Table of Contents

Fig. 1983–0034 Froject Name Leaning Tower of Pizza — Hwy 50-Conditional Use												
P r e s e	S c a n	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. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick										
n	e d	guide for the contents of each file.										
t	u	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	Table of Contents										
X	X	Review Sheet Summary										
		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										
Н		Evidence of title, deeds, easements										
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										
		*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)										
ļ		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:										
		Action Sheet										
X	X	Review Sheet Summary Development Application – 11/11/85										
X	X											
X		Notice of Public Hearing – 11/26/85										
X	X	Project Narrative										
X		Shopping Center Lease										
X	X											
		Eist of Eiquoi Establishments										
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PROJECT NARATIVE

The business to be known as, The Leaning Tower Of Pizza, is a sole ownership of Fred M. Erwin, Jr. and located at 2692-E Highway 50 in Orchard Mesa, in the city of Grand Junction.

The main portion of the business will be the sale of pizza and sandwiches. Liquor will be served as a convenience to the customers.

The area is very limited as to this type of business, and the people living and working in the area would be greatly benefited.

(H)

SAFEWAY StORES INC. SP NON-OP #7456-PR TAX SER CO. 1560 BROADWAY Suite 730 DENVER, COLORADO 80202

ARCIERI, ANEllO 2690 B34 ROAD GRAND JUNCTION, COLORADO 81503

DELORES S. BROWN 2684 B³/4 ROAD GRAND JUNCTION, COLOKADO 81503 * Ordiand Mesa Bowl . H/R Lic.

8 City Market - B'/2 Rd & HWY 50

8 Stop n' Save @ 27 Rd.

BCGF a Unawap.

LS Orchard Mess liquors 2682 Hwy.

The Pub.

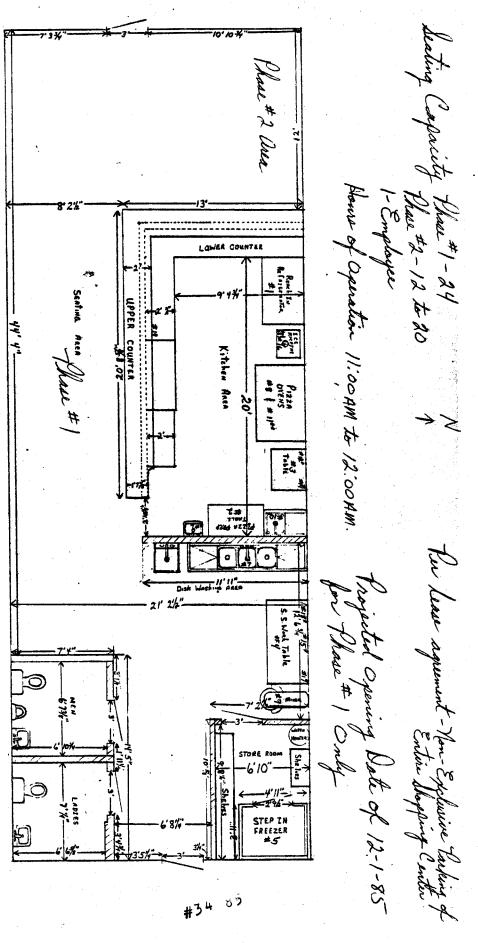
45 Hill top Lianors

The Eagle Lodge

B N ROAD

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MESA PLAZA SHOPPING CENTER Grand Junction, Colorado A FIRST WESTERN DEVELOPMENT



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REV.EW SHEET SUMMARY

FILE NO. 34-	85 TITLE HEADI	license NG <u>Conditional Use for Hotel Liquor</u> DUE DATE <u>11-22-85</u>					
Liquor Li	cense/ Mesa Plaza :	Shopping Center, Unit E/ Fred M. Frwin, Jr.					
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PETITIONER A	ADDRESS 2840A Mod	nroe Lane					
,	20404 [10]						
ENGINEER							
DATE REC.	AGENCY	COMMENTS					
11-14-85 Fire Dept.		The Grand Junction Fire Department has no objections to this Conditional Use.					
11-19-85	Planning Dept.	The phasing for this project will not require re-review by the Planning Commission unless expansion occurs of more than 360% of the existing building (i.e., expansion into an adjoining suite).					
		Will there be a bike rack at this location?					
		Any interior construction must meet all Uniform Building and Uniform Fire Codes.					
		Any signage requires a separate sign permit.					
11-13-85	Building Dept.	Proposal does not indicate the extent of remodel to be performed. Applicant should contact this department to determine what kind of building permits would be required.					
11-20-85	Police Dept.	We see no problems with restaurant in this area. We will review the owners at the time of liquor license application.					
11-26-85	County Health	Sewage for this facility shall be provided by the Orchard Mesa Sanitation District and water by the Ute Water Conservancy District. The plans for the construction of this facility					
	TVLE	have been approved by the Mesa County Health Department.					

MOTION:

"MR. CHAIRMAN, ON ITEM #34-85 CONDITIONAL USE FOR A HOTEL & RESTAURANT LIQUOR LICENSE FOR THE LEANING TOWER OF PIZZA, I MAKE THE RECOMMENDATION WE SEND THIS TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL SUBJECT TO STAFF COMMENTS, LESS THE REQUIREMENT OF THE BIKE RACK."

11.75.45

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hase fwal	esa Plaza Sho	oping Cente	r Suit	e E	2692 H	WY 50		
Date Submitted_ 11-12	-85 D	te Mailed Out			Date Poste	ed		_
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Open Space Dedication								
Recording Fee Required								
review agencies —	A B C D E X	C H X J K L	. y (y (0 °	(XXX)	(Z MAY PAG C	C DD EE F	F 90
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County Health County Parks/Recreation			0 0 0					
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