

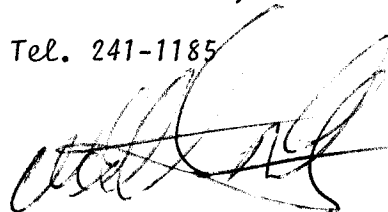


"PROJECT NARRATION"

1. 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

Columbia Savings  
P.O. Box 17127  
Denver, Colorado  
80217

Hazel V. Hale  
1125 College Place  
Grand Junction, Colorado  
81501

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

To Tay Troung  
1036 Belford  
Grand Junction, Colorado  
81501

Mary Delp  
1326 Poplar #6  
Grand Junction, Colorado  
81505

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

Bernard Brodak  
415 Ridgewood Lane  
Grand Junction, Colorado  
81508

James Brodak  
360 Pikes Peak Drive  
Grand Junction, Colorado  
81501

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

John Bellio  
2980 214 Road  
New Castle, Colorado  
81647

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

Cucchetti, Baldwin  
Data Printing  
1112 Belford  
Grand Junction, Colorado  
81501

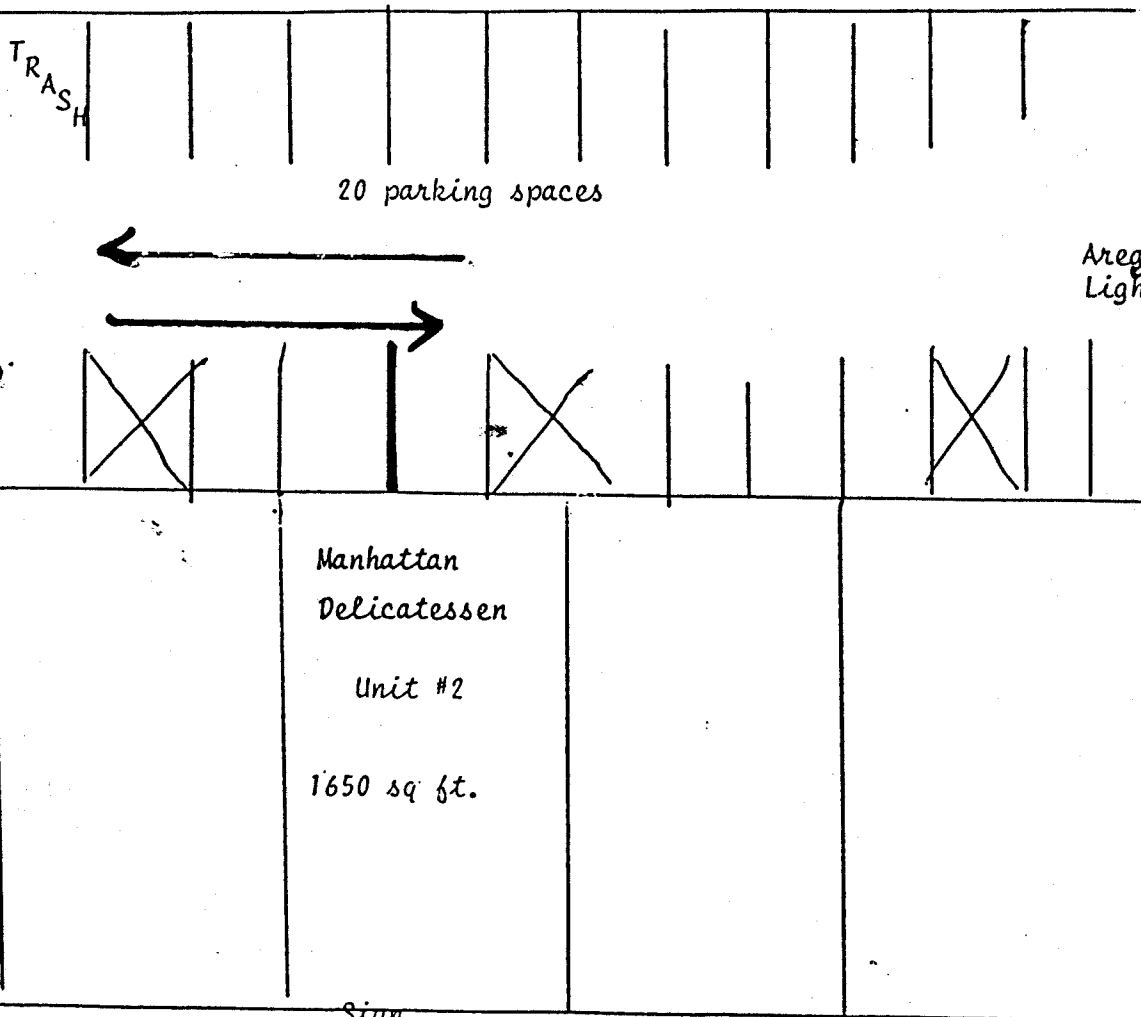
Sam Baldwin  
1112 Belford  
Grand Junction, Colorado  
81501

Mesa College  
North 12th Street  
Grand Junction, Colorado  
81501

REGARDING-----

Residential Property

ALLEY



W  
V  
X  
Z

11th Street

(Lava Rock)

1059 North Avenue

NORTH AVENUE

# REVIEW SHEET SUMMARY

FILE NO. #40-85 TITLE HEADING Manhattan Deli - 3.2 Beer License DUE DATE 12/20/85  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use for 3.2 Beer License,  
Manhattan Deli, Walt Thoms. Location: 1059 North Ave.

PETITIONER ADDRESS 621 20 Road

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
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. 2. The parking spaces and areas of prohibited parking need to be repainted and in-out arrows painted near the curb cut. 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."

*WRITTEN*  
RESPONSE NECESSARY

by Jan. 3, 1986

January 2, 1986

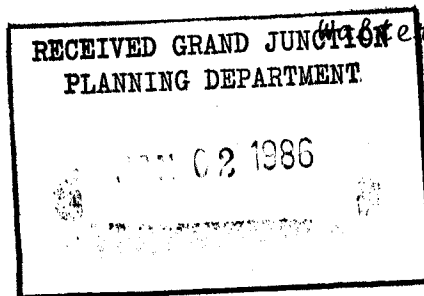
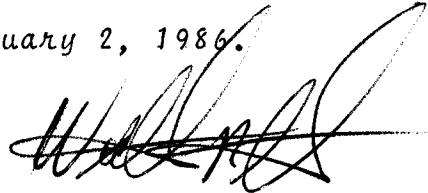
City of Grand Junction

Planning Commission

File No. 40-85 - Manhattan Delicatessen

RE: 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.
- # 3. The area will be cleaned and will stone the area 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.



Robert R. Thoms

#40-85

OFF



**ACTION SHEET**

File No. #40 85

Acres \_\_\_\_\_

Units \_\_\_\_\_

Density \_\_\_\_\_

**CONDITIONAL USE**

Zone \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

Activity \_\_\_\_\_

Phase \_\_\_\_\_

Common Location 1054 North Ave

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_

\_\_\_\_ day Review Period Return by \_\_\_\_\_

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

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

*X! don't need*

**review agencies**

	A	B	C	D	E	G	H	J	K	L	O	P	Q	R	X	U	V	X	X	Z	BB	DD	EE	FF	GG
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, DM)																									
Mountain Bell																									
Public Service (2 sets)																									
State Highway Dept.																									
State Geological																									
State Health Dept.																									
GJPC (7 packets)																									
CIC (9 packets)																									
OTHER <u>Hdq Dept</u>																									

**totals**

BOARDS	DATE	
GJPC	1/7/86	Rec. for approval subject to staff comments
	1/15/86	CIC approval

STAFF	

*Bob / Mike*  
*244-1648*

241-81176  
241-1185



**APPLICATION FEE REQUIREMENTS**  
470<sup>00</sup> at submittal OK to City of GJ

OOOOOOOOOOOOOOOOOOOOOOOOOOOOOO

# development summary



File # 40-85 Name Manhattan Deli Date 1-10-86

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 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: _____		

\* 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 Delicatessen 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:

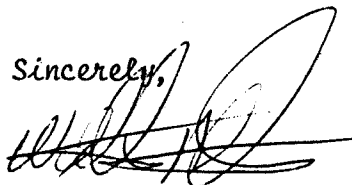
In answer to letter from Homer Brown dated January 13, 1989, I strongly feel it is unfair to request that I reduce my seating capacity to comply with his parking allocation.

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

