Table of Contents

Project Name: <u>Dusty's Family Restaurant - Conditional Use</u>

File_198**2**-0013

D	ne_	6/3/02
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
S	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e n	n e	guide for the contents of each file.
ť	d	
		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
		Review Sheet Summary
X	-	Application form
	_	• •
_	_	Review Sheets
_		Receipts for fees paid for anything
_		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
c_{-}		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
X	X	*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	Ш	Review Sheet Summary
X		Review Sheets Planning Commission Minutes - ** - 3/30/82
X	X	Public Notice Posting – 3/16/82
X		Development Application – 1/26/82
X	X	Impact Statement
	X	
<u>X</u>	X	Site Plan (to be scanned)
-	Н	
<u> </u>	L.,	
L		

Harold A. & Dorothy L. Stortz 732 Belford Avenue Grand Junction, Colorado 81501 #B-82

W. R. & Jean L. Bray 1015 North 7th Street Grand Junction, Colorado 81501 #B-82

Ken Rabideau Dennis J. Edson 1211 North 7th Street Grand Junction, Colorado 81501 #13-82 W. R. & Jean L. Bray 2660 G Road Grand Junction, Colordo.81501 #3-82

Leland A. Schmidt J. M. Lacy 536 Bookcliff Drive Grand Junction, Colorado 81501 Chris Jouflas 319 Bellaire Dr. 81201

erry Dumford or Junklader 710 North Ave.

Lynn A. Schmidt P.O. Box 5927, T.A. Denver, Colorado 80217

81201

C. R. Brown Oil Company 1105 Colorado Avenue Grand Junction, Colorado 81501 #13-82

Richard A. Hudson, Trust c/o ZDS Inc. 306 Delaware Avenue Colorado Springs, Colo. 80909

#13-82

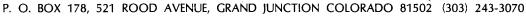
Mesa County School District 51 2115 Grand Avenue Grand Junction, Colorado 81501 #3-82

Nellie F. Murry 629 North Avenue Grand Junction, Colorado 81501 *13-82

Anderson Seed-Grain, Inc. P. O. Box 3419 Grand Junction, Colorado 81502 #1382

Mary E. Taylor 763 Glenwood Avenue Grand Junction, Colorado 81501 #13-82	Rolly E. & L. Campbell 636 Santa Clara Grand Junction, Colorado 81501 #/3-82	L. E. & D. M. Laycock 760 Glenwood Avenue Grand Junction, Colorado 81501 #13-87
Gary DeRush 759 Glenwood Avenue Grand Junction, Colorado 81501 #13-87	Homer T. Jr. & Melode M. Hurst 745 Bunting Avenue Grand Junction, Colorado 81501	Janell J. & Terrence I. Boggs 1214 North 7th Street Grand Junction, Colorado 81501
William H. & Z. M. McClurg 751 Glenwood Avenue Grand Junction, Colorado 81501 #13-82	Audrey Swan 727 Bunting Avenue Grand Junction, Colorado 81501 #3-87	The American Oil Co. 600 Cherry Street, No. 915 Denver, Colorado 80222
John P. & Judy I. Canning 733 Glenwood Avenue Grand Junction, Colorado 81501 #(3-82	H. Curt & Freda A. Crouch 1236 North 7th Street Grand Junction, Colorado 81501	W. R. Bray & Jean L. Bray 1041 North 7th Street Grand Junction, Colorado 81501
Constance S. Jouflas 319 Belaire Drive Grand Junction, Colorado 81501	H. Curt & Freda A. Crouch 1226 North 7th Street Grand Junction, Colorado 81501	Wilma Porter 2700 G Road Grand Junction, Colorado 81501 #/3-82
Harriet M. Dorrance 410 Franklin Ave., Apt. 3 Grand Junction, Colorado 81501 #13-82	John E. & Kimberly E. Williams Baird B. & Christine L. Brown 677 Larkspur Lane Grand Junction, Colorado 81501	Harold A. & Dorothy L. Stortz 775 Kennedy Avenue Grand Junction, Colorado 81501
Rankin & Co., Inc. 1043 North Avenue Grand Junction, Colorado 81501 #13-87	1st Natl Bank in G.J., Trustee 730 Glenwood Avenue Grand Junction, Colorado 81501	Carmine & Yolanda Monte P. O. Box 3080 Grand Junction, Colorado 81502 #/3-82
Vicki Lynn Wolcott John Betts Wolcott Daniel P. Wolcott 769 Bunting Avenue Grand Junction, Colorado 81501	Gerald R. & G. A. Miller 740 Glenwood Avenue Grand Junction, Colorado 81501	Helen M. Pinger 2802 Hall Avenue Grand Junction, Colorado 81501 #/3-8>
J. R. & W. M. Kirkpatrick 757 Bunting Avenue Grand Junction, Colorado 81501 #1387	Elaine Diorio 361 Newark Street Aurora, Colorado 80010 #/3-82	James E. & Thomas C. Pinger 624 Broken Spoke Road Grand Junction, Colorado 81501

WESTERN COLORADO TITLE CO.



P. O. BOX 579, 431 SOUTH 2ND STREET, MONTROSE, COLORADO 81401 (303) 249-7944

P. O. BOX 528, 721 MAIN STREET, DELTA, COLORADO 81416 (303) 874-8286



February 19, 1982

TO WHOM IT MAY CONCERN

Western Colorado Title Company hereby certifies that the list set forth below is all of the landowners together with tax schedule numbers and mailing addresses as found in the Mesa County Tax Assessor's Office with property interests located within 300 feet of the boundary for Dusty's described as follows:

Lots 13 to 20, both inclusive, of Block 2 in Craig's Subdivision in the City of Grand Junction, Colorado.

The West one-half of a tract of land described as beginning at the Northwest corner of Lot 21 in Block 2 of Craig's Subdivision; thence West 15 feet, thence South 122.5 feet, thence East 15 feet, thence North 122.5 feet to the Point of Beginning.

PROPERTY OWNERS WITHIN 300 FEET

<u>Owner</u>	Address	<u>Tax Schedule No.</u>
Ken Rabideau & Dennis J. Edson Leland A. Schmidt & Jim Lacy Leland A. Schmidt & Jim Lacy	1211 N. 7th Street 536 Bookcliff Drive 536 Bookcliff Drive	2945-114-00-034 2945-114-00-035 2945-114-00-036
Lynn A. Schmidt C. R. Brown Oil Co.	PO Bx 5927 T.A. Denver 1105 Colorado	2945-114-00-043 2945-114-00-001
Richard A. Hudson, Trust	c/o ZDS Inc.	2945-114-00-002
	306 Delaware Avenue	
	Colorado Springs, CO 80	909
W. R. Hall	2518 Hiway 6 & 50	2945-114-00-006
Nellie F. Murry	629 North Avenue	
	PO Box 3419-Grand Jct.	2945-142-06-005
W. R. Bray & Jean L. Bray	1015 N. 7th Street	2945-142-06-006
W. R. Bray & Jean L. Bray	2660 G. Road	2945-142-06-007
Mary E. Taylor	763 Glenwood Avenue	2945-114-18-001
Gary DeRush	759 Glenwood Avenue	2945-114-18-002
William H. & A. M. McClurg	751 Glenwood Avenue	2945-114-18-003
John P. & Judy I. Canning	733 Glenwood Avenue	2945-114-18-004
Constance S. Jouflas	319 Belaire Drive	2945-114-18-005
Constance S. Jouflas	319 Belaire Drive	2945-114-18-008
Harriet M. Dorrance	410 Franklin Avenue	2945-114-18-009
Rankin & Co., Inc.	1043 North Avenue	2945-114-18-010

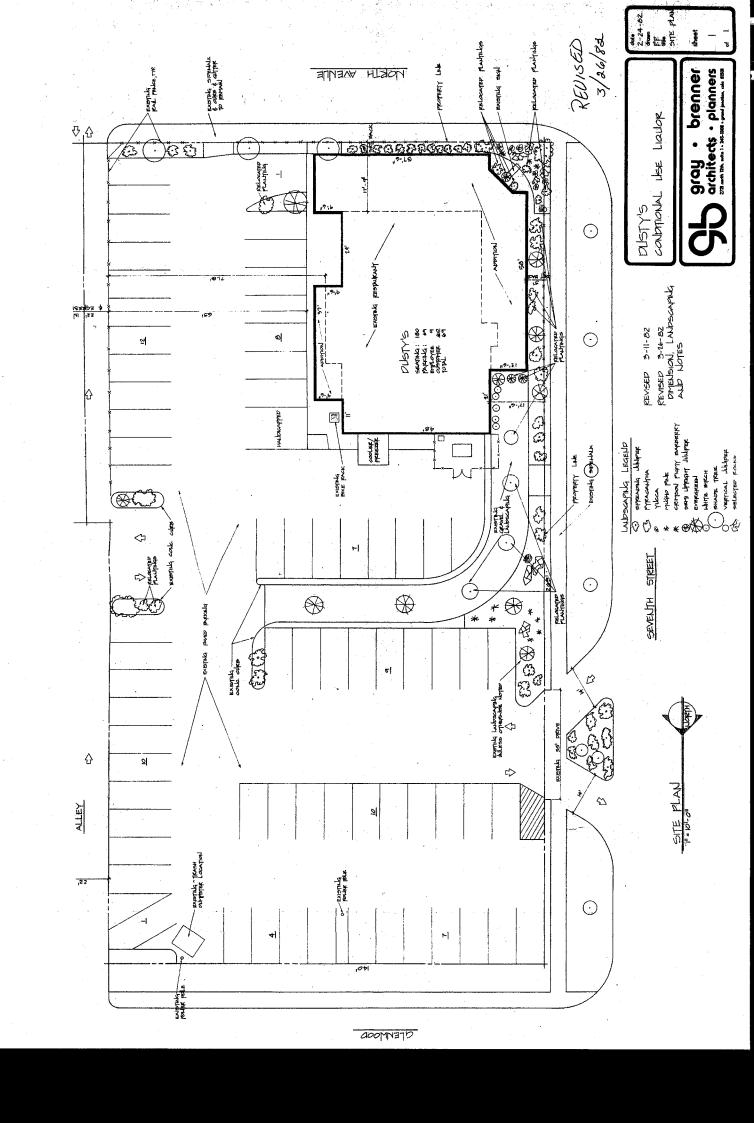
REPRESENTING

CHICAGO TITLE INSURANCE COMPANY

Vicki Lynn Wolcott John Betts Wolcott Daniel P. Wolcott J. R. & W. M. Kirkpatrick Rolly E. & L. Campbell Homer Theodore Hurst, Jr. &	769 Bunting Avenue 769 Bunting Avenue 769 Bunting Avenue 757 Bunting Avenue 636 Santa Clava	2945-114-16-001 2945-114-16-001 2945-114-16-001 2945-114-16-002 2945-114-16-003
Melode M. Hurst	745 Bunting Avenue	2945-114-16-004
John P. Canning	733 Glenwood Avenue	2945-114-16-005
Audrey Swan	727 Bunting Avenue	2945-114-16-006
H. Curt & Freda A. Crouch	1236 7th Street	2945-114-16-007
H. Curt & Freda A. Crouch	1226 7th Street	2945-114-16-008
John E. & Kimberly E. Williams	677 Larkspur Lane	2945-114-16-010
Baird B. & Christine L. Brown	677 Larkspur Lane	2945-114-16-010
1st National Bank Gr.Jct-Trustee	730 Glenwood Avenue	2945-114 - 16-012
Gerald R. & G. A. Miller	740 Glenwood Avenue	2945-114-16-013
Elaine Diorio	361 Newark St.	
	Aurora, CO 80010	2945-114-16-014
L. E. & D. M. Laycock	760 Glenwood Avenue	2945-114-16-015
Janell J. & Terrence I. Boggs	1214 N. 7th Street	2945-114 - 16-016
The American Oil Co.	600 Cherry St. No. 915	
	Denver, CO 80222	2945-141-01-001
W. R. Bray & Jean L. Bray	1041 N. 7th Street	2945-141-01-002
W. R. Bray & Jean L. Bray	1041 N. 7th Street	2945-141-01-003
Wilma Porter	2700 G. Road	2945-141-02-001
Harold A. & Dorothy L. Stortz	775 Kennedy Avenue	2945-141-02-002
Harold A. & Dorothy L. Stortz	775 Kennedy Avenue	2945-141-02-003
Carmine & Yolanda Monte	PO Box 3080	2945-141-02-004
Helen M. Pinger	2802 Hall Avenue	2945-141-02-005
James E. Pinger & Thomas C.	624 Broken Spoke Rd.	2945-141-02-006
Harold A. & Dorothy L. Stortz	732 Belford Avenue	2945-141-02-009
Harold A. & Dorothy L. Stortz	732 Belford Avenue	2945-141-02-010
Harold A. & Dorothy L. Stortz	732 Belford Avenue	2945-141-02-011
Harold A. & Dorothy L. Stortz	732 Belford Avenue	2945-141-02-012
Helen M. Pinger	2802 Hall Avenue	2945-141-02-015

WESTERN COLORADO TITLE COMPANY

DONALD K. PARIS, MANAGER



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DUSTY'S FAMILY RESTAURANT

CONDITIONAL USE - LIQUOR LICENSE

IMPACT STATEMENT - CONSTRUCTION SCHEDULE

MARCH 1, 1982

Dusty's is an existing family style restaurant located on the northeast corner of Seventh and North Avenue. An addition is planned along the south and west sides. The existing facility will seat around 60, after the abandonment of seating in the second story loft. This loft area will be used as an employee lounge and storage area. Seating for around 100 more will be provided in the addition. Parking spaces for 69 cars is provided, which is more than code requirement.

Liquor will be served only with the purchase of a meal. No bar or lounge area will be built; all drinks will be served to a dining room table. Drinks will not be served to patrons not eating a meal. This policy will be strictly enforced by the management because they have no desire to create a "lounge" atmosphere. A service bar will be set up in the kitchen area. All drinks will be served out of the main kitchen through this service bar. All waitresses involved in serving liquor will be over 21 years of age.

Neighborhood impact will be minimal. Aurelio's, adjacent to this site on the east, serves liquor. Therefore, liquor is already in the neighborhood. Since liquor will only be served with meals, no additional traffic will be created.

Purpose of this request is to allow Dusty's patrons the option of having beer, wine or a mixed drink with their meal.

The construction of the addition will commence on or about May 15, 1982. But, no work will be done in the service bar area unless and until the liquor likense application is approved.

Chris Gray, AIA

CG/pg

March 25, 1982

Mr. Alex Candelaria Grand Junction Planning Department 5th & White Street Grand Junction, Colorado 81501

RE: Dusty's Restaurant - File No. 13-82 Conditional Use Hotel/Restaurant Liquor License

Dear Alex:

Enclosed please find three copies of the revised site plan on Dusty's. We revised the plan to show the areas receiving new landscaping and it has been dimensioned. Also, we have the following responses to Staff Comments:

- 1. The additions are set back from the property line on the south and west by 5 feet. This is the required setback for this piece of property.
- 2. The dimensions of the addition have been shown on the revised plan.
- 3. We are not planning any buffering or screening to separate the existing use from the residential use on the northeast. The existing residence across the alley on the northeast has an existing fence along its property line, so it is already screened. No other residenial use adjoins this property.
- 4. The revised site plan shows the area receiving new landscaping. All other areas have existing landscaping and no work is scheduled for these areas.
- 5. The new site plan fully dimensions the addition and important dimensions of existing construction are given. All other situations are existing and no change is scheduled for those areas.
- 6. The trash pick-up is an existing location and is currently being serviced at that location.
- 7. No new signage is planned. All existing signage will remain.

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March 25, 1982

Page 2.

8. The existing sidewalk along North Avenue will remain. The southern addition to Dusty's is set back the required distance from the southern property line. The sidewalk along North Avenue is on public property and not on Dusty's property.

Sincerely

Chris Gray, AIA

CG/pg

Enclosure

REVIEW SHEET SUMMARY

FILE NO	13-82		DUE DATE	3/12/82
ACTIVITY _	Cond. Use - Hotel/Res	staurant Liquor Licer	ise (Dusty's Res	taurant)
PHASE				ACRES
LOCATION _	710 North Avenue, Gr	and Junction, CO 815	501	-
PETITIONER	Dusty's Family Res	taurant, Inc.		
PETITIONER	ADDRESS 710 North	Avenue, Grand Juncti	ion, CO 81501	
ENGINEER _	Chris Gray			
OVERALL	_ CONSIDERATIO	ONS		
OVER	ALL COMPATABILIT	Y		
_ CONS	ISTENCY			
_ ADJA	CENT PROPERTY			*
_ CHAN	GE IN THE AREA			
_ TRAF	FIC IMPACT			
RAS NOT BEEN ADDRESSED RAS BEEN ADDRESSED			/	
DATE REC.	AGENCY	COMMENTS		
3/11/82	City Fire Dept.	This office has no construction must mubuilding code requi	eet the Uniform	
3/17/82	Staff Comments	traffic? 2. What are the di 3. Is there any bu the business use vs 4. Need a detailed 5. Need a plan whe 6. Trash pick-up n agency. 7. Need signage de 8. What about the remain in present l	mensions of the ffering/screening residential used landscaping placeds to be coordinated. sidewalk along location? If so as to location? (Trashuly 3 sided enclosed	ng intended to separate e? an. s dimensioned. dinated with appropriate North Avenue? Will it , it needs to be checked of sidewalk vs building pickup won't allow osure.)

4/12/82 MINUTES OF 3/30/82

MOTION: (COMMISSIONER DICK LITLE): "ON FILE #13-82, CONDITIONAL USE--HOTEL/RESTAURANT LIQUOR LICENSE FOR DUSTY'S, LOCATION OF 7TH AND NORTH AVENUE, I MOVE WE FORWARD FILE TO CITY COUNCIL AND REOCMMEND APPROVAL PER REVIEW AGENCY COMMENTS."

COMMISSIONER SUSAN RINKER SECONDED THE MOTION.

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 4-1, WITH COMMISSIONER O'DWYER OPPOSED.

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