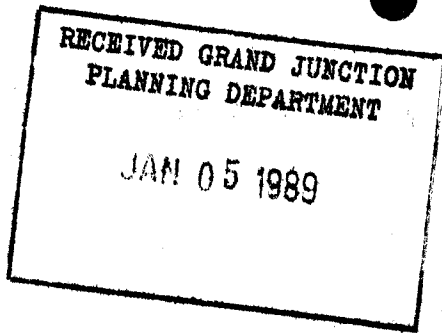


Table of Contents

File 1989-0016

Name: 1059 North Avenue – Touch of Greece – Dee Difeo

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
		Review Sheet Summary
		Application Form
		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.
		Evidence of title, deeds, easements
		*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 non-bound reports
		Traffic studies
		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Planning Clearance - ** - 1/8/89
X	X	Site Plan
X		Application for Building Permit – Mesa Co. – 12/6/85
X	X	Seating Schedule
X	X	Parking Schedule
X		Lease Option – 6/21/89
X	X	Opposition letter from Walter Thoms, President, Manhattan Delicatessen Inc. to Planning – 1/4/89
X	X	Letter from Homer Brown, Assistant Vice President, Valley Federal to Mike Sullivan, Planning re: Parking space allocation – 1/13/89
X	X	Agreement letter between Leo Brady, The Donut Shop to Betty Koutavas, Touch of Greece to Touch of Greece – signed by both parties – 3/10/89
X	X	Letter from Mike Sutherland to Deed Difeo re: conditions of approval – 3/13/89
X		Voided Sign Permit
X	X	Letter from Karl Metzner to Paul Naftel, Chase Management Brokerage and Development re: approval letter – 7/24/89



MANHATTAN DELICATESSEN Inc.
1059 North Avenue
Grand Junction, Colorado, 81501
Tel. 241-1185
January 4, 1989

Grand Junction Planning Department
250 N. 5th Street
Grand Junction, Colorado, 81501

Dear Planning Department:

RE: 1059 North Avenue

We (Manhattan Delicatessen) feel that the new Greek Restaurant proposed to open at 1059 North Avenue- containing 3250 sq. feet, 1/2 the total building space, would create major problems for the center.

We are not against competition - but strongly feel there is insufficient parking for - AIRTIME VIDEO, MANHATTAN DELICATESSEN and a new restaurant with a seating of ?. At the present, there are 19 designated parking spaces in the Rear of building. STREET PARKING is non-existent because of the Mesa College Students. Without additional parking it would be a deterrent to all businesses in the center. Any parking obtained nearby would be difficult to control.

Manhattan Delicatessen has 45 approved seats requiring 15 parking spaces. AIRTIME needs "in and out" spaces continuously. Also needed in employee parking for all.

MANHATTAN DELICATESSEN Inc.



Walter R. Thoms, President

Copy to:
Grand Junction Planning Department
City Clerk, Neva Lockhart
County Commissioners



Valley Federal

SAVINGS AND LOAN ASSOCIATION

Valley Federal Plaza
225 North Fifth Street P.O. Box 400
Grand Junction, Colorado 81502-0400 (303) 242-1900

January 13, 1989

Mr. Mike Sullivan
City of Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Sullivan:

Until recently Valley Federal Savings and Loan Association of Grand Junction, as owners of the property at 1059 North Avenue, was unaware of the parking requirements as called for in the Grand Junction Zoning and Development Code.

With the code restrictions in mind, we feel that the following parking allocations will best serve the needs of tenants:

Airtime Tapes & Records	2 spaces
Manhattan Delicatessen	9 spaces
Touch of Greece	8 spaces

Our decision to structure the parking allocations in this manner is based upon, as fairly as possible, each tenant's needs, as well as the fact that as owners of the property, we need parking available for all lease spaces.

Yours sincerely,

Homer N. Brown
Assistant Vice President

HNB/rn

Copy to: Bonnie Clark - Airtime Tapes & Records
Walter Thoms - Manhattan Delicatessen
Baird Brown - Attorney for
Touch of Greece Restaurant

From: The Donut Shop
1145 North Ave.
Grand Junction, Colo. 81501

Grand Junction, Colo.
March 10, 1989

To: Touch Of Greece
1059 North Ave. - Phone 242-4457
Grand Junction, Colo. 81501

The Donut Shop, 1145 North Ave., Grand Jct., Colo. 81501, will lease seventeen (17) parking spaces to Touch Of Greece, 1059 North Ave., Grand Jct., Colo. 81501, to be occupied from 12:00 noon, until 10:00 PM, six (6) days a week, Monday thru Saturday for \$ 100.00 per month.

This lease to run from March 15, 1989 to September 1, 1989.

Touch Of Greece will monitor the parking to accommodate both the Donut Shop and Touch Of Greece.

That the owner of the Donut Shop, will allow us to install signs for Touch of Greece parking.

K.P.
Eh.
JB
JB

THE DONUT SHOP
By: Leo Brady

TOUCH OF GREECE
By: Dee Couture

By: Laverne Brady

By: Ma H. Es.

Note: The Touch Of Greece plans to direct and enforce parking with hired staff. Touch of Greece understands that this is a temporary situation, to September 1, 1989

Approved - 3/15/89 signage will require permit issued to licensed sign contractor
Paul H. Metzner

K.P.
Eh.
JB
JB

Mike -

Greek Restaurant - 2-27-89 1230

5 Seats (Tables)

3 Seats (Barstools)

32 Seats (Tables)

40 TOTAL

- Chris

3-3-89

per Terri Troutner

55 seats in use @ 12:05 p.m.

Manhattan Deli 2-28-89

14 "usable" row chairs

29 seats @ tables

$$\frac{43}{3} = 14. +$$

15 spaces needed.

#90-85

FLUSH WALL: 2 # per linear ft facade

(100 #)

Three face: 100
= 25 (Projecting)

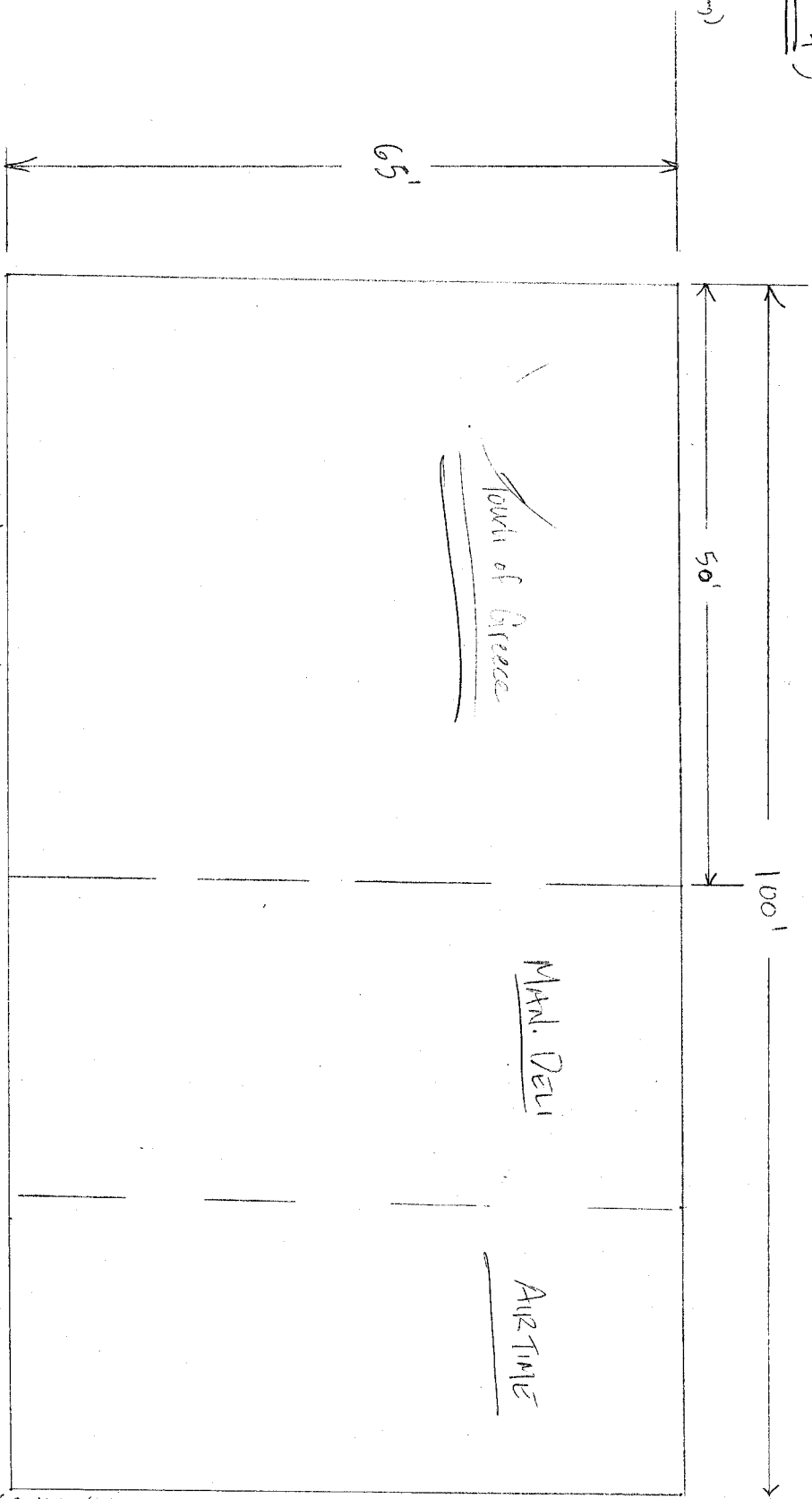
Flush Wall: 75 #

Projecting signs: 1/2 # per linear ft. facade
= 25 # per sign face

NORTH AVENUE



16-89



16 # sign allowed (rear)

Parking - 19 spaces

2995-141-05-020
100x138ft

11th STREET



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

March 13, 1989

Ms. Dee Difeo
Touch of Greece
1059 North Avenue
Grand Junction, CO 81501

Dear Dee:

After hearing your preliminary request to use parking spaces at the Donut Shop, 1145 North Avenue, it appears that it may be allowable on a temporary basis, not to exceed September 1, 1989.

My count located 17 usable spaces at the Donut Shop, and it is evident that college students currently use some of those spaces on a regular basis, so difficulties may arise regarding enforcement of parking.

To make a final determination for approval, this office will need the following documentation:

- 1) A written agreement from the owner of the Donut Shop which states:
 - a) there are no other joint use agreements for that parking area;
 - b) that your agreement is valid only until September 1, 1989;
 - c) that the owner will allow you to install signs specifying that the parking is for Touch of Greece customers only, from the hours of _____ to _____. The agreement must be an original or signed copy submitted to City Planning as soon as possible.
- 2) A plan describing your intended signage at both parking lots, and how you intend to direct/enforce parking at both lots.
- 3) Include a statement agreeing that you understand this is only a temporary approval not to exceed September 1, 1989, and that you will continue to pursue alternative parking arrangements in the immediate area of your restaurant.

If, following receipt of the above documentation, this Department agrees to such an approval, all other requirements for approval of your restaurant must be met. Notification to me, from the City Utility Clerk, must be provided, verifying that you are paying all utility fees based on the 60 seats you intend to use in the restaurant.

Ms. Dee Difeo
March 13, 1989
Page 2

The Planning Department staff is making every effort to help mitigate the parking difficulties being encountered in the area of your restaurant, but in the final outcome, seating limits may be imposed upon yours and the other businesses in the building. Please be aware of this possibility.

As soon as I receive the documentation, and if approval is granted for the temporary use of parking at the Donut Shop, then and only then can you begin placing signage and using that parking. Your cooperation is appreciated.

Sincerely,



Michael E. Sutherland
City Development Planner

MES/tt

xc: Manhattan Deli
Airtime Tapes and Records



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 24, 1989

Mr. Paul Naftel
Chase Management Brokerage
and Development
7955 E. Arapahoe Court, Ste. 1100
Englewood, CO 80112

Dear Paul:

I've reviewed the information you sent regarding the lease for additional parking on lots 31-34, Block 1, City of Grand Junction. Based on this information, I hereby approve an amendment to the previous plan for those lots, subject to the following:

- 1) The parking area must be covered with a dust-free surface.
- 2) If the lot is paved, it must be striped. If the lot is graveled, curb blocks must be provided to designate the parking spaces.
- 3) At the time the parking is used (September 1, 1989), the temporary directional signs for Touch of Greece must be removed. Any new directional signage must be approved by this department.

Thank you for your cooperation in this matter, and please let me know if you have any questions.

Sincerely,

Karl G. Metzner
Director of Planning

KGM/tt

xc: File #29-81