

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 B³/₄ ROAD
GRAND JUNCTION, COLORADO 81503

DELORES S. BROWN
2686 B³/₄ ROAD
GRAND JUNCTION, COLORADO 81503

#34 85

Liquor ESTABLISHMENTS

* Orchard Mesa Bowl - H/R Lic.

B City Market - B $\frac{1}{2}$ Rd & HWY 50

B Stop n' Save @ 27 Rd.

B C & F on Unawap.

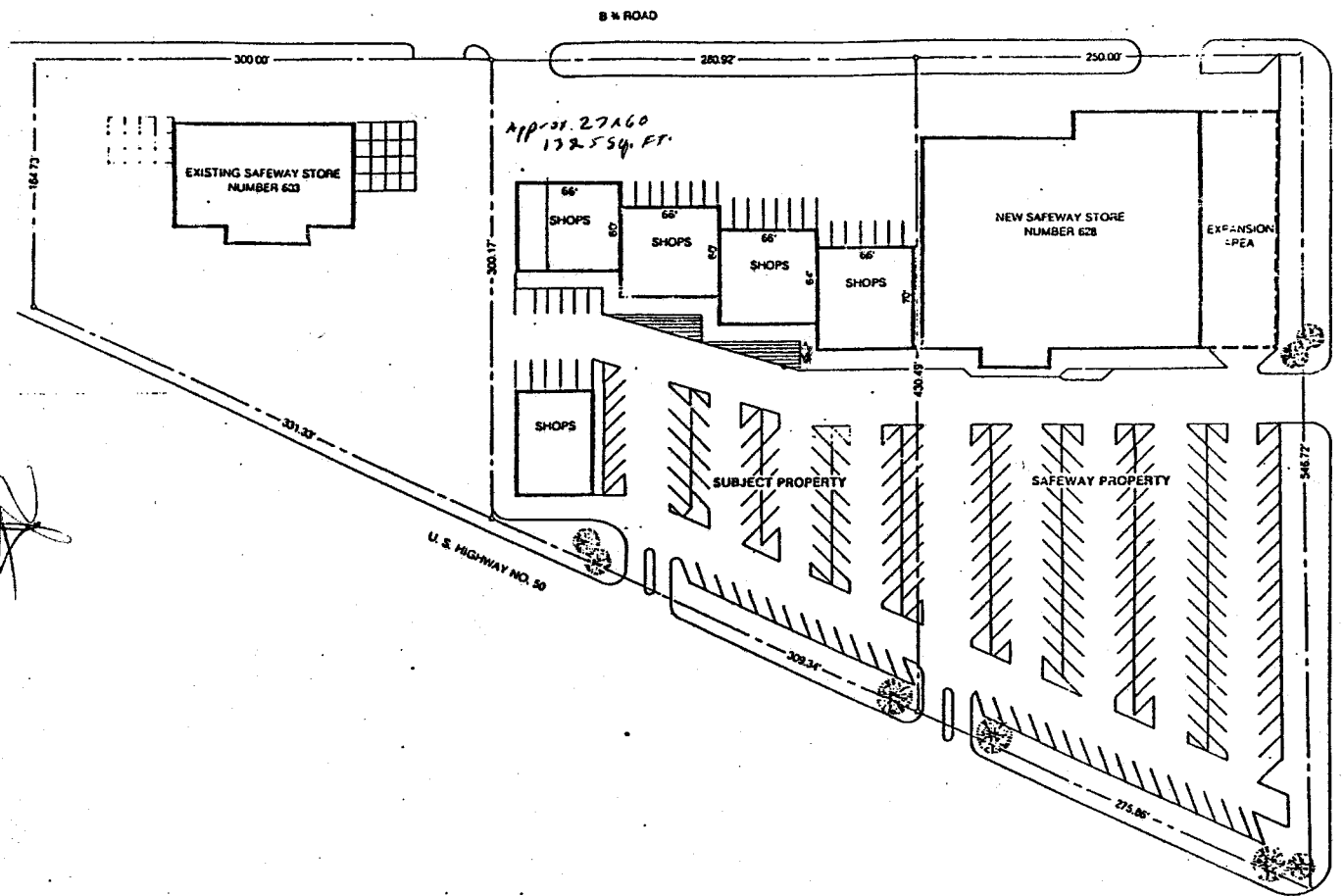
LS Orchard Mesa Liquors 2682 HWY.

→ The Pub.

LS Hilltop Liquors

The Eagle Lodge

EXHIBIT A



Signature

#34 85

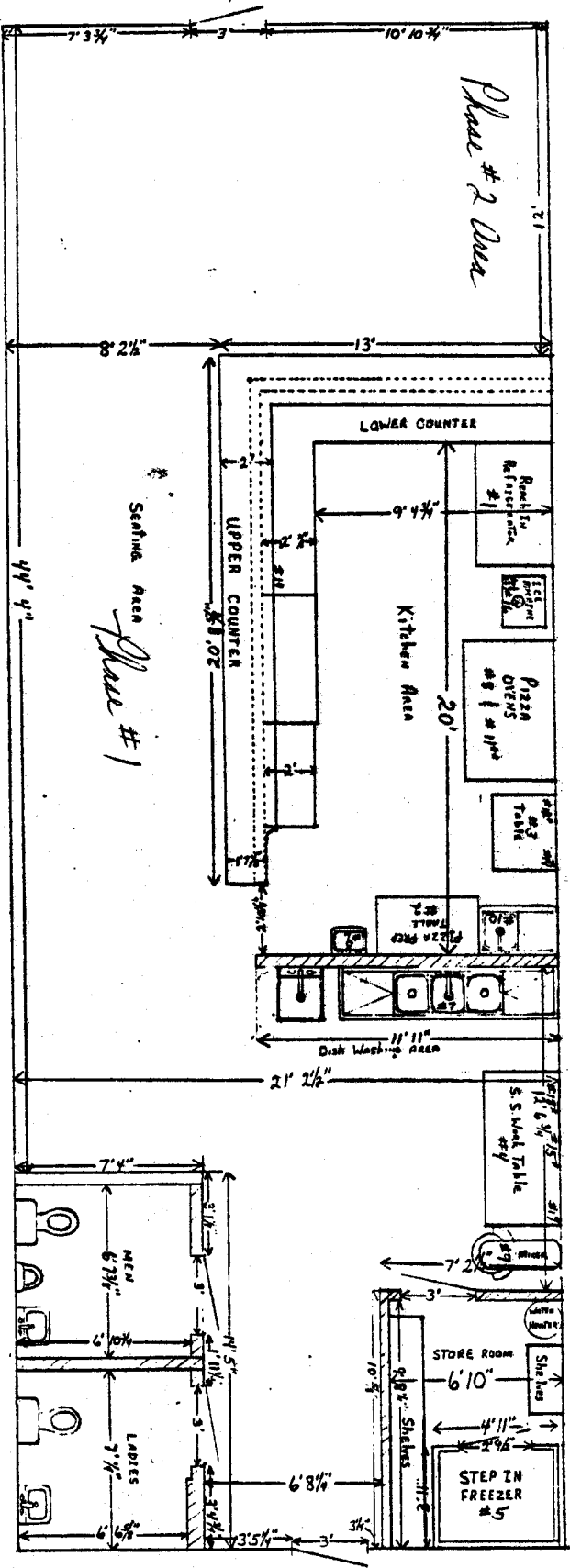
MESA PLAZA SHOPPING CENTER
 Grand Junction, Colorado
 A FIRST WESTERN DEVELOPMENT CORPORATION PROJECT

Seating Capacity Phase #1 - 24
 Phase #2 - 12 to 30
 1 - Employee

Hours of Operation 11:00 AM to 12:00 AM.

Per lease agreement - Non-Exclusive Parking of Entire Shopping Center

Projected opening date of 12-1-85 for Phase #1 Only



Phase #3 Approx. by Pt 1300
 Suite B

SCALE 3/8" = 1'
 * Double Public Equipment Blvd. City Ord. Equipment - 3/12 on Counter
 ** Double Wall, 20' x 12' to Fryp. Area

#34 85

REVIEW SHEET SUMMARY

FILE NO. 34-85 TITLE HEADING Conditional Use for Hotel Liquor license DUE DATE 11-22-85
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use for Hotel/Restaurant
Liquor License/ Mesa Plaza Shopping Center, Unit E/ Fred M. Erwin, Jr.

PETITIONER ADDRESS 2840A Monroe Lane

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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 40% 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 have been approved by the Mesa County Health Department.

LATE

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."

11-25-85

OFF ACTION SHEET



Acres _____

File No. #34-85

Units _____

Zone HO

Density _____

CONDITIONAL USE

Tax Parcel Number _____

Activity Conditional Use For Hotel/Restaurant Liquor License

Phase Final (Leaning Tower of Pizza)

Common Location Mesa Plaza Shopping Center Suite E 2692 HWY. 50

Date Submitted 11-12-85 Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____ (x) don't need

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

A B C D E X G H X J K L X O P Q R X X V X X X Z W X CC DD EE FF X

Agency	A	B	C	D	E	X	G	H	X	J	K	L	X	O	P	Q	R	X	X	V	X	X	X	Z	W	X	CC	DD	EE	FF	X		
Development Dept.
City Public Works	
City Engineer	
Transportation Engineer	
City Parks/Recreation	
City Fire Dept.	
City Police Dept.	
County Planning	
County Engineer	
County Health	
County Parks/Recreation	
Comprehensive Planning	
Floodplain Administration	
G.J. Dept. of Energy	
Walker Field	
School District	
Irrigation	
Drainage	
Water (Ute, Clifton)	
Sewer Dist. (FV, CGV, OM)	
Mountain Bell	
Public Service (2 sets)	
State Highway Dept.	
State Geological	
State Health Dept.	
GJPC (7 packets)	
CIC (9 packets)	
OTHER <u>Blg Dept</u>	

totals

BOARDS	DATE	REMARKS
<u>CIC</u>	<u>11-26-85</u>	<u>Recommendations of approval subject to staff</u>
		<u>Comments except bike rack</u>
<u>CIC</u>	<u>12/4/85</u>	<u>Approved</u>

STAFF

_____ Mike or Bob Golden

_____ 244-1698

APPLICATION FEE REQUIREMENTS

420⁰⁰ of submitted to: City of GJ

#34 85

