

Table of Contents

File 1982-0077
Date 8/22/02

Project Name: 850 North Avenue – Taco Bell Drive-up-Conditional Use

P A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e guide for the contents of each file.
n
t 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
X	X	Review Sheet Summary
X		Application form
X		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
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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	X	Review Sheet Summary		
X		Review Sheets		
X		Development Enforcement Checklist		
X		Public Notice Posting – 12/20/82		
X	X	Planning Commission Minutes - ** - 1/4/83		
X		Development Application - 12/1/82		
X	X	Standard Form Lease Agreement – 1/31/72		
X	X	Site Plan		
X	X	Letter from James Rankin to Bob Goldin re: traffic in the alley – 1/12/83		
X	X	Memo from Jim Bragdon to Neva Lockhart re: comments – 1/6/83		

Grand Medical Supply
820 North Avenue
Grand Junction, CO 81501

Florence Tyler
875 Glenwood
Grand Junction, CO 81501

Masako Maxwell
865 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

PIP Printing
822 North Avenue
Grand Junction, CO 81501

William J. Ruppert
856 Glenwood
Grand Junction, CO 81501

Margaret Guccini
846 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

Sherwin Williams
874 North Avenue
Grand Junction, CO 81501

Phillis Quinton
836 Glenwood
Grand Junction, CO 81501

Vivian L. Brown
825 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

City Market
865 North Avenue
Grand Junction, CO 81501

Thomas M. Orendorf
824 Glenwood
Grand Junction, CO 81501

Russell K. Parry
835 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

Bel Air Motel
810 North Avenue
Grand Junction, CO 81501

Lydia Eisenach
815 Glenwood
Grand Junction, CO 81501

Steven R. Lee
814 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

Healthway Nutrition Center
904 North Avenue
Grand Junction, CO 81501

Roy VanZante
805 Glenwood
Grand Junction, CO 81501

George T. Ryan
804 Glenwood
Grand Junction, CO 81501

#77-82

#77-82

#77-82

Don Adams, Dentist
900 North Avenue
Grand Junction, CO 81501

Moss Inc.
848 N. Ave.
Grand Jct. CO 81501

#77-82

#77-82

Unknown
911 Glenwood
Grand Junction, CO 81501

Scott DeWeese
Logos Construction Co.
727 23 Road
Grand Jct. CO 81501

#77-82

#77-82

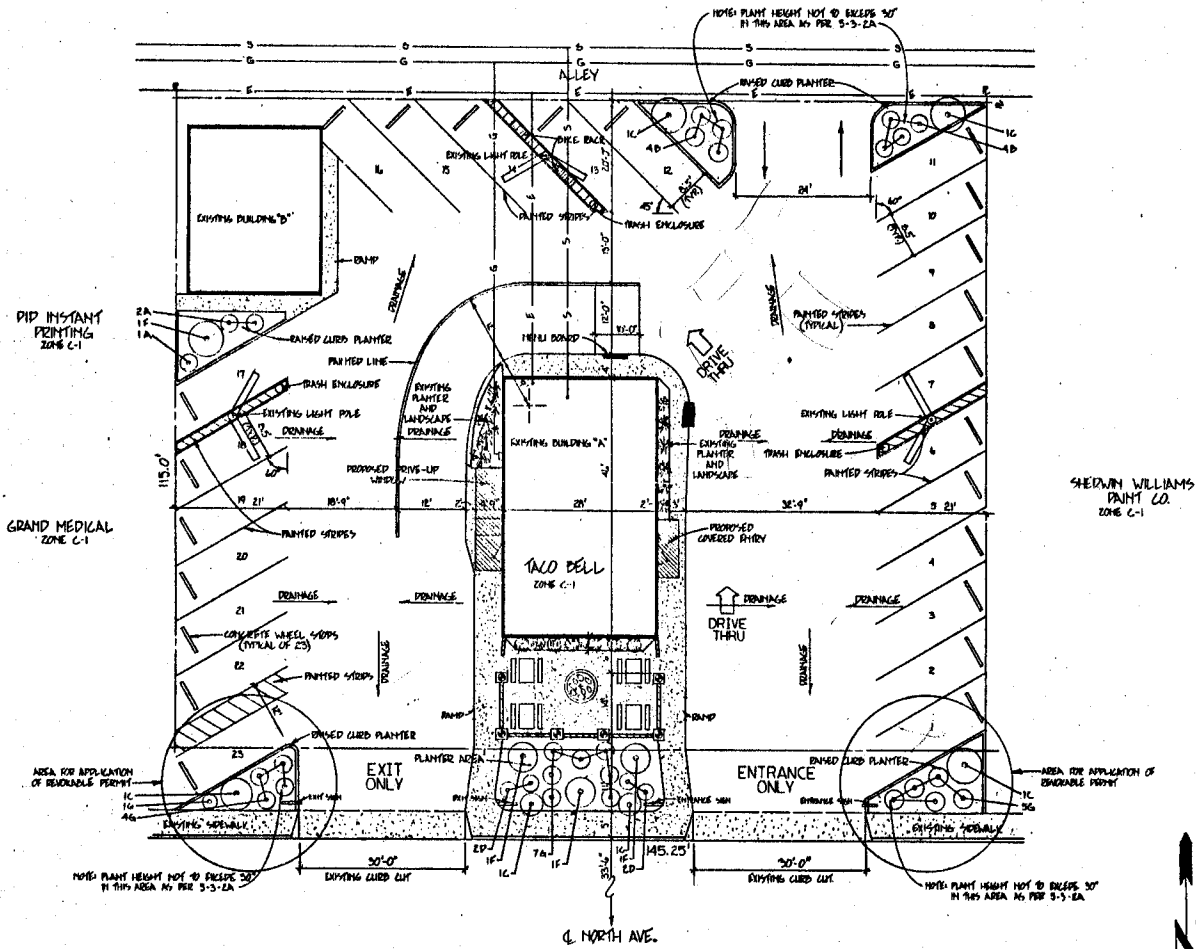
Randy G. Ragsdale
866 Glenwood
Grand Junction, CO 81501

#77-82

GLENWOOD AVE.

RESIDENTIAL HOUSING
ZONE R-1

RESIDENTIAL HOUSING
ZONE R-1



SHERWIN WILLIAMS
PAINT CO.
ZONE C-1

SITE PLAN
SCALE: 1" = 10'-0"

LOT SIZE	16705.75 SQ FT	PIECES #
BASEL AREA	1504.00 SQ FT	
APPROXIMATE AREA/CLUB/DRIVE	2795 SQ FT	16.70%
APPROXIMATE PARKING/DRIVE	15427 SQ FT	92.57%
BUILDING AREA "A"	1554 SQ FT	9.30%
BUILDING AREA "B"	1020 SQ FT	6.11%
LANDSCAPE AREA	210 SQ FT	1.25%

PARKING REQUIREMENTS	SPACE REQUIRED
DESIGNED SEATING CAPACITY	15.3
OUTSIDE SEATING	0
MULTIPLE "D"	0
TOTAL REQUIRED	15.3
TOTAL SHOWN	25

LANDSCAPE SCHEDULE

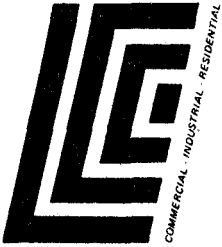
KEY	QUANTITY	BOTANICAL / COMMON NAME
A	3	JUNIPERUS CHINENSIS, RETICULATA, COMMUNIS CORONATA, RETICULATA, JUNIPER
B	0	JUNIPERUS HORIZONTALIS FLORIDA ANDRA JUNIPER
C	6	TRILIA OCCIDENTALIS "SOCIETY" TRILIA ARBORE VITAE
D	4	J. BARRICATA M.M. JUNIPER
E	-	NOT LISTED
F	4	P. AUSTRALICA AUSTRALIAN PINE
G	17	JUNIPERUS HORIZONTALIS "DUN HEDDER" DUN HEDDER JUNIPER

OUTDATED
For Reference Only

OFFICE COPY
#77-82

TACO BELL 850 NORTH AVE.
LOGOS CONSTRUCTION COMPANY
727-23 ROAD GRAND JUNCTION, COLORADO 241-1600

DATE	BY	REVISION



LOGOS CONSTRUCTION COMPANY

Post Office Box 2893
727 - 23 Road
Grand Junction, Colorado 81502
Phone (303) 241-1650

December 1, 1982

To Whom it may Concern:

Re: Taco Bell Drive-up Window
850 North Avenue
Grand Junction, CO 81501

Moss Inc. of Grand Junction, owners of the North Avenue Taco Bell, would like to apply for a conditional use permit to allow them to make the necessary modifications to their existing building and site for a drive-up window to be installed on the west side of their building.

Typically a drive-up window for a fast food operation decreases the impact of parking and sit down trade due to the speed at which the customer is served. By not taking the time to park a car, get out, order, sit down and eat, the parking time per customer is reduced. The attached site plan shows changes that were made to accommodate this drive-up window. They are basically:

- 1) Angled parking to allow for cars to back up past the cars staged to go through the drive-up.
- 2) Increased landscape areas at the front and rear for a more attractive North Avenue frontage and to serve as a buffer or screen for the parked vehicles.
- 3) A covered entry on the east side and the drive-up on the west side which projects out four feet to help offset the rectangular look to the existing building.
- 4) Designated ingress and egress which helps to eliminate some of the existing traffic confusion. This is also helped by having the angled parking which directs the traffic flow.

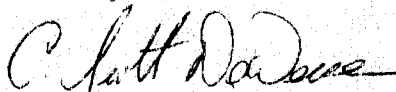
At the same time as application for the conditional use permit, we would like to make application for a revokable permit. The areas in question are circled on the site plan, and by having the landscaped areas as a buffer, we feel this would not be a problem.

The completion time for this work is based upon the anticipated approval of these permits. Approximately 30 days will be needed for the drive-up window and the asphalt repair work will be done as early in the spring as possible.

Since this is an existing facility, many guidelines have already been established and met. The changes that have been made and shown we feel will actually make this facility an easier place to use.

We appreciate your cooperation in approving these permits.

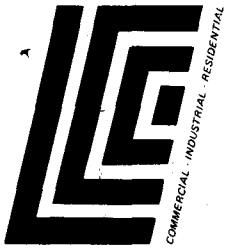
Thank you,



C. Scott DeWeese
Logos Construction Company
Representative for Moss Inc.

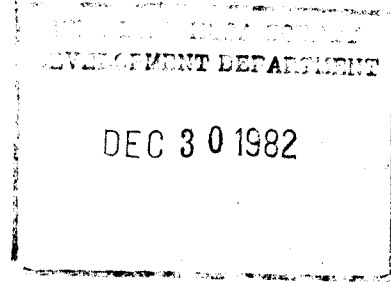
Attachments

CSD:wk



LOGOS CONSTRUCTION COMPANY

Post Office Box 2893
727 - 23 Road
Grand Junction, Colorado 81502
Phone (303) 241-1650



December 29, 1982

To Whom it may Concern:

Re: Taco Bell Drive-Up Window
850 North Avenue
Grand Junction, CO 81501

This letter is in reply to the comments provided back to us by the various agencies in regards to the conditional use permit application for the Taco Bell on North Avenue.

City Engineer: Due to the disallowance of the number one parking space east of the building, the handicapped parking space was shifted to the east side from the west location. This minimized the encroachment of the parking spaces into the right of way along North Avenue. The revokable permit then is more for the landscaping beds than for the parking spaces. We will apply separately for this permit, but would like to be considered for approval the same night as the City Council meeting. The landscaping will be maintained by Taco Bell as it is currently being done.

Taco Bell feels that by having more of a directional flow of traffic with a designated ingress and egress we will help to eliminate some of the congestion caused by the alley access. The access in question is currently in use and has been since the facility has been in operation.

Planning Staff: The east parking space in R.O.W. has been eliminated as shown on the revised drawing.

- 1) The bike racks which are currently being used are of the type which is a concrete slab approximately 2'x3' with wheel grooves. They are working satisfactorily and will be repositioned to accommodate the angled parking.
- 2) The landscaping in the beds will be done in concurrence with the drive-up window being installed.
- 3) The trash enclosures shown are actually plastic drums placed in the parking lot area for customers to place their trash. These too are currently being used and would just be repositioned to accommodate the angled parking.

- 4) The new signage for the "entrance only" and "exit only" would be as per the sign code.
- 5) Due to the owner being out of town until after the holidays, the signature on the Quit Claim Deed dedicating an additional 10' of R.O.W. for North Avenue will have to be secured after his return. If approval could be made conditional upon his signature, that would be satisfactory.
- 6) The access on and off the alley has been addressed above to the City Engineer.
- 7) The #1 parking space has been eliminated and the #23 H.C. space has been relocated.
- 8) A misprint in the parking regulations showing 20' stall depth instead of 21' has been corrected. Also the aisle width of 13' is satisfactory for the 45° parking as shown.
- 9) The menu board location was moved to the west to provide one additional stacking space for waiting cars. The design criteria used for this drive-up window is the same criteria and dimensions used at the Wendy's Restaurant at Mesa Mall. The 9' radius is sufficient for standard passenger vehicle swing.
- 10) The painted line designating the drive-up lane was continued around the building designating that area as "drive-up".
- 11) The trash pick-up location has not changed from the existing location.

Transportation Engineer: All of the comments made by the Transportation Engineer have been previously addressed except the space to stack the vehicles. After talking to Lonnie Hill, the Shift Manager of the Mesa Mall Taco Bell, the maximum number of cars stacked up to use their window is around five. By moving the menu board to the east, five cars could be stacked without blocking the sidewalk or interfering with traffic. Her count is after being open for approximately two months. The type of product and service being provided by Taco Bell is such that a long wait for food is nonexistent as is the case with other fast food drive-ups. Consequently a long car staging area is not entirely necessary.

I hope that this addresses all the questions raised in regards to the conditional use permit. If others arise, I will be glad to answer them.

Thank you,



C. Scott DeWeese
Logos Construction Company
Representative for Moss Inc.

CSD:wk

cc: Moss Inc.

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

~~Redacted~~
~~File~~
Taco Bell

Reply Requested:
Yes No

Date
January 6, 1983

To: (From:) Neva Lockhart
City Clerk

From: (To:) Jim Bragdon *JAB*
Transportation Engineer

Subject: REVOCABLE PERMIT FOR TACO BELL - 850 North Ave.

A request has been made for a revocable permit for the North Ave. Taco Bell by Scott DeWeese of LOGOS Construction Co. He visited with me on 1/5/83 about the permit and left the attached site plan for my review.

I have reviewed the plan and have no problem with the proposed work within the City right-of-way. However, the site plan indicates that the "AREA FOR APPLICATION OF REVOCABLE PERMIT" is only the SW and SE corners. There is also the area in the middle (in front of the building) that should also be included in the permit.

My only other concern, which is noted on the site plan, is that the plantings and the entrance/exit signs within the right-of-way are low enough to provide adequate sight distance.

If these points are addressed, I would have no problem with having a revocable permit issued.

attachment

cc - Jim Patterson
Ron Rish
Bob Goldin ✓
John Kenney
File

RANKIN AND COMPANY, INC.

RANKIN BUILDING
1043 ~~768~~ NORTH AVENUE
GRAND JUNCTION, COLORADO 81501
TELEPHONE 242-~~6572~~ 4476



JAN 19 1983

January 12, 1983

Grand Junction Planning
559 White Ave., Room 60
City 81501

Attn: Mr. Bob Goldin
Senior Planner

Dear Mr. Goldin:

I have this date examined the blueprint plans of Taco Bell on North Avenue. My concern is that the traffic in the alley behind Taco Bell is not increased. It is heavy enough at this point. I understand that their planned egress to the alley will only be from the East rear of the Taco Bell property. The drive-in will be from North Avenue and out to North Avenue again.

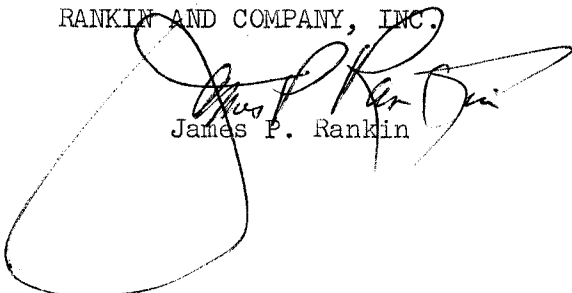
We own the property at 768 North Avenue. Parking for the building on that property (now leased to Brownie's Food Shoppe) is on the West side of the building. Because of the turn-in from North Avenue at that point, the public feels that this is a street, whereas it is private property and we want to keep the traffic on this area as limited as possible. Because of the restaurant parking, it is dangerous for cars to be going through the area.

After viewing the plans at the Planning Department, I feel that the matter is being addressed properly. However, I did want to present my ideas on the problem- for further consideration at the Jan. 19th meeting.

Thank you for your helpful assistance.

Sincerely,

RANKIN AND COMPANY, INC.



James P. Rankin