## **Table of Contents**

File 1985-0040

Project Name Manhatten Deli – 106 North Avenue Conditional Use

P	S	A few items are denoted with an asterisk (*), which means they are to	be scanned for permanent record on the in some						
r	С	instances, not all entries designated to be scanned by the department are present in the file. There are also documents							
e s	a	- I specific to certain files, not found on the standard list. For this reason	a checklist has been provided.						
e	n	Democratic at the control of the con	nt on the checklist. This index can serve as a quick						
n	e	Suite for the contents of them into							
t	d	Files denoted with (**) are to be located using the ISYS Query Sys	stem. 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							
X		Application form							
X		Review Sheets							
$\vdash$		Receipts for fees paid for anything							
$\vdash$		*Submittal checklist							
X	X								
		Reduced copy of final plans or drawings							
X		Reduction of assessor's map							
		Evidence of title, deeds, easements							
X	X								
		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)							
$\vdash$	$\vdash$	Other bound or nonbound reports							
-		Traffic studies							
-		Individual review comments from agencies							
X	X								
$\vdash$	-	*Staff Reports							
$\vdash$		*Planning Commission staff report and exhibits							
-	-	*City Council staff report and exhibits							
	<del> </del>	*Summary sheet of final conditions							
$\vdash$	$\vdash$	*Letters and correspondence dated after the date of final approval (per	rtaining to change in conditions or expiration date)						
	<u> </u>	DOCUMENTS SPECIFIC TO THIS DEVE	LOPMENT FILE:						
X	X	X Action Sheet							
X									
X		Notice of Public Hearing							
X		Development Summary – 1/10/86  Request for Treasurer's Certificate of Taxes Due – 11/30/85							
X		Property Improvement Certificate – 6/21/78							
X		Warranty Deed							
X		Development Application – 12/10/85							
X	_								
X	X	parking allocation-1/23/89							
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### "PROJECT NARRATION"

- Location 1059 North Avenue, Unit #2.
   Lots 13,14,15,16 in Block 2, in the City of Grand Junction.
- 2. Hour of operation. 6:30 a.m. 11:00 p.m.
- 3. Seating Maximum 45 presently 34.
- 4. Parking required maximum 15 ---- 20 available
- 5. Operation --- A delicatessen with seating and take-out capabilities.
- 6. Opening --- December 10, 1985.

The Manhattan Delicatessen Inc. requests an "On and Off" premise 3.2 Beer License. The purpose of the License is to enhance the food operation. We estimate food sales to be 90%-92% of sales and Beer the balance. We are a Food Restaurant not a Drinking Place

The Manhattan Delicatessen Inc.

1059 North Avenue

Grand Junction, Colorado 81501

Tel. 241-1185

Walter R. Thoms

Porter Kane Investments 175 Belaire Drive # 4 Grand Junction, Colorado 81501

St. Matthews Epescopal Church North Ave. & College Place Grand Junction, Colorado 81501

Connie M. Badini 710 Centauri Drive Grand Junction, Colorado 81501

A. H. Gould 206 N Buena Vista Ct. Farmington, N.M., 87401

Cucchetti, Baldwin Data Printing 1112 Belford Grand Junction, Colorado 81501 Columbia Savings P.O. Box 17127 Denver, Colorado 80217

To Tay Troung 1036 Belford Grand Junction, Colorado 81501

Bernard Brodak 415 Ridgewood Lane Grand Junction, Colorado 81508

John Bellio 2980 214 Road New Castle, Colorado 81647

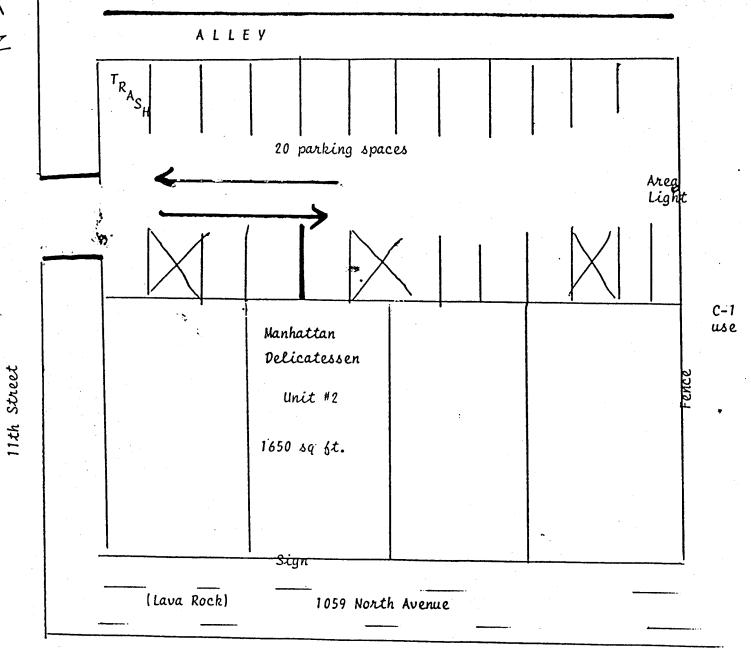
Sam Baldwin 1112 Belford Grand Junction, Colorado 81501 Hazel V. Hale 1125 College Place Grand Junction, Colorado 81501

Mary Delp 1326 Poplar #6 Grand Junction, Colorado 81505

James Brodak 360 Pikes Peak Drive Grand Junction, Colorado 81501

Boice Enterprises 206 N. Buena Vista Ct. Farmington, N.M., 87401

Mesa College North 12th Street Grand Junction, Colorado 81501 REGARDING---



NORTH AVENUE

## REVIEW SHEET SUMMARY

FILE NO. <u>#40</u>	)-85 TITLE HEADING	Manhatten Deli - 3.2 Beense License DUE DATE 12/20/85
ACTIVITY - P	ETITIONER - LOCATION -	PHASE - ACRES Conditional Use for 3.2 Beerge License,
Manhatten Del	i, Walt Thoms. Locati	on: 1059 North Ave.
PETITIONER A	DDRESS 621 20 Road	
ENGINEER		
DATE REC.	AGENCY	COMMENTS
2/10/85	City Fire Dept.	The Grand Junction Fire Department has no objections to this conditional use. Business meets Uniform Fire Code and Uniform Building Code requirements.
12/17/85	County Health	Sewer and water for this facility is provided by the City of Grand Junction. An inspection was made of this food service establishment by Mesa County Health Department.
12/17/85	Planning Dept.	The primary concerns of this department are the conditions of the parking lot and the landscaping along 11th St.  1. Per City Policy no direct access to or from the alley is allowed when there is a curbcut from a sidestreet. The curb blocks need to be replaced along the alleyway and securely anchored to prevent direct alley access.
		<ol> <li>The parking spaces and areas of prohibited parking need to be repainted and in-out arrows painted near the curb cut.</li> </ol>
		3. The area between the alleyway and the driveway into the lot is presently an eyesore. Cleanup and some type of landscape should be provided in that area.
		4. We suggest the property owner contact City Parks Department to arrange for the installation of one or more trees in the area between the sidewalk and 11th St. as part of the Street Tree Program. There is no charge for this program as long as the property owner provides water for the trees.
12/18/85	Police Dept.	No objections

MOTION: "MR. CHAIRMAN, REGARDING #40-85, CONSIDERATION OF A CONDITIONAL USE, I RECOMMEND WE PASS THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

RESPONSE NECESSARY

January 2, 1986

City of Grand Junction Planning Commission

> File No. 40-85 - Manhattan Delicatessen Review Sheet Summary

- # 1. Curb Blocks have been ordered and will be repaired or replaced as necessary.
- # 2. Painting of parking lot has been ordered but will be done as weather permits. Ted's Sweeping will be doing both jobs.
- The area will be cleaned and will stone the area # 3. to keep it clean.
- # 4. Have contacted city Parks Department (Shirley) in reference to installing tree or trees. They have stated that someone in the Forestry Department will contact me. Call made on January 2, 1986.

RECEIVED GRAND JUNGASTER R. Thoms PLANNING DEPARTMENT

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# development summary





Name <u>Manhatten Deli</u> Date <u>1-10-86</u> File # 40-85

PROJECT LOCATION: 1059 North Ave.

PROJECT DESCRIPTION:

Conditional Use for 3.2 beer license

for on-premise consumption

REVIEW SUMMARY (Major Concerns)								
POLICIES COMPLIANCE	YES	мо*	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFI	ED*		
Complies with adopted policies	х		Streets/Rights Of Way	х				
Complies with adopted criteria	x		Water/Sewer	y				
Meets guidelines of Comprehensive Plan	x		lrrigation/Drainage	x				
			Landscaping/Screening	х				
			Other:			Γ		

<sup>\*</sup> See explanation below

### **STATUS & RECOMMENDATIONS:**

Petitioner has agreed to the site improvements that were recommended by staff.

#### Planning Commission Action

Recommendation for approval subject to staff comments.

Manhattan Telicatessen Inc. 1059 North Avenue Grand Junction, Colorado 81501

January 23, 1989

Mr. Mike Sutherland City of Grand Junction Planning Department 250 North 5th Street Grand Junction. Colorado 81501

RE: 1059 North Avenue

PARKING

Dear Mr. Sullivan:

In answer to letter from Homer Brown dated January 13, 1989, I strongly feel it is unfair to request that I reduce my seating capacity to comply with his parking allocation.

I have been in business at this location since December, 1985 with the present seating capacity. I NEED that seating capacity to stay in business - for without it I would Lose business.

Any other parking so designated for the Greek restaurant still would effect the parking at the rear of the building. There would be NO WAY to CONTROL the situation.

I feel Valley Federal was in error when they leased space in the property at 1059 North Avenue, Unit no. 3 & 4 for a restaurant.

Sincerely,

Walter R. Thoms, owner

Manhattan Delicatessen Inc.

Copy to: Bonnie Clark, Airtime

Homer Brown - Valley Federal

Touch of Greece

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JAN 26 1989