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File 1982-0053
Date 7/20/02

Project Name: Taco Time – Conditional Use – Drive-up Window

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 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.</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	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
		Application form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
X		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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Public Notice Posting – 8/19/82
X	X	Letter from Bob Goldin to Carl Gaumer re: access – 9/29/82
X	X	Planning Commission Minutes - ** - 8/31/82
X		Development Application – 7/26/82
X	X	Impact Statement
X		Installment Note – 12/10/79
X	X	Handwritten note from Carl Gaumer to Taco Time re: traffic flow – 8/31/82
X	X	Memo to file – 11/17/83
X		Section Map
X		Elevation Map with electrical and plumbing diagrams
X	X	Plot Plan
X		Landscape Plan

~~2945-113-21-003
Martin Ltd Partnership
90 Rex M Martin
11007 Piney Lake Rd Rt 3
Parker Colo ~~80134~~ 80124~~

~~2945-142-04-009
M c Elvain Edna Mae
1025 N 5th St
Grand Jct, Colo 81501~~

~~2945-142-04-008
Southland Corp
2828 N Hankell
Dallas, Texas 75221~~

~~2945-142-05-005
+ Gerald Genke
+ Judith Ann Genke
1020 Rico St.
Grand Jct Colo 81503~~

~~2945-142-05-014
William Pomrenke
710 Vista Dr.
Grand Jct Colo 81501~~

~~2945-142-05-015
William Pomrenke
710 Vista Dr
Grand Jct Colo, 81501~~

MARTIN LTD. PARTNERSHIP #5382
c/o Rex M. Martin
11007 Piney Lake Rd.-Rt. 3
Parker, CO 80134

EDNA MAE MCELVAIN
1025 N. 5th St.
Grand Junction, CO 81501
#5382

SOUTHLAND CORPORATION
2826 N. Hankell
Dallas, Texas 75221
#5382

GERALD GENKE
1020 Rico Street
Grand Junction, CO 81501
#5382

WILLIAM POMRENKE
710 Vista Drive
Grand Junction, CO 81501
#5382

Carl & Margaret Heumann
of Colorado CMXID of Grand Jet Inc

1084 Face Time 245-0036
503 North Ave.
Grand Jet Colo. 81501

wish to build an addition to
our present business for the following
reasons:

1. Enlarge and remodel existing rooms
2. Enlarge and remodel kitchen area
3. Add inside storage area
4. Add office for manager
5. Add locker room area for employees
6. Change wiring windows for
more convenience to customers
7. add patio area for customers
8. add new landscaping around
the building for better looking area
9. Give us 75 to 100% more business
which will generate more income and
of some more stock

We plan on starting this project
in November Dec of 82.
Completion in 15 to 30 days.

Since we are located close to
H & High School, we agree between
75-100 students per day

Our water usage from 6-19-82
to 7-19-82 was 8,000 gallons this
we expect will go to 12,000 gallons

traffic that uses the lot is probably
250 to 300 cars per day

We are paying taxes on 2,000 sq ft
which will not change
Sales Tax will be 75 to 100% more
after addition to building on sales of
\$1,650,000 in 1981

Carl Heumann

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As the Plans indicate
there is very sufficient
drainage of Rain Water
to the South end of the
property

there is approx 1' elevation
difference from North to South

REVIEW SHEET SUMMARY

FILE NO. #53-82 TITLE HEADING Conditional Use - Amended Drive-up Window DUE DATE 8/16/82
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Carl Gaumer. Location:
503 North Avenue, A request to amend an existing conditional use (drive-up window) on
approximately .5 acre in a high commercial zone. Consideration of conditional use.

PETITIONER ADDRESS 853 White Ave.

ENGINEER

DATE REC.	AGENCY	COMMENTS
8/10/82	G.J. Fire	This office has no objection to the proposed addition provided adequate fire protection is maintained. Remodeling and any building must meet the requirements of the Uniform Fire and Building Code.
8/13/82	Transportation	The plan I received shows no parking plan or aisle arrangement for internal circulation. These details are needed. The alley should not be used for access to this business. A separate curb cut should be provided from 5th Street and a physical barrier between this property and the alley should be provided.
8/16/82	City Engineer	Traffic "circulation" looks like a "free-for-all" on the sketch I received. Is that alley paved? This plan lacks sufficient detail for an adequate review.
8/16/82	City Utilities	I cannot understand the traffic plan i.e. parking, ingress, egress etc. from the information shown.
8/17/82	City Planning Staff	1) Landscape plan looks reasonable, need to make sure no sight-distance problem is created. 2) Need to satisfy the Traffic & City Engineer re: the traffic flow. 3) Need to show existing and proposed parking. 4) Need to coordinate with City and Traffic Engineer re: the alleyway. 5) The actual drive-up window seems reasonable if all of the comments can be resolved.

Mailed 8/17/82

possible 1/2 alley improvements instead of add. curb cut. per petitioner.

9/16/82 GJPC MINUTES OF 8/31/82

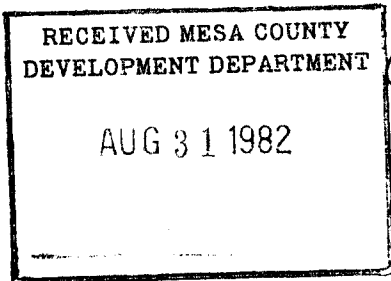
MOTION: (COMMISSIONER QUIMBY) "I MOVE ON ITEM #53-82 THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF THIS PROJECT BASED ON ALL TECHNICAL CONCERNS BEING SATISFIED PARTICULARLY RESOLUTION OF THE INTERNAL CIRCULATION AND CURB CUT QUESTION, DISCUSSION OF POSSIBILITY OF IMPROVEMENT DISTRICT TO PAVE THE ALLEY, AND THAT ATTRACTIVE LANDSCAPING BE PROVIDED, BEFORE THIS IS FORWARDED TO CITY COUNCIL."

COMMISSIONER RINKER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY, 5-0.

Taco Time
503 N Ave

In subject to traffic flow for
Taco Time remodel I will work
with Bob Goldin and Jim
Bragdon in resolving internal
traffic flow including but
not limited to alley re-evaluated
and possible curb cut and physical
barrier along alley way.



Carl Hammer



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

September 29, 1982

Mr. Carl Gaumer Jr.
853 White Avenue
Grand Junction, CO 81501

Dear Carl:

Based on previous discussions with the Grand Junction Planning Commission and City Council regarding access of Taco Time on the corner of 5th and North Avenue, the following requirements are necessary for completion of your project:

- 1) Access off the alleyway will be discouraged. A physical barrier of either 6" raised curb, curb blocks or split rail fence running the length of the alley to approximately the end of your building will be required.
- 2) Put in a new curb cut of approximately 25' - 35' in width north of the alleyway to city standards (a curb cut permit will be required by the City Engineering Department prior to construction of it), a minimum of 5' north of the alley but preferably 10', utilizing this as your new access point.
- 3) Submit a landscape plan acceptable to this office, to go in at the time of construction.
- 4) Designate traffic flow arrows to help with the internal circulation.

Enclosed is a site plan with the above concerns shown. If you have any questions, please contact me.

Sincerely,

Bob Goldin
Senior City Planner

xc: File
Jim Bragdon

On Nov. 17, 1983, a site check of Taco Time was done. The proposed expansion was never carried out.

Lance Williams



904 N. 7th Street
Grand Junction, Colorado 81501
241-1281

Hours: 8:00a.m. to 5:30 p.m.
Monday through Friday