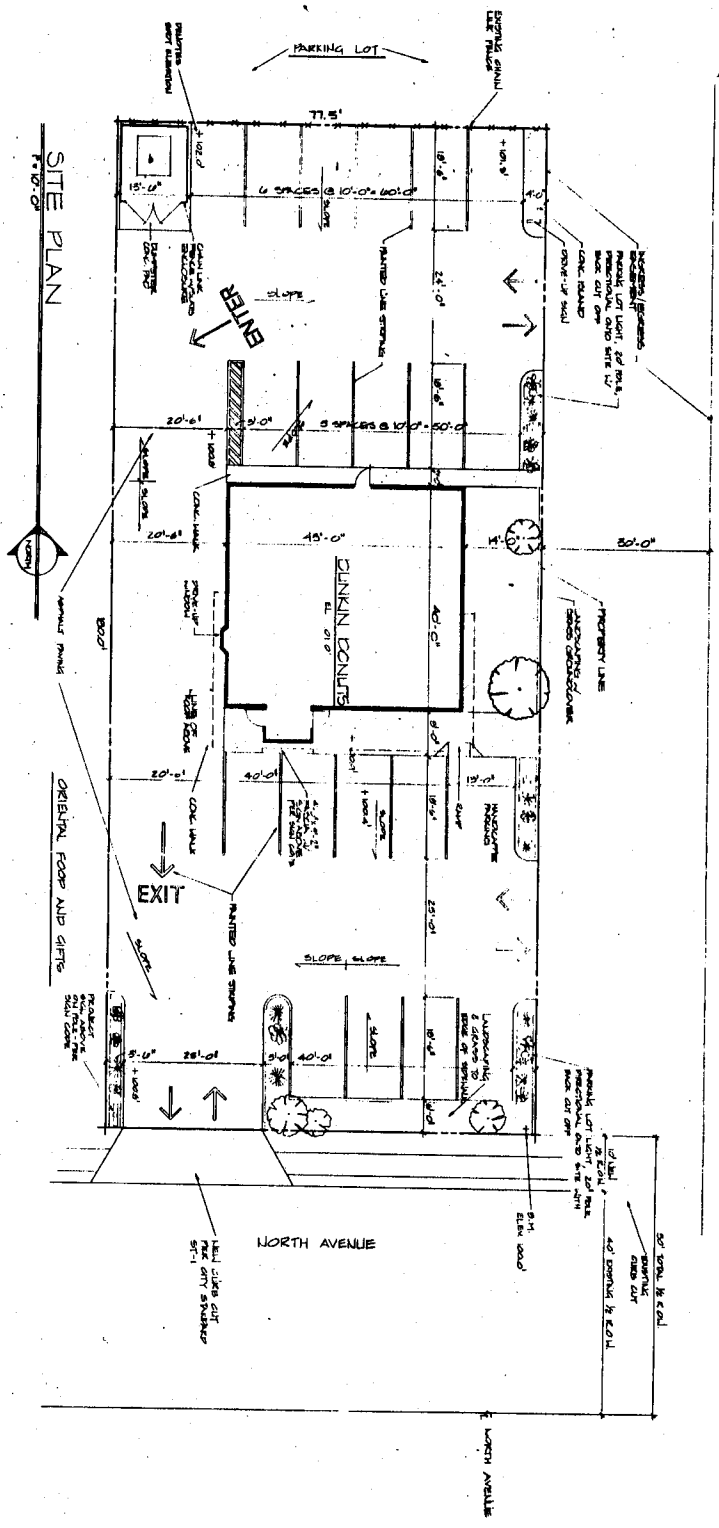
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A six foot wide landscaping buffer borders North Avenue. Parking areas are landscaped, as is the 14 foot east set back between the building and the easement. Parking in excess of code requirements is provided. No food service drive-up windows are near. The closest drive-up facilities are those at Mesa United Bank. Drive-up traffic enters behind the building, separate from sit-down traffic. This same rear entry serves employees and minimal service requirements. The exit is through the front drive. Construction is scheduled to begin about a month after approval.



Chris Gray

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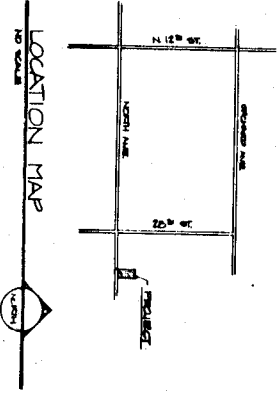


PROJECT DATA

- LOT SIZE: 13,850 SQ. FT.
- BUILDING FOOTPRINT: 11,114 SQ. FT.
- SEATING PROVIDED: 120
- FLOORING PROVIDED: 20
- MATERIALS REQUIRED: 18 SCATS + 3 x 10
- EMPLOYEES: 6
- TOTAL: 18

LANDSCAPE LEGEND

- SHRUBS: CORONADO DAWGWOOD, COTTLEWOOD
- COMPOSITIONS: SWAGAN, SEA DART, MILKHO PINE, THORNS
- RELATIONED TREES: AEM, OR, LINDLEY
- SPECIALTY SYSTEM: HELLER, BURNHAMMER TO ALL LANDSCAPING



EXISTING PLOT CONTAINS THE REMAINS OF AN OLD

OFFICE COPY

#3-82

PAY & PARK

DUNKIN' DONUTS

gray • bremer
architects • planners

DATE: 07/9/78
DRAWN: JLB
SCALE: 1/4" = 1'-0"
SHEET: 1 OF 1

EMPIRE SAVINGS BUILDING &
LOAN ASSOCIATION
1654 California St. #3-82
Denver, CO 80202

JUNCTION BELL FEDERAL
CREDIT UNION #3-82
753 Rood Ave.
Grand Junction, CO 81501

LOGAN WRIGHT FOUNDATION
495 28-1/4 Road
Grand Junction, CO 81501
#3-82

Mr. James Golden
200 N. 6th #3-82
Grand Junction, CO 81501

Mr. Donald T. Kucel &
Mr. Al Newkirk #3-82
2823 North Ave.
Grand Junction, CO 81501

Ms. Nina B. West
508 Court #3-82
Grand Junction, CO 81501

Mr. Sheldon J. Mandell
1231 W. 42nd St.
Chicago, IL 60609 #3-82

MESA UNITED BANK OF GRAND
JUNCTION #3-82
2808 N. Ave.
Grand Junction, CO 81501

FURR'S CAFETERIAS, INC.
P. O. Box #6747 #3-82
Lubbock, TX 79413

EUGENE R. & ALICE E. WIMER
1321 Main St. #3-82
Grand Junction, CO 81501

COLORADO WEST RECREATION
SYSTEMS, INC. #3-82
511 S. Broadway
Grand Junction, CO 81503

COLORADO WEST TIRE CO.
2820 N. Ave. #3-82
Grand Junction, CO 81501

Mr. Raymond R., Jr., &
Ms. Betty D. Angell #3-82
3313 Northridge Dr.
Grand Junction, CO 81501

MAURICE H. & DOVIE A. McCOY
2939 Sunset Dr. #3-82
Grand Junction, CO 81501

P.L. & S. DONOVAN #3-82
2812 N. Ave.
Grand Junction, CO 81501

Mr. Robert R. Sisac, ETAL.
2822 N. Ave. #3-82
Grand Junction, CO 81501

Mr. Paul L. Donovan #3-82 *
2812 N. Ave.
Grand Junction, CO 81501

Gray-Brenner, Architects
2721 North 12th Street #3-82
Suite #1
Grand Junction, Colorado 81501

MESA UNITED BANK OF GRAND
JUNCTION - NAT'L ASSOC.
2808 N. Ave. #3-82
Grand Junction, CO 81501

Rodger Houston
Box 1747
Owensboro, KY 42301
#3-82

EASEMENT AGREEMENT

Real Estate

THIS AGREEMENT is dated the 23rd day of ^{*Month*} December, 1981, between Colorado West Tire Company, a Colorado corporation, whose address is 2820 North Avenue in Grand Junction, Colorado, herein referred to as "Colorado West", and D D Investment ^{CO.}, a partnership consisting of Roger L. Huston, David E. Hocker, Victor Sciacca and Thomas Rodenkirch, whose address for purposes of this agreement is P.O. Box 4330, Grand Junction, Colorado, herein referred to as "D D."

RECITALS

1. Colorado West is the owner of the following described real property situate in the County of Mesa, State of Colorado, to wit:

Beginning at a point 15 feet East of the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence North 230 feet, thence West 167.7 feet, thence South 230 feet, thence East 167.7 feet to the point of beginning, in the City of Grand Junction.

2. D D has a leasehold interest from John C. Sparks and Sally A. Sparks with respect to the following described real property situate in the County of Mesa, State of Colorado, to wit:

The West 92.29 feet of the East 245 feet of the South 230 feet of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, Township 1 South, Range 1 East, except the southerly 40 feet for highway right of way

3. Colorado West operates a tire and automotive repair business on its property.

4. D D intends to operate a Dunkin Donuts business on the property which it has leased.

NOW, THEREFORE, in consideration of the sum of \$2,000, receipt of which is hereby acknowledged, Colorado West does hereby grant unto D D a non-exclusive easement for vehicular ingress and egress over and across the West 15 feet of the Colorado West property as described above upon the following terms and condition:

1. It is understood that D D will utilize the East 15 feet of its property for vehicular ingress and egress, which, when used with Colorado West's West 15 feet will result in a total easement 30 feet in width. D D will obtain the necessary curb cut from the proper governmental authorities to permit utilization of the entire width of the easement, and D D will further pave the westerly portion of the total easement in a manner consistent with the present paving on the balance of the easement. In that regard, D D agrees to grade the paving in such a manner that any surface runoff will be directed to the South, and away from its property as well as the property of Colorado West. D D also agrees to paint a median stripe on the 30 foot easement to facilitate orderly traffic flow.

2. D D will use its best efforts to obtain from the proper governmental authorities an additional curb cut on the West side of the D D property which will be used as an exit for D D's customers, thus making the easement between D D and Colorado West an entrance only for D D's customers. If D D is unable to obtain a curb cut on the West side of D D's property, it may utilize the easement between the parties to this agreement as both entrance and exit from its property.

3. D D will take such measures as are reasonably necessary to prevent automobile access from the property lying immediately West of D D's property through the easement contemplated by this agreement, and D D shall erect such barricade or barrier as may be necessary or desirable to accomplish that objective.

4. It is mutually understood and agreed that other persons have a right to use Colorado West's portion of the easement by virtue of various other easements between Colorado West and those other parties, and therefore it is understood between the parties hereto that the use of such easement shall not be deemed exclusive as between the parties hereto.

5. The term of this easment shall be co-terminus with the lease agreement between D D and the Sparks, and any renewal and extension thereof. When said lease agreement expires

or terminates, this Easement Agreement shall likewise terminate, and each party shall be returned to its respective rights and interest free of the obligation of this Easement Agreement.

5. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

COLORADO WEST TIRE COMPANY,
A Colorado Corporation

By *Joseph Sciacca*
D D INVESTMENT CO.

By *Roger L. Huston*
Roger L. Huston

By *David E. Hocker*
David E. Hocker

By *Victor Sciacca*
Victor Sciacca

By *Thomas Rodenkirch*
Thomas Rodenkirch

DD Investment Co further agrees to the installation of 1 or 2 speed bumps in the 30' easement.

Roger L. Huston Partner

REVIEW SHEET SUMMARY

FILE NO. 3-82 DUE DATE 1/15/82
 ACTIVITY Conditional Use - Drive-up (Dunkin Donuts)
 PHASE Final ACRES _____
 LOCATION North Ave. north side, 250' east of Court Rd. (2816 North Ave.)
 PETITIONER Roger Houston
 PETITIONER ADDRESS Box 1747, Owenboro, KY 42301
 ENGINEER Gray-Brenner, Architects, 2721 North 12th St., Suite #1, Grand Junction, CO 81501

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSSED
 HAS BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Staff Comments	1) Any screening proposed to the west? 2) Signage per City Code. 3) Handicap parking stall designated as such. 4) No gates on trash pick-up - coordinate location and design with Sanitation Department. (enclosure OK but gates not allowed) 5) Internal circulation thru east property needs commitment letter signed or something showing common ingress/egress. 6) If there is no car at drive-up window, what is to prevent cars from entering off North Ave. and driving to rear against 1 way? - may create traffic hazard. Suggest that the curb cut near the exit area be an engress point only. 7) Need lease agreement signed and valid prior to Grand Junction Planning Commission or Grand Junction Planning Commission will make decision to review the project or not. 8) Fire flow and fire hydrants reg's per Fire Department approved prior to Grand Junction Planning Commission public hearing. 9) Pedestrian traffic should not conflict with vehicular traffic, such as parking stalls to the north, maybe could be signed as employee parking only.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/7/82	Mountain Bell	No comments.
1/12/82	City Fire Dept.	Building plans must be submitted for fire flow Hood & extinguishing system will be required over deep fat fryers. Hydrants in area are probably adequate for estimated fire flow of 1000 GPM. The Fire Dept. does not object to this conditional use if adequate fire protection is provided and building meets all building code and fire code regulations.
1/13/82	City Police	We feel this area has too high of an accident rate and the majority of accidents occurring due to congested traffic and improper turns. Attachment.
1/15/82	City Engineer	If approved, 10 ft. of additional right of way and 5 ft. detached sidewalk should be provided on North Avenue. The 30 ft. "ingress/egress easement" shown on the plan is not dedicated right-of-way and is not a public way. It also is posted as a private drive. The proposed new curb cut is opposite a raised median. A driveway permit approval will have to be secured from Colorado Division of Highways by the property owner. Existing utilities should be shown on the plan submittal.

LATE REVIEW SHEETS

1/18/82	Transportation Engineer	
1/18/82	City Utilities	
1/19/82	Mailed Summary to Petitioner and Engineer. Also mailed copy of City Police attachment.	
1/20/82	Public Service	
2/9/82	GJPC Minutes 1/26/82	<p>MOTION: (COMMISSIONER ROSS TRANSMEIER): "MADAM CHAIRMAN, ON ITEM #3-82, CONDITIONAL USE - DUNKIN' DONUTS, I MAKE A MOTION WE TABLE THIS UNTIL SUCH TIME THE PETITION CAN BE COMPLETED WITH THE APPROVAL OF THE STATE HIGHWAY DEPARTMENT AND PERHAPS REDESIGN OF THE EXIT WITH NEIGHBORING PROPERTY AND CLARIFICATION OF THE PROPERTY INGRESS/EGRESS WIDTH ON THE EAST AND THE COMPLETION OF A LEASE AGREEMENT WITH PETITIONER AND ANY OTHER STAFF COMMENTS THAT HAVEN'T BEEN ADDRESSED."</p> <p>THE MOTION WAS SECONDED BY COMMISSIONER DICK LITTLE. CHAIRWOMAN QUIMBY REPEATED THE MOTION AND CALLED FOR A VOTE. THE MOTION WAS APPROVED UNANIMOUSLY, 6-0. CHAIRWOMAN QUIMBY FURTHER STATED THAT THERE ARE TOO MANY PROBLEMS AT THIS TIME, BUT COMPLIMENTED THE PREVAILING ATTITUDE BETWEEN THE NEIGHBORS AND THE PETITIONER OF WILLINGNESS TO RESOLVE THEM.</p> <p>COMMISSIONER TRANSMEIER REMINDED THE PETITIONERS TO SET THIS ITEM UP AS AN AGENDA ITEM FOR THE NEXT HEARING.</p>

2/11/82 Late City Parks

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/1/82	City Parks	No comment.
1/20/82	Public Service	Gas: No objections. Electric: Developer to contact P.S. should removal of existing O.H. line and new point of service.
1/18/82	City Utilities	I don't understand why two curb cuts are needed on North Avenue only the width of four parking spaces apart.
1/18/82	Trans. Engineer	The new North Avenue curb cut will have to go through the Highway Dept. access code permit process. The other two access points are off of a "private" road. Maybe an exit only drive onto North Avenue would be better, since there is a median across from the proposed new curb cut. The location of the dumpster would require the trash truck to travel against traffic in the drive up window lane-- this is not very good.

GJPC MINUTES OF 3/30/82

MOTION (DICK LITTLE): ON CASE #3-82, CONDITIONAL USE -- DUNKIN' DONUTS, 2816 NORTH AVENUE, I MOVE THAT WE FORWARD IT TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THIS PROJECT UPON RECEIPT OF THE ADDITIONAL 10' RIGHT OF WAY, THAT THE PAVING ISSUE AND SPEED BUMPS IN QUESTION BE ADDRESSED, IN ADDITION TO OTHER REVIEW AGENCY COMMENTS, BEFORE GOING TO CITY COUNCIL".

THE MOTION WAS SECONDED BY COMMISSIONER BILL O'DWYER.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

January 22, 1982

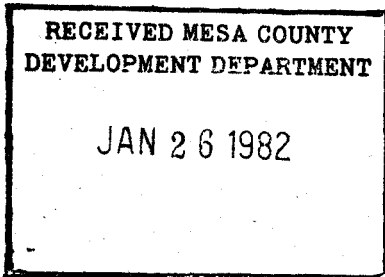
Grand Junction Planning Department
599 White
Grand Junction, Colorado 81501

RE: Conditional Use Drive-up for Dunkin Donuts - File #3-82

The following are responses to Staff and Agency Comments:

Staff:

No screening is proposed to the west. We adjoin another light commercial use and see no conflicts. All signage will be per the Grand Junction sign code. The handicapped parking stall will be so designated. We propose to relocate the trash pick-up in the east corner parking stall. It will be enclosed. No gates will be provided and access will be from the east off the 30 foot easement. This location has been coordinated with the sanitation department. An agreement has been reached in reagrds to the ingress/egress easement on the east. It will be executed pending approval of this conditional use. The drive-up window lane will be signed with appropriate entrance and exit signage. The proposed curb cut on the southwest will be changed to accomodate and exit only orientation. A signed lease agreement will be provided for the project. Staff fire hydrant concerns discussed under the Fire Department. The parking stalls located along the north of this property are are stall for employee parking. Management will require its employees to park there and since these are the least convenient customer spaces, we see no reason to assign them employee parking only.



Mountain Bell:

They had no comments.

City Fire Department:

As construction plans are available, they will be submitted for fire flow study. The Fire Department requests that local fire hydrants are probably adequate for estimated fire flow of 1,000 gallons per minute. If this should not be so or, this project requires more than 1,000 gallons per minute fire flow, an additional fire hydrant will be provided if it becomes necessary. This project will be required to go through the normal building permit process and at that time the fire hydrant situation will have to be taken care of before a building permit can be issued. A complete fire extinguishing system will be provided over the deep fate fryers and will be shown on the construction drawings.

City Police:

They are concerned about the high accident rate and congested traffic on North Avenue. Our project has a properly design circulation pattern and flow internally with adequate stacking room for cars prior to their exit on to North Avenue.

City Engineer:

An additional 10 foot of right-of-way for North Avenue will be given. A detached 5 foot sidewalk will be provided along North Avenue. The 30 foot ingress/egress easement on the east is an easement and not a right-of-way. The existing private drive sign is entirely misleading because the driveway currently serves as an access northward to Craftique and is not a private drive. The required driveway permit will be secured from the Colorado Division of Highways at the time the building permit is issued. Existing utilities were not shown on the submittal because they were not requested through the Action Sheet as part of a conditional use submittal. All required utilities are adjacent to the site and readily accessible to this project.

Transportation Engineer:

His concerns on the southeast curb cut and the location of the trash have been previously addressed.

City Utilities:

Our plan revision of the exit drive on the southeast allows an easy exit for the drive through traffic without funneling them through the parking lot. The entrance/exit at the 30 foot ingress/egress easement allows entrance and exit for the other customers.

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DUNKIN DONUTS

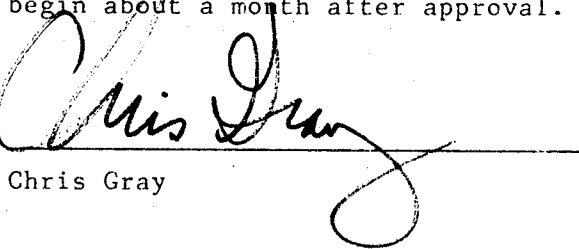
CONDITIONAL USE - DRIVE-UP WINDOW

JANUARY 4, 1982

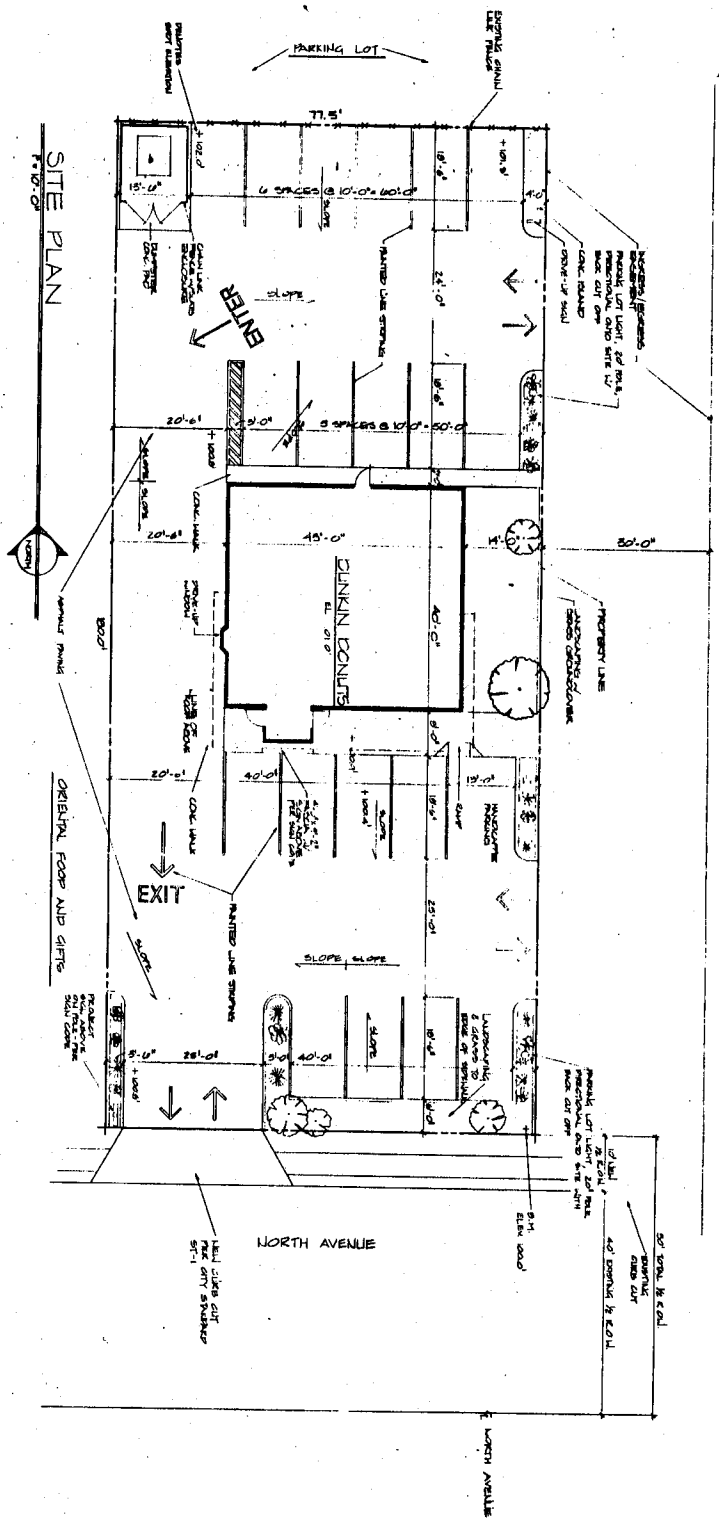
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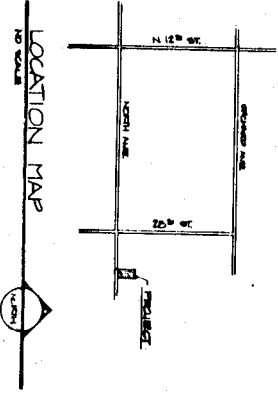


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- LOT SIZE: 13,850 SQ. FT.
- BUILDING FOOTPRINT: 11,414 SQ. FT.
- SEATING PROVIDED: 120
- STAFF PROVIDED: 20
- MEASUREMENTS: 1:8 SCALE: 3/8" = 1'-0"
- DATE: 11/15/06
- TOTAL: 15

LANDSCAPE LEGEND

- SHRUBS: CORNUS, OLEANDER, COTONEASTER
- COMPOSITE: SMILAX, SAN GEBELI, NEROLI, PINE, THORN
- RELIGIOUS TREES: AKA OR LINDA
- SPRINKLER SYSTEM: HALL, IN SPACES TO ALL LANDSCAPING



ADDITIONAL PAGES AVAILABLE UPON REQUEST

OFFICE COPY

#3-82

PAY & PAK

DUNKIN' DONUTS

gray • bremer
architects • planners

DATE: 11/15/06
DRAWN: JTB
CHECKED: JTB
SCALE: 1/8" = 1'-0"
SHEET: 1
OF: 1

EMPIRE SAVINGS BUILDING &
LOAN ASSOCIATION
1654 California St. #3-82
Denver, CO 80202

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EASEMENT AGREEMENT

Real Estate

THIS AGREEMENT is dated the 23rd day of ^{*Month*} December, 1981, between Colorado West Tire Company, a Colorado corporation, whose address is 2820 North Avenue in Grand Junction, Colorado, herein referred to as "Colorado West", and D D Investment ^{CO.}, a partnership consisting of Roger L. Huston, David E. Hocker, Victor Sciacca and Thomas Rodenkirch, whose address for purposes of this agreement is P.O. Box 4330, Grand Junction, Colorado, herein referred to as "D D."

RECITALS

1. Colorado West is the owner of the following described real property situate in the County of Mesa, State of Colorado, to wit:

Beginning at a point 15 feet East of the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence North 230 feet, thence West 167.7 feet, thence South 230 feet, thence East 167.7 feet to the point of beginning, in the City of Grand Junction.

2. D D has a leasehold interest from John C. Sparks and Sally A. Sparks with respect to the following described real property situate in the County of Mesa, State of Colorado, to wit:

The West 92.29 feet of the East 245 feet of the South 230 feet of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, Township 1 South, Range 1 East, except the southerly 40 feet for highway right of way

3. Colorado West operates a tire and automotive repair business on its property.

4. D D intends to operate a Dunkin Donuts business on the property which it has leased.

NOW, THEREFORE, in consideration of the sum of \$2,000, receipt of which is hereby acknowledged, Colorado West does hereby grant unto D D a non-exclusive easement for vehicular ingress and egress over and across the West 15 feet of the Colorado West property as described above upon the following terms and condition:

1. It is understood that D D will utilize the East 15 feet of its property for vehicular ingress and egress, which, when used with Colorado West's West 15 feet will result in a total easement 30 feet in width. D D will obtain the necessary curb cut from the proper governmental authorities to permit utilization of the entire width of the easement, and D D will further pave the westerly portion of the total easement in a manner consistent with the present paving on the balance of the easement. In that regard, D D agrees to grade the paving in such a manner that any surface runoff will be directed to the South, and away from its property as well as the property of Colorado West. D D also agrees to paint a median stripe on the 30 foot easement to facilitate orderly traffic flow.

2. D D will use its best efforts to obtain from the proper governmental authorities an additional curb cut on the West side of the D D property which will be used as an exit for D D's customers, thus making the easement between D D and Colorado West an entrance only for D D's customers. If D D is unable to obtain a curb cut on the West side of D D's property, it may utilize the easement between the parties to this agreement as both entrance and exit from its property.

3. D D will take such measures as are reasonably necessary to prevent automobile access from the property lying immediately West of D D's property through the easement contemplated by this agreement, and D D shall erect such barricade or barrier as may be necessary or desirable to accomplish that objective.

4. It is mutually understood and agreed that other persons have a right to use Colorado West's portion of the easement by virtue of various other easements between Colorado West and those other parties, and therefore it is understood between the parties hereto that the use of such easement shall not be deemed exclusive as between the parties hereto.

5. The term of this easment shall be co-terminus with the lease agreement between D D and the Sparks, and any renewal and extension thereof. When said lease agreement expires

or terminates, this Easement Agreement shall likewise terminate, and each party shall be returned to its respective rights and interest free of the obligation of this Easement Agreement.

5. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

COLORADO WEST TIRE COMPANY,
A Colorado Corporation

By *Joseph Sciacca*
D D INVESTMENT CO.

By *Roger L. Huston*
Roger L. Huston

By *David E. Hocker*
David E. Hocker

By *Victor Sciacca*
Victor Sciacca

By *Thomas Rodenkirch*
Thomas Rodenkirch

DD Investment Co further agrees to the installation of 1 or 2 speed bumps in the 30' easement.

Roger L. Huston Partner

REVIEW SHEET SUMMARY

FILE NO. 3-82 DUE DATE 1/15/82
 ACTIVITY Conditional Use - Drive-up (Dunkin Donuts)
 PHASE Final ACRES _____
 LOCATION North Ave. north side, 250' east of Court Rd. (2816 North Ave.)
 PETITIONER Roger Houston
 PETITIONER ADDRESS Box 1747, Owenboro, KY 42301
 ENGINEER Gray-Brenner, Architects, 2721 North 12th St., Suite #1, Grand Junction, CO 81501

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSSED
 HAS BEEN ADDRESSSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Staff Comments	1) Any screening proposed to the west? 2) Signage per City Code. 3) Handicap parking stall designated as such. 4) No gates on trash pick-up - coordinate location and design with Sanitation Department. (enclosure OK but gates not allowed) 5) Internal circulation thru east property needs commitment letter signed or something showing common ingress/egress. 6) If there is no car at drive-up window, what is to prevent cars from entering off North Ave. and driving to rear against 1 way? - may create traffic hazard. Suggest that the curb cut near the exit area be an engress point only. 7) Need lease agreement signed and valid prior to Grand Junction Planning Commission or Grand Junction Planning Commission will make decision to review the project or not. 8) Fire flow and fire hydrants reg's per Fire Department approved prior to Grand Junction Planning Commission public hearing. 9) Pedestrian traffic should not conflict with vehicular traffic, such as parking stalls to the north, maybe could be signed as employee parking only.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/7/82	Mountain Bell	No comments.
1/12/82	City Fire Dept.	Building plans must be submitted for fire flow Hood & extinguishing system will be required over deep fat fryers. Hydrants in area are probably adequate for estimated fire flow of 1000 GPM. The Fire Dept. does not object to this conditional use if adequate fire protection is provided and building meets all building code and fire code regulations.
1/13/82	City Police	We feel this area has too high of an accident rate and the majority of accidents occurring due to congested traffic and improper turns. Attachment.
1/15/82	City Engineer	If approved, 10 ft. of additional right of way and 5 ft. detached sidewalk should be provided on North Avenue. The 30 ft. "ingress/egress easement" shown on the plan is not dedicated right-of-way and is not a public way. It also is posted as a private drive. The proposed new curb cut is opposite a raised median. A driveway permit approval will have to be secured from Colorado Division of Highways by the property owner. Existing utilities should be shown on the plan submittal.

LATE REVIEW SHEETS

1/18/82	Transportation Engineer	
1/18/82	City Utilities	
1/19/82	Mailed Summary to Petitioner and Engineer. Also mailed copy of City Police attachment.	
1/20/82	Public Service	
2/9/82	GJPC Minutes 1/26/82	<p>MOTION: (COMMISSIONER ROSS TRANSMEIER): "MADAM CHAIRMAN, ON ITEM #3-82, CONDITIONAL USE - DUNKIN' DONUTS, I MAKE A MOTION WE TABLE THIS UNTIL SUCH TIME THE PETITION CAN BE COMPLETED WITH THE APPROVAL OF THE STATE HIGHWAY DEPARTMENT AND PERHAPS REDESIGN OF THE EXIT WITH NEIGHBORING PROPERTY AND CLARIFICATION OF THE PROPERTY INGRESS/EGRESS WIDTH ON THE EAST AND THE COMPLETION OF A LEASE AGREEMENT WITH PETITIONER AND ANY OTHER STAFF COMMENTS THAT HAVEN'T BEEN ADDRESSED."</p> <p>THE MOTION WAS SECONDED BY COMMISSIONER DICK LITTLE. CHAIRWOMAN QUIMBY REPEATED THE MOTION AND CALLED FOR A VOTE. THE MOTION WAS APPROVED UNANIMOUSLY, 6-0. CHAIRWOMAN QUIMBY FURTHER STATED THAT THERE ARE TOO MANY PROBLEMS AT THIS TIME, BUT COMPLIMENTED THE PREVAILING ATTITUDE BETWEEN THE NEIGHBORS AND THE PETITIONER OF WILLINGNESS TO RESOLVE THEM.</p> <p>COMMISSIONER TRANSMEIER REMINDED THE PETITIONERS TO SET THIS ITEM UP AS AN AGENDA ITEM FOR THE NEXT HEARING.</p>

2/11/82 Late City Parks

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/1/82	City Parks	No comment.
1/20/82	Public Service	Gas: No objections. Electric: Developer to contact P.S. should removal of existing O.H. line and new point of service.
1/18/82	City Utilities	I don't understand why two curb cuts are needed on North Avenue only the width of four parking spaces apart.
1/18/82	Trans. Engineer	The new North Avenue curb cut will have to go through the Highway Dept. access code permit process. The other two access points are off of a "private" road. Maybe an exit only drive onto North Avenue would be better, since there is a median across from the proposed new curb cut. The location of the dumpster would require the trash truck to travel against traffic in the drive up window lane-- this is not very good.

GJPC MINUTES OF 3/30/82

MOTION (DICK LITTLE): ON CASE #3-82, CONDITIONAL USE -- DUNKIN' DONUTS, 2816 NORTH AVENUE, I MOVE THAT WE FORWARD IT TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL OF THIS PROJECT UPON RECEIPT OF THE ADDITIONAL 10' RIGHT OF WAY, THAT THE PAVING ISSUE AND SPEED BUMPS IN QUESTION BE ADDRESSED, IN ADDITION TO OTHER REVIEW AGENCY COMMENTS, BEFORE GOING TO CITY COUNCIL".

THE MOTION WAS SECONDED BY COMMISSIONER BILL O'DWYER.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

January 22, 1982

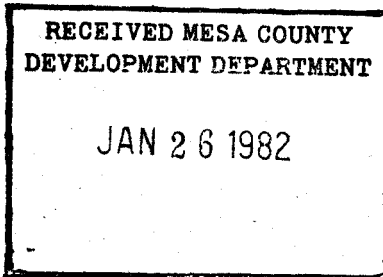
Grand Junction Planning Department
599 White
Grand Junction, Colorado 81501

RE: Conditional Use Drive-up for Dunkin Donuts - File #3-82

The following are responses to Staff and Agency Comments:

Staff:

No screening is proposed to the west. We adjoin another light commercial use and see no conflicts. All signage will be per the Grand Junction sign code. The handicapped parking stall will be so designated. We propose to relocate the trash pick-up in the east corner parking stall. It will be enclosed. No gates will be provided and access will be from the east off the 30 foot easement. This location has been coordinated with the sanitation department. An agreement has been reached in reagrds to the ingress/egress easement on the east. It will be executed pending approval of this conditional use. The drive-up window lane will be signed with appropriate entrance and exit signage. The proposed curb cut on the southwest will be changed to accomodate and exit only orientation. A signed lease agreement will be provided for the project. Staff fire hydrant concerns discussed under the Fire Department. The parking stalls located along the north of this property are are stall for employee parking. Management will require its employees to park there and since these are the least convenient customer spaces, we see no reason to assign them employee parking only.



Mountain Bell:

They had no comments.

City Fire Department:

As construction plans are available, they will be submitted for fire flow study. The Fire Department requests that local fire hydrants are probably adequate for estimated fire flow of 1,000 gallons per minute. If this should not be so or, this project requires more than 1,000 gallons per minute fire flow, an additional fire hydrant will be provided if it becomes necessary. This project will be required to go through the normal building permit process and at that time the fire hydrant situation will have to be taken care of before a building permit can be issued. A complete fire extinguishing system will be provided over the deep fate fryers and will be shown on the construction drawings.

City Police:

They are concerned about the high accident rate and congested traffic on North Avenue. Our project has a properly design circulation pattern and flow internally with adequate stacking room for cars prior to their exit on to North Avenue.

City Engineer:

An additional 10 foot of right-of-way for North Avenue will be given. A detached 5 foot sidewalk will be provided along North Avenue. The 30 foot ingress/egress easement on the east is an easement and not a right-of-way. The existing private drive sign is entirely misleading because the driveway currently serves as an access northward to Craftique and is not a private drive. The required driveway permit will be secured from the Colorado Division of Highways at the time the building permit is issued. Existing utilities were not shown on the submittal because they were not requested through the Action Sheet as part of a conditional use submittal. All required utilities are adjacent to the site and readily accessible to this project.

Transportation Engineer:

His concerns on the southeast curb cut and the location of the trash have been previously addressed.

City Utilities:

Our plan revision of the exit drive on the southeast allows an easy exit for the drive through traffic without funneling them through the parking lot. The entrance/exit at the 30 foot ingress/egress easement allows entrance and exit for the other customers.

