



Harold A. & Dorothy L. Stortz  
732 Belford Avenue  
Grand Junction, Colorado 81501

#13-82

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

#13-82

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, Colorado 81501

#13-82

Leland A. Schmidt  
J. M. Lacy  
536 Bookcliff Drive  
Grand Junction, Colorado 81501

#13-82

Chris Souflas  
319 Bellaire Dr.

City 81501

#13-82

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

#13-82

Perry Dunsford or Frank Kadder  
710 North Ave.

City 81501

#13-82

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

#13-82

Nellie F. Murry  
629 North Avenue  
Grand Junction, Colorado 81501

#13-82

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

#13-82

Mary E. Taylor  
763 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

Rolly E. & L. Campbell  
636 Santa Clara  
Grand Junction, Colorado 81501  
#13-82

L. E. & D. M. Laycock 760  
Glenwood Avenue Grand  
Junction, Colorado 81501  
#13-82

Gary DeRush  
759 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

Homer T. Jr. & Melode M. Hurst  
745 Bunting Avenue  
Grand Junction, Colorado 81501  
#13-82

Janell J. & Terrence I. Boggs  
1214 North 7th Street  
Grand Junction, Colorado 81501  
#13-82

William H. & Z. M. McClurg  
751 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

Audrey Swan  
727 Bunting Avenue Grand  
Junction, Colorado 81501  
#13-82

The American Oil Co.  
600 Cherry Street, No. 915  
Denver, Colorado 80222  
#13-82

John P. & Judy I. Canning  
733 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

H. Curt & Freda A. Crouch  
1236 North 7th Street  
Grand Junction, Colorado 81501  
#13-82

W. R. Bray & Jean L. Bray  
1041 North 7th Street  
Grand Junction, Colorado 81501  
#13-82

Constance S. Joufflas  
319 Belaire Drive  
Grand Junction, Colorado 81501  
#13-82

H. Curt & Freda A. Crouch  
1226 North 7th Street  
Grand Junction, Colorado 81501  
#13-82

Wilma Porter  
2700 G Road  
Grand Junction, Colorado 81501  
#13-82

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  
#13-82

Harold A. & Dorothy L. Stortz  
775 Kennedy Avenue  
Grand Junction, Colorado 81501  
#13-82

Rankin & Co., Inc.  
1043 North Avenue  
Grand Junction, Colorado 81501  
#13-82

1st Natl Bank in G.J., Trustee  
730 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

Carmine & Yolanda Monte  
P. O. Box 3080  
Grand Junction, Colorado 81502  
#13-82

Vicki Lynn Wolcott  
John Betts Wolcott  
Daniel P. Wolcott  
769 Bunting Avenue  
Grand Junction, Colorado 81501  
#13-82

Gerald R. & G. A. Miller  
740 Glenwood Avenue  
Grand Junction, Colorado 81501  
#13-82

Helen M. Pinger  
2802 Hall Avenue  
Grand Junction, Colorado 81501  
#13-82

J. R. & W. M. Kirkpatrick  
757 Bunting Avenue  
Grand Junction, Colorado 81501  
#13-82

Elaine Diorio 361 Newark Street  
Aurora, Colorado 80010  
#13-82

James E. & Thomas C. Pinger  
624 Broken Spoke Road  
Grand Junction, Colorado 81501  
#13-82

# WESTERN COLORADO TITLE CO.



P. O. BOX 178, 521 ROOD AVENUE, GRAND JUNCTION COLORADO 81502 (303) 243-3070  
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>	<u>Address</u>	<u>Tax Schedule No.</u>
Ken Rabideau & Dennis J. Edson	1211 N. 7th Street	2945-114-00-034
Leland A. Schmidt & Jim Lacy	536 Bookcliff Drive	2945-114-00-035
Leland A. Schmidt & Jim Lacy	536 Bookcliff Drive	2945-114-00-036
Lynn A. Schmidt	PO Bx 5927 T.A. Denver	2945-114-00-043
C. R. Brown Oil Co.	1105 Colorado	2945-114-00-001
Richard A. Hudson, Trust	c/o ZDS Inc. 306 Delaware Avenue Colorado Springs, CO 80909	2945-114-00-002
W. R. Hall	2518 Hiway 6 & 50	2945-114-00-006
Nellie F. Murry	629 North Avenue	2945-142-06-004
Anderson Seed-Grain Inc.	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

February 19, 1982

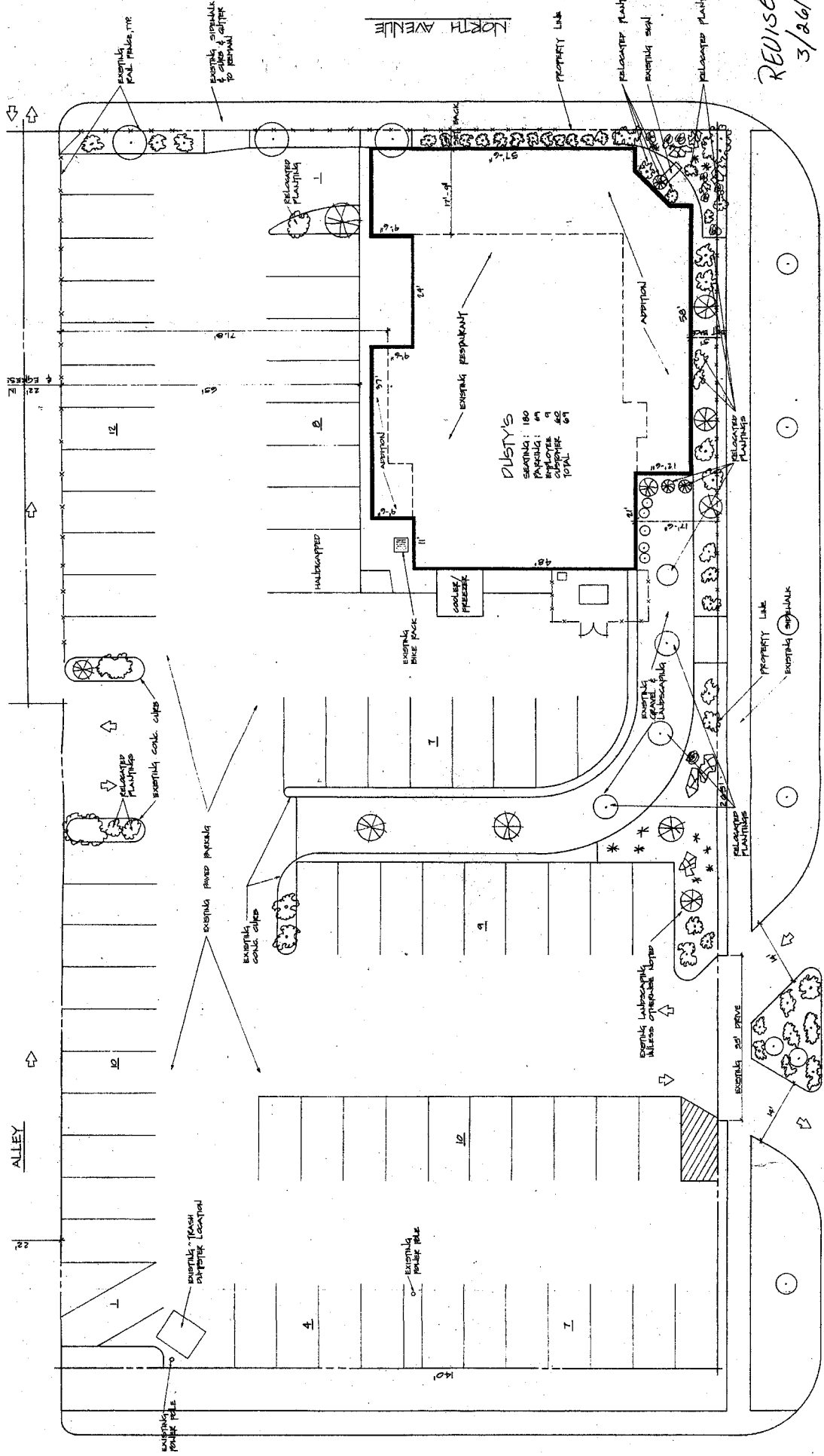
To Whom It May Concern: Property Owners Within 300 feet

Vicki Lynn Wolcott	769 Bunting Avenue	2945-114-16-001
John Betts Wolcott	769 Bunting Avenue	2945-114-16-001
Daniel P. Wolcott	769 Bunting Avenue	2945-114-16-001
J. R. & W. M. Kirkpatrick	757 Bunting Avenue	2945-114-16-002
Rolly E. & L. Campbell	636 Santa Clava	2945-114-16-003
Homer Theodore Hurst, Jr. & 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

BY:

  
DONALD K. PARIS, MANAGER



DUSTY'S  
 SEATING: 100  
 PARKING: 40  
 EMPLOYEES: 9  
 CUSTOMER AGE: 20-30  
 TOTAL

REVISED  
 3/26/82

DATE	2-24-82	SHEET	1
DRAWN	EP	TITLE	SITE PLAN
CHECKED		SCALE	
DATE		SHEET	1
		OF	1

DUSTY'S  
 CONDITIONAL USE LIQUOR

**gray • brener**  
 architects • planners

277 north 3rd, suite 11 • 246-0288 • general practice, since 1981

REVISED 3-11-82  
 REVISED 3-26-82  
 DIMENSION, LANDSCAPING  
 AND NOTES

- LANDSCAPING LEGEND
- ⊗ SPREADING JILLYPEE
  - ⊙ PINEAPPLE
  - ⊙ YUCCA
  - \* MICHX PALE
  - \* CENTRAL PLANT ANEMONY
  - \* SAW UPSTART JILLYPEE
  - ⊙ EVERGREEN
  - ⊙ WHITE BIRCH
  - ⊙ SHADE TREE
  - ⊙ VERTICAL JILLYPEE
  - ⊙ SELECTOR FENCE

SEVENTH STREET



Glenwood



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.

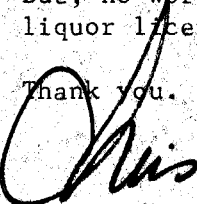
Liquor will be served only with the purchase of a meal. No bar or lounge area will be built; all drinks will be served to a dining room table. Drinks will not be served to patrons not eating a meal. This policy will be strictly enforced by the management because they have no desire to create a "lounge" 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 license application is approved.

Thank you.

  
Chris Gray, AIA

CG/pg



gray • bronner  
architects • planners

2721 north 12th, suite 1 • 245-1308 • grand junction, color 81501

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 residential 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.





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/Restaurant Liquor License (Dusty's Restaurant)  
 PHASE \_\_\_\_\_ ACRES \_\_\_\_\_  
 LOCATION 710 North Avenue, Grand Junction, CO 81501  
 PETITIONER Dusty's Family Restaurant, Inc.  
 PETITIONER ADDRESS 710 North Avenue, Grand Junction, CO 81501  
 ENGINEER Chris Gray

**OVERALL CONSIDERATIONS**

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

HAS BEEN ADDRESSED  
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/11/82	City Fire Dept.	This office has no objection to this conditional use. New construction must meet the Uniform fire code, uniform building code requirements.
3/17/82	Staff Comments	1. Will the new addition affect the sight distance of traffic? 2. What are the dimensions of the new addition? 3. Is there any buffering/screening intended to separate the business use vs residential use? 4. Need a detailed landscaping plan. 5. Need a plan where <u>everything is dimensioned</u> . 6. Trash pick-up needs to be coordinated with appropriate agency. 7. Need signage detailed. 8. What about the sidewalk along North Avenue? Will it remain in present location? If so, it needs to be checked with City Engineer as to location of sidewalk vs building prior to any construction. (Trash pickup won't allow fence in front. Only 3 sided enclosure.) <i>Additional 10' on No. Ave.</i>

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

MOTION: (COMMISSIONER DICK LITTLE): "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 RECOMMEND 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.

