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File 1985-0037

Project Name Taco John's-1122 North 12th St.- Conditional Use

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	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
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X	X	*Mailing list to adjacent property owners
		Public notice cards
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		*Final reports for drainage and soils (geotechnical reports)
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		*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	X	Letter from Karl Metzner to John Temmer re: Traffic Problems
X		Development Application - 11/20/85
X		Legal Description
X	X	Projective Narrative
X	X	Landscaping
X	X	Letter from Kenneth Braden to Planning re: preliminary approval from Southland Corp. for parking and drive area-11/27/85
X	X	Letter from Ollin wineland to Whom it may concern re: approval of proposed expansion - 11/27/85
X		Handwritten Notes to file - no date
X	X	Development Summary - 1/10/86
X	X	Memo from Don Newton to Bob Goldin re: comments- 1/7/86
X		Letter from John Temmer to City requesting hearing 1/15/86
X	X	Memo from Karl Metzner to City Council re: approval- 11/19/86
X	X	Memo from Karl Metzner to Doug C. re: McDonald's traffic conflicts-4/22/92
X	X	Letter from Karl Metzner to John Temmer re: Traffic conflicts-6/4/92
X		Page 6,7, section 12 of lease agreement
X	X	Planning Commission Minutes - ** - 1/7/86
X	X	Site Plan

Project Narrative

John W. Temmer/DBA TACO JOHN'S wishes to build a drive-up window on the north side of the present building. This can be accomplished by the addition of 22 feet that the 7-11 has made available (see accompanying letter).

Flow of traffic will be from 12th street as well as from Glenwood Ave.

A drive-up window will make for faster service and lessen the need for seating as well as parking spaces.

Naturally it is hoped to increase business. More business, more taxes, and more growth for Grand Junction. This is just one more small step to help the economy in Grand Junction.

Since I purchased Taco John's January 1, 1984 I have consistently improved the unit. I've installed an awning, enclosed the patio with brick and sliding glass windows to meet the weather changes. The patio and steps and north walk have all been resurfaced with a mixture of rock and epoxy. This makes an attractive and easy to clean surface. The inside has been cleaned up and repaired as needed.

We have high quality food and wish to serve others with the use of this drive-up window.

The main change is asking for a cut in curb as shown in the drawing. If this is approved, then I would build the drive-up window and install a menu board with a speaker system.

There will be blacktop work and yellow striping of lines for parking, etc.

Thank you for your consideration.

John W. Temmer
DBA TACO JOHN'S

LANDSCAPING

A triangular shape area near the 7-11 sign post will be outlined with railroad ties and planted with low growing evergreens and flowers in spring and summer. Hand watering would be necessary.

#37 85

(H)

Ollin Wineland
3902 Green Hill Ct.
Norman, Okla. 73069

K.R. Cox
P.O. Box 25
Grand Junction, Colo. 81502

U.S. Bank of Grand Junction
Attn. Trust Dept.
P.O.Box 908
Grand Junction, Colo. 81502

Parkview Realty Inc.
1310 North Ave.
Grand Junction, Colo. 81501

Derryberry, Edward
3662 G7/10 Rd.
Palasade, Colorado 81526

Mesa College
North 12th St.
Grand Junction,
Colorado 81501

Parks and Recreation Dept.
250 N. 5th St.
Grand Junction, Colo. 81501

Ollin Wineland
3902 Green Hill Ct.
Norman, OK 73072

Ollin Wineland
3902 Green Hill Ct.
Norman, OK 73072

John Temmer
3053 Wellington
Grand Junction, CO 81501

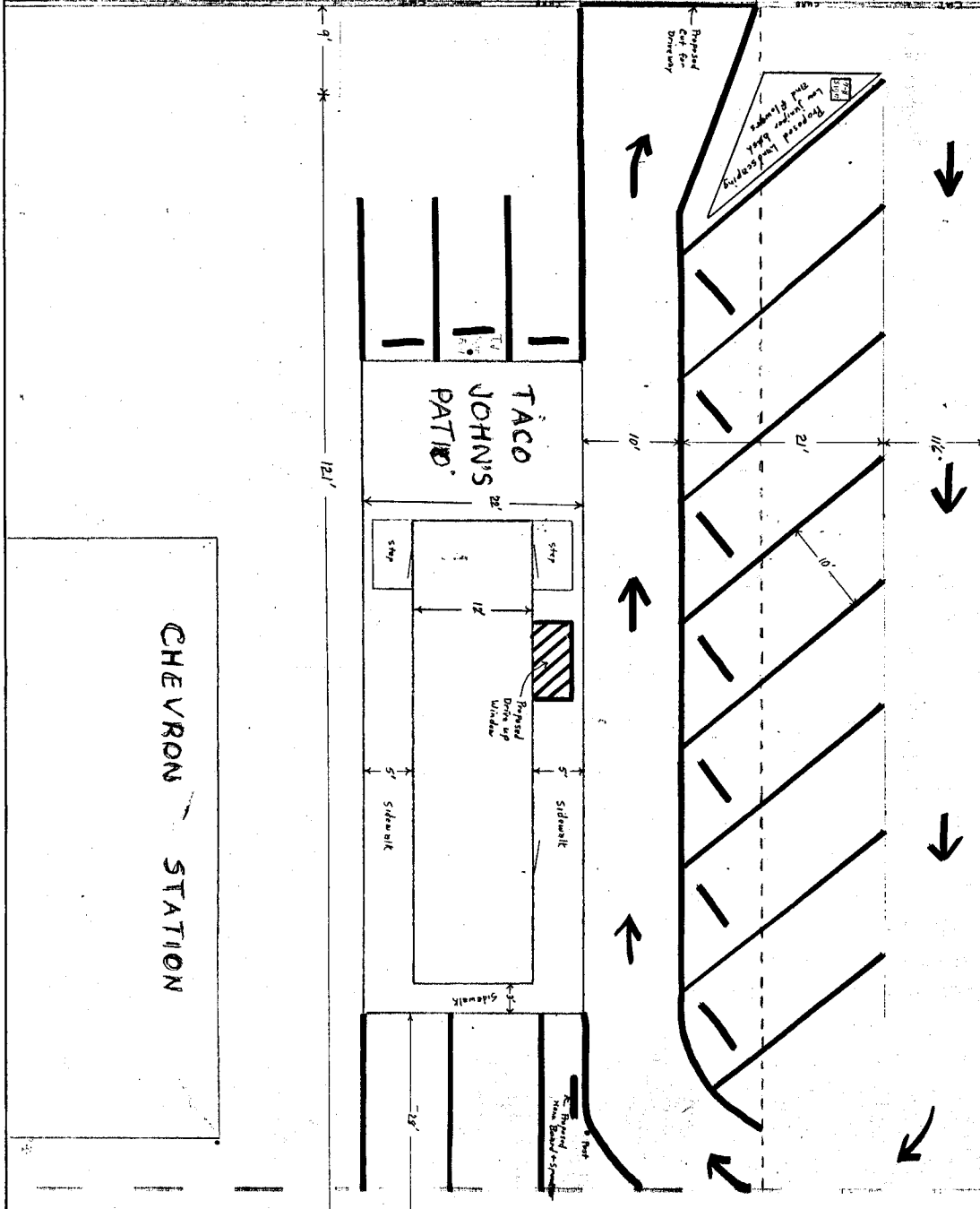


12TH ST.

7-11

Greenwood Entrance

Mac Donald's



T-01
North Arrow

#3789

PROJECT	12TH ST
DATE	7-15-77
DESIGNER	J. S. J.
CHECKED	J. S. J.
APPROVED	

November 27, 1985

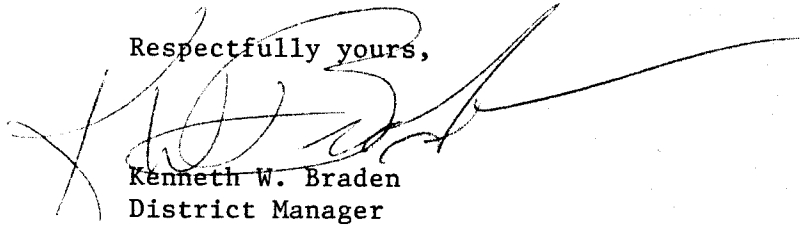
To whom it may concern,

Mr. John Temmer of Taco John's at 1122 N. 12th Street, Grand Junction, Colorado 81501 has preliminary approval from the Southland Corporation to establish a parking and drive area for joint useage of 7-Eleven and Taco John's customers in conjunction with his drive thru window project.

Mr. Temmer will bear all costs associated with this project.

7-Eleven will not authorize or change in curb cuts on its leased property without written approval but will share.

Respectfully yours,



Kenneth W. Braden
District Manager
7-Eleven Stores

KB/gd

#37 85

7-Eleven Stores / District 1813
2775 Crossroads Blvd. / Suite 201 / Grand Junction, Colorado 81506 / Phone (303) 245-5192

PARK SQUARE SHOPPING CENTER
OLLIN WINELAND, OWNER
2806
GRAND JUNCTI OLLIN WINELAND
3902 GREEN HILL CT
NORMAN, OK 73069

27 Nov 85

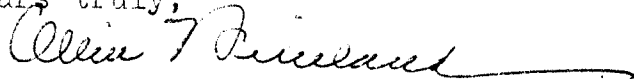
Re: Taco John's Plan

To Whom It May Concern:

This is to state my approval of the proposed expansion project of John W. Tenner to provide for the addition of a drive-up window service and requiring agreement between Taco John's and 7-11 Stores for revision of the parking spaces and driveways between the two stores.

I regard this remodeling as having merit in the continuing improvement and expansion of the Taco John's store by Mr. Temmer.

Yours truly,



Ollin Wineland (Lessor/Landowner)

#37 85

REVIEW SHEET SUMMARY

FILE NO. #37-85 TITLE HEADING Drive up window Taco John's DUE DATE 12/13/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use for Drive-up Window

Pet: John Temmer: Location: 1122 North 12th Street

Property owner: Ollin Wineland/3902 Green Hill Ct./ Norman, OK 73072

PETITIONER ADDRESS 3053 Wellington

ENGINEER

DATE REC.	AGENCY	COMMENTS
12/04/85	GJ Fire Dept.	The Grand Junction Fire Dept. has no objections to this Conditional Use.
12/12/85	County Health	Sewer and water are provided by the City of Grand Junction for this food service establishment. The Mesa County Health Department requires specific plans for the proposed drive-up window.
12/16/85	City Engineer	There are already too many driveway cuts on 12th St. at the proposed location. I will approve of the proposed new 15" curb cut <u>only</u> if the following driveways are modified: <ol style="list-style-type: none">1. Adjacent driveway to the south - close north 10' and replace with curb.2. Adjacent driveway to the north - close south 6' and replace with curb. An "exit only" sign should be installed at the new driveway. The 180° turn at the east end of the property will not be possible for large cars and pickups without backing up. At least 12' of width should be maintained between the end parking stall and the west edge of the access easement. A raised concrete curb should be installed along the west edge of the easement to prevent cars which are using the drive-up window from stacking and blocking the 20' access easement. <p>A guard rail or some type of barrier should be provided along the south side of the 7-11 building to protect it from cars backing out of the angled parking stalls.</p> <p>The three parking stalls in front of the Taco John's building are too narrow and difficult to enter and exit. It may work better to make them angled parking facing northeast and reduce to 2 spaces.</p> <p>A permit will be required for any changes made to the curb & gutter and driveway cuts on 12th Street.</p>
2/16/85	City Engineer	Dated 12/13/85 Curb cuts and internal traffic pattern. Review is based on revised plan for driveup window received on 12/12/85.
12/17/85	City Planning	<ol style="list-style-type: none">1. The alternative with the 40° angle parking with 9 foot parking stalls is the preferred choice. The 3 stalls west of the building are not wide enough to meet City standards, so the number should be reduced to 2 stalls. The minimum number of spaces required is 10 (one space per each 3 seats) and one bike rack is required.2. Parking spaces must have anchored curb blocks to prevent vehicles from overhanging into the drive-through lane.3. Stacking of vehicles cannot occur in the dedicated 10 foot easement and if problems develop of that nature, corrective action (such as curbing along the alleyway) will be required.4. If the asphalt is not going to be removed beneath the landscape planter, then, the soil should be at least 24 inches in depth. The railroad ties should be stacked sufficiently high to allow proper drainage & to prevent the plants from becoming root bound.

Reviewed by
Jan. 31, 1986

RESPONSE SHEET FROM JOHN TEMMER

Taco John's Drive-up Window Request

Location: 1122 North 12th Street

Date: January 1, 1986

County Health:

If this request is granted, specific plans will be drawn for that addition and a set sent to the County Health Department.

City Engineer:

Pertaining to driveway cuts, I have met with City Engineer, Don Newton on site. Modifications have been made according to the most recent drawing submitted to Don Newton and City Planning as of December 30, 1985.

Exit only sign was also discussed. It appears at this time that the decision will be postponed until after resurfacing is done. It could be to paint Exit and Enter signs on the surface as well as to use arrows to show the flow of traffic.

We will see if stacking occurs into 20' access easement. If this becomes a problem, the concrete block or equivalent could be installed to help prevent this problem.

The guard-rail along 7-11 could also be put in at a future date if this in fact becomes a problem. If I decide on concrete drive, I would probably go ahead and install part of it at that time.

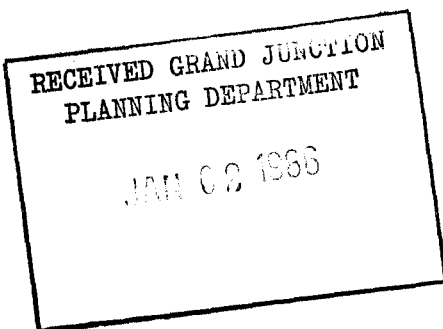
The three parking stalls have been reduced to two angle-spaces according to revised drawing, Dec. 30, 1985.

We will apply for permit for curb and gutter and driveway cut on 12th Street.

City Planning:

The 40 degree angle parking with 9 foot parking stalls is on revised drawing dated December 30, 1985. Also shown are only two stalls in front as well as plans on installing a bike rack of some sort.

Some sort of anchored curb blocks will also be installed to prevent vehicles from overhanging into drive-through lane.



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City Planning Cont.: Stacking has already been referred to in Engineer section.

The planter I am planning now will probably be concrete. It will either be to remove asphalt under and sufficient height to make a sufficient barricade or high enough to form a planter. Also plants that I plan to put into planter are smaller types and should not become root-bound. If asphalt is not removed, then drain holes will be installed to allow proper drainage.

#37 85

development summary



File # 37-85 Name Taco John's Date 1-10-86

PROJECT LOCATION: 1122 North 12th Street

PROJECT DESCRIPTION: Conditional Use for a drive-up window in a Commercial Zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: <u>On-site concerns</u>		X

* See explanation below

The greatest concern was that there was insufficient width between the 7-11 building and Taco Hohn's for long vehicles to make the turning radius into the drive-up lane (if approaching from 12th Street). Access from Glenwood Avenue does not have that problem, but there could be a problem with cars stacking in the easement.

STATUS & RECOMMENDATIONS:

Staff felt the plan was acceptable providing that review and monitoring takes place. If acutal patterns were to produce problems, then the use of the drive-up should be discontinued.

Planning Commission Action

Recommendation for denial due to insufficient turning radius and possibility of stacking problems - not due to the proposed use or concept.

Taco John's
CU file

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date
1-7-86

To: ~~(FXXXX)~~ Bob Goldin From: ~~(XXX)~~ Don Newton

Re: Taco John's Conditional Use Drive-up Window

As stated in my review comments of Dec. 16, 1985, there are already too many driveway cuts on 12th St. at the proposed drive-up window location. (See sketch of existing curb cuts attached.) Rather than install another 15' driveway between the 7-11 driveway and the combined Chevron-Taco John's driveway as originally proposed, I would prefer that the south end of the existing 7-11 driveway be widened by 15' as shown on the petitioner's revised sketch of Dec. 30, 1985. This would decrease the turn angle onto 12th St., making it easier for cars to exit the proposed drive-up window..

In addition to widening the 7-11 driveway, I would also require that the north 10' (including the 6' transition) of the combined Chevron-Taco John's driveway be removed and replaced with vertical curb. This would provide 20' of vertical curb between the two driveway cuts. The usable width of the existing combined driveway would be decreased from 35' to approximately 30'.

Access to the drive-up window from Glenwood Ave. will be no problem as long as a curb or other physical barrier is installed between the existing access easement and the drive-up window lane. This barrier may need to be extended in the future if cars using the drive-up window stack up and block the 20' access easement.

Access to the drive-up window from 12th St. will be difficult for any full-sized vehicle because of the short turning radius and 180° turn required at the east end of the lot. The parking lot between the 7-11 and Taco John's building should be in accordance with the petitioner's revised sketch of December 30, 1985.

If this applicaiton is approved, I recommend that such approval be subject to review in 6 months so that the traffic flow and function of the drive-up window can be evaluated.

DN:pb

cc: Jim Shanks

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 07 1986



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

MEMORANDUM

TO: Grand Junction City Council
FROM: Karl Metzner, Planning Director *KBM*
DATE: November 19, 1986
RE: Review of Conditional Use, Taco Johns

On January 15, 1986 the City Council approved a Conditional Use permit for Taco Johns at 1122 North 12th Street. The permit was for a drive-up window and some concern had been expressed about traffic flow and short turning radius. Council's approval was subject to a review six months after installation of the drive-up window.

Staff has monitored the functioning and traffic flow on the site since its installation earlier this spring. We are pleased to report that there have been no problems with the traffic flow and adjacent businesses have reported no adverse impacts from this operation. Taco Johns has complied with all other conditions of approval. This project had been reviewed by the Council Growth Committee on November 12, 1986.

I request that the City Council finalize this Conditional Use permit by motion and vote at its next available meeting.

KM/tt

xc: John Temmer, Taco Johns
Mark Achen
File #37-85 ✓

To: DOUGC
From: KARLM
Subject: mcdonalds traffic conflicts
Date: 04-22-92 Time: 11:04a

I have reviewed the files on these projects and have the following info.

McDonalds- file # 23-85- approved 10/2/85
site plan indicates that the drive up does not use the easement but 17
parking spaces use it for backing aisle.

Taco Johns- file # 37-85- approved by council 1/15/86
Planning Commission and staff had recommended denial. Staff comments
(engineering) recommended a raised curb along the west line of the easement
to prevent drive-up stacking into the easement. Response to comments from
the petitioner was that this would be done if stacking became a problem. - *dated*
1/1/86

Solution- contact Taco Johns and require curb to be installed as agreed to
in response to comments. If this is not done we could reschedule Taco Johns
before Planning Commission for revocation of approval of drive up window.

Question to Doug or Dave- Will installing a curb along easement solve the
problem?

cc: DAVET



Grand Junction Planning & Zoning Department
250 North Elm Street
Grand Junction, Colorado 81501
800-244-1400 Fax 970-244-5347

Mr. John Temmer
3053 Wellington
Grand Junction, Co 81504
June 4, 1992

Re: Taco John's Traffic Problems

Dear Mr. Temmer:

On January 15, 1986 you received a conditional use approval for a drive up window at Taco John's, 1122 N. 12th Street. Staff comments during the review of this application expressed concern about traffic conflicts in the easement to the east of this property and recommended a raised curb along the west edge of the easement to prevent stacking of cars blocking the easement. In your response to review comments dated January 1, 1986 you indicated that a barrier would be provided if stacking became a problem.

We have been receiving complaints over the last few months that the easement is frequently being blocked by cars stacking for the Taco John's drive up window. During the month of May we monitored the site and confirmed that there are serious traffic conflicts occurring during peak hours. We request that you install a barrier, as per your conditional use approval, to prevent the cars using your drive up window from stacking into the easement. This barrier should be installed by June 26, 1992. If you require assistance in determining the type or location of the barrier please call our traffic engineer, Dave Tontolli at 244-1567.

We greatly appreciate your cooperation in resolving this problem.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner", is written over a horizontal line.

Karl G. Metzner
Senior Planner