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Receipt # \_\_\_\_\_  
Date Rec. \_\_\_\_\_  
Received By \_\_\_\_\_

# DEVELOPMENT APPLICATION

Original  
Do NOT Remove  
From Office

37 91

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input checked="" type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input checked="" type="radio"/> Final REVISED	850 NORTH AVE	PB	
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER  DEVELOPER  REPRESENTATIVE

Name	John L. Moss	Name	Judy A. Moss	Name	
Address	2519 - I Rd	Address	2519 - I Rd.	Address	
City/State	Grand Jct, CO. 81505	City/State	Grand Jct, CO. 81505	City/State	
Business Phone #	(303) 245-0898	Business Phone #	(303) 245-0898	Business Phone #	

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



X Michael Jacobs Signature of person completing application Date 5/14/91

X J.L. Moss Signature of property owner(s) - attach additional sheets if necessary Judy Moss

Violet L. Owen  
177 Edlum Rd.  
Grand Junction, CO 81503  
2945-141-03-001

Central Bank  
Trustee for Roy VanZante  
P.O. Box 608  
Grand Junction, CO 81502  
2945-114-19-002

Darrell C. Maluy  
548 Glenwood Drive  
Grand Junction, CO 81503  
2945-114-19-011

BI- Mesa Investments, Inc.  
P.O. Box 216  
Clifton, CO 81520  
2945-141-03-004

Jack A. & W. Avis Brown  
825 Glenwood  
Grand Junction, CO 81502  
2945-114-19-003

Kip & Wendy Koski  
0010 Fender Lane  
Carbondale, CO 81623  
2945-114-19-012

City Market  
P.O. Box 729  
Grand Junction, CO 81502  
2945-141-03-005

Merrilyn L. & Frank W. Turman  
825 Glenwood  
Grand Junction, CO 81502  
2945-114-19-003

Newton L. Koser  
2360 S. Garfield  
Denver, CO 80210  
2945-114-19-021

BI-Mesa Investments  
P.O. Box 216  
Clifton, Co 81520  
2945-141-03-007

Russell K. & Gloria L. Parry  
835 Glenwood  
Grand Junction, CO 81502  
2945-114-19-004

Fern W. Moss  
Trustee of Moss Family Trust  
11610 Tulane  
Riverside, CA 92507  
2945-114-19-023

City Market  
P.O. Box 729  
Grand Junction, CO 81502  
2945-141-03-008

Amora L. Bley & W. Jo Cortese  
407 North 7 Street  
Grand Junction, CO 81502  
2945-114-19-005

Velva V. Carnes  
212 Country Club Park  
Grand Junction, CO 81503  
2945-114-19-017

Violet L. Owen  
C/O City Market  
P.O. Box 729  
Grand Junction, CO 81502  
2945-141-03-009

Amora L. Bley & W. Jo Cortese  
407 North 7 Street  
Grand Junction, CO 81502  
2945-114-19-006

Modern Federal Savings & Loan  
C/O Mitchell & Brian Schumaker  
P.O. Box 160  
Grand Junction, CO 81502  
2945-114-19-018

MSSW, Inc.  
P.O. Box 2797  
Grand Junction, CO 81502  
2945-141-04-022

Amora L. Bley & W. Jo Cortese  
407 North 7 Street  
Grand Junction, CO 81502  
2945-114-19-007

Mary E. & Robert Taylor  
763 Glenwood  
Grand Junction, CO 81502  
2945-114-18- 001

MSSW. Inc.  
P.O. Box 2797  
Grand Junction, CO 81502  
2945-141-04-025

Patricia L. Robinson  
P.O. Box 523  
Meeker, CO 81641  
2945-114-19-008

Rankin & Co. Inc.  
1043 North Ave.  
Grand Junction, CO 81501  
2945-114-18-010

Central Bank  
Trustee For Roy VanZante  
P.O. Box 608  
Grand Junction, CO 81502  
2945-114-19-001

John P. Canning  
P.O. Box 40241  
Grand Junction, CO 81504  
2945-114-19-009

Lowell W. Laycock  
805 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-001

Fannie R. Susman  
2015 North 5 Street  
Grand Junction, CO 81501  
2945-114-19-010

Judith K. Moran  
815 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-002

Sieghardt & Elvaretta F. Klaus  
825 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-003

St. Mathews Episcopal Church  
P.O. Box 766  
Grand Junction CO 81501  
2945-114-17-951

Martin A. & Carol Marilyn Wenger  
1132 Cannell Ave.  
Grand Junction, CO 81501  
2954-114-22-014

Donald B. & Geneva N. Hoisington  
833 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-004

William J. & M. A. Ruppert  
856 Glenwood Ave.  
Grand Junction, CO 81501  
2945-114-17-012

Leonard D. & I. J. Pepper  
1142 Cannell Ave.  
Grand Junction, CO 81501  
2945-114-22-015

Dorothy Jean Robbins  
1075 21 1/2 Road Rt. #2  
Grand Junction, CO 81505  
2945-114-17-005

Wm. J. & Marjorie A. Ruppert  
856 Glenwood Ave  
Grand Junction, CO 81501  
2945-114-17-013

Phyllis M. Carroll  
1220 Cannell Ave.  
Grand Junction, CO 81501  
2945-114-22-016

Albert & Eloy G. Garcia  
853 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-006

Mary E. Berry, et al  
836 Glenwood Ave.  
Grand Junction, CO 81501  
2945-114-17-014

Clark L. & Jeanne R. Carroll  
1240 Cannell Ave.  
Grand Junction, CO 81501  
2945-114-22-017

Verna A Bennett  
859 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-007

Paula B. & Gretchen Loshbaugh  
824 Glenwood Ave.  
Grand junction, CO 81501  
2945-114-17-015

*Howard & Lisa Roberts  
866 - Glenwood Ave  
Grand Jct 81501*

Jerrold T. Lynch  
867 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-018

Stanley C. & Barbara L. Forrest  
814 Glenwood Ave.  
Grand junction, Co 81501  
2945-114-17-016

*Calgary Bible Church  
888 - Glenwood Ave  
G.J. 81501*

A. M. & F. M. Hannewald  
875 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-008

George T. & Mary Ann Ryan  
804 Glenwood Ave.  
Grand Junction, CO 81501  
2945-114-17-017

*Aunt & Evelyn Robbins  
911 - Glenwood  
G.J. 81501*

George C. Joufflas  
1275 Cannell Ave.  
Grand Junction, CO 81501  
2945-114-17-009

Dorothy M. Laycock  
760 Glenwood Ave.  
Grand Junction, CO 81501  
2945-114-16-015

August & Ann M. Pantuso  
887 Bunting Ave.  
Grand Junction, CO 81501  
2945-114-17-010

Howard & Helene Y. Shevlin  
936 North Ave.  
Grand Junction, CO 81501  
2945-114-22-012

St. Mathews Parish  
P.O. Box 766  
Grand Junction, CO 81501  
2945-114-17-952

Medford Gerard Klein, et al  
715 Victor Dr.  
Grand Junction, CO 81506  
2945-114-22-013

## Project Narrative

Moss Inc./Taco Bell is applying for a revised final to the approved plan to build a new Taco Bell restaurant located at 850 North Ave. Grand Junction, Colorado 81501.

We would like to have approval to erect building signage on the north side of said building. When the building plan was originally approved the planning commission was given an incorrect elevation for the north side of building.

Taco Bell signs on the South, East, & West sides of building have been approved and received sign permits. These signs total 64.5 sq. ft. of signage. As per code 72 sq. ft. of signage is allowed on the building.

This property is now zoned Planned Business. In a Planned Business Zone, the Planning Commission may approve a redistribution of signage allowance from the total that is allowed on site and redistribute it to increase the total allowed on the building. And also where the signs can be located on the building. To allow another sign at 21.5 sq. ft. on the building, planning commission approval is required.

A request needs to be made to:

- 1) Allow a sign on the North side of the building which has no street frontage, but does have commercial alley frontage. We also have an additional parking lot on the North side of building that will have visual to the North elevation.
- 2) Grant an additional 14 sq. ft. of signage which is being redistributed from the total signage allowed (217 sq. ft.) to the building signage allowed (72 sq. ft.). This will increase the building signage from 72 sq. ft. to 86 sq. ft.

Total signage for the property with the new sign will increase from 161.5 sq. ft. to 183 sq. ft. of signage.

Total allowed for the property is 217 sq. ft. of signage. So by code we will still be under total signage by 34 sq. ft.

The building is located in a high commercial area. I do not feel that 21 sq. ft. of building sign extra will have a significant impact on the residential area. Also as I mentioned before that we already have a Planned Business parking lot to the North of this building.

## TACO BELL STAFF REPORT - REVISED FINAL PLAN

Taco Bell received a change in zoning to PB in August of 1990 and approval of a Final Plan. The approved site plan has been completed.

This proposal is to request Planning Commission to approve a redistribution of sign allowance for the site and redistribute it to increase the total allowed on the building; and where the signs can be on the building.

This proposal is to add a Taco Bell sign and logo to the North side of the restaurant. Total square footage of both is 21.5 sq. ft.

This request is seeking approval for:

1) allowance of a sign on the north side of the building which has no street frontage. In straight zones, the sign code allows 25% of your building sign allowance to be distributed to a side with no street frontage. Currently the building has identical signs (21.5 sq ft each) on the south, east and west sides. These were approved as part of the original final plan.

2) granting an additional 14 sq. ft. of signage which is being redistributed from the total signage allowed (217 sq ft) to the building signage allowed (72 sq ft). This will increase the building signage from 72 sq. ft. to 86 sq. ft. Currently the building is using 64.5 sq. ft. of the 72 sq. ft. allowed per the sign code without a variance.

Total signage for the property with the new sign will increase from 161.5 sq. ft. to 183 sq. ft. Total allowed for the property is 217 sq. ft. of signage.

In a Planned Business zone, P. C. may aggregate the maximum sign allowance for the entire development and redistribute that total allowance. (5-7-7.B.9.)

*Aggregate : gather together into a sum*

(TACO.RPT)

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. #37-91 TITLE HEADING: Taco Bell

ACTIVITY: Revised Final Plan for Taco Bell

PETITIONER: John L. & Judy Moss

LOCATION: 850 North Avenue

PHASE: Final

STAFF REPRESENTATIVE: David Thornton (303) 244-1447

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.**

Community Development Department 06/21/91  
David Thornton 244-1447

No objections!

City Attorney 06/11/91  
John Shaver 244-1506

No comment. No problems noted with revised final.

Missing comments from:

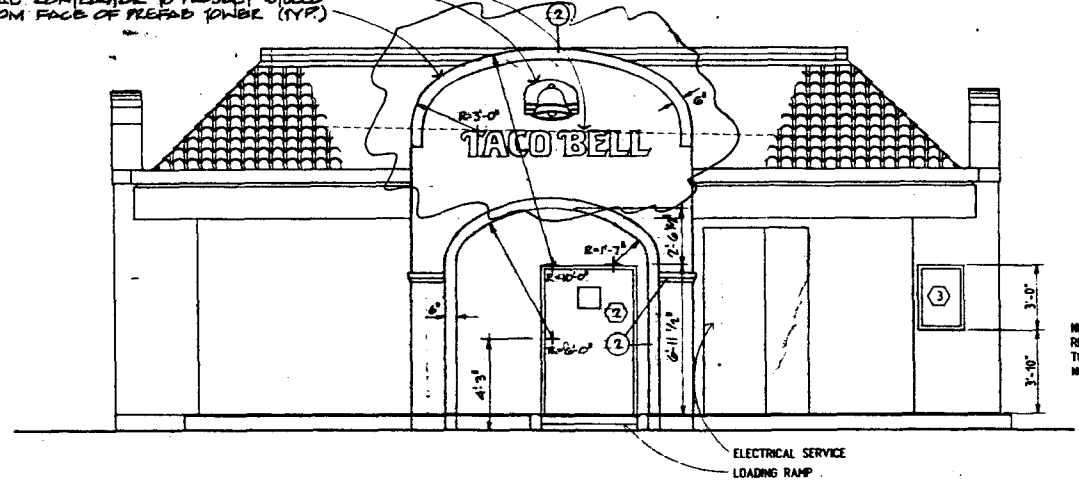
State Highway Department

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#37 91

SIGN AND ROUGH-IN CANS FOR EACH SIGN WILL BE FURNISHED DIRECTLY TO THE CONTRACTOR AND ARE TO BE INSTALLED PRIOR TO INSTALLATION OF STUCCO.  
GENERAL CONTRACTOR TO PROJECT STUCCO 3/4" FROM FACE OF PREFAB TONER (TYP.)

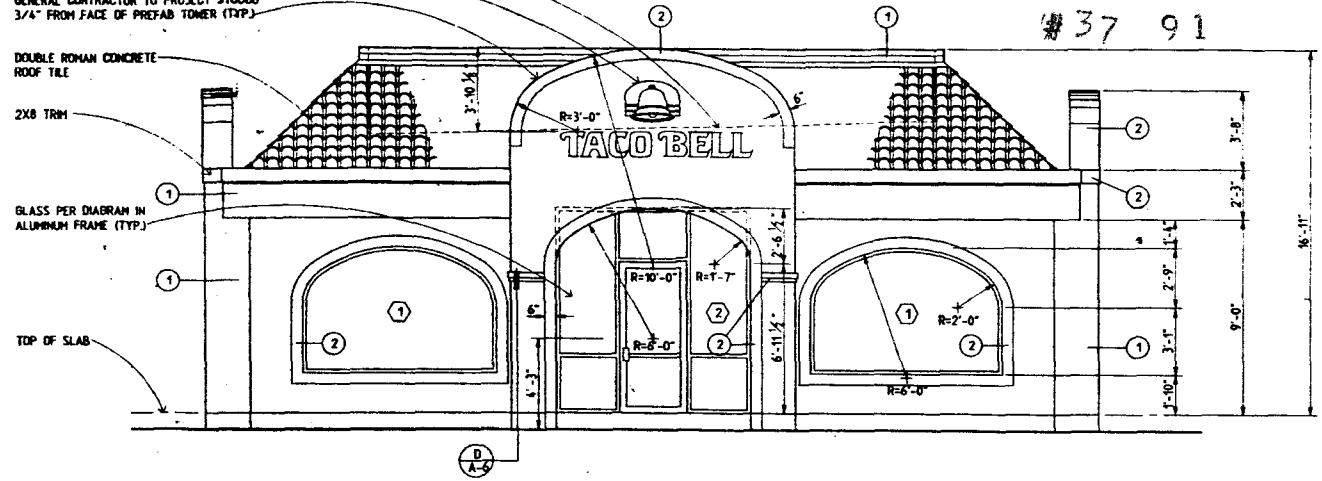
NOTE:  
REFER TO SHEET A-14 FOR OPTIONAL DRIVE THRU CANOPY PLAN & DETAILS.

SIGN AND ROUGH-IN CANS FOR EACH SIGN WILL BE FURNISHED DIRECTLY TO THE CONTRACTOR AND ARE TO BE INSTALLED PRIOR TO INSTALLATION OF STUCCO.  
GENERAL CONTRACTOR TO PROJECT STUCCO 3/4" FROM FACE OF PREFAB TONER (TYP.)



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SURFACE	FINISH
STUCCO	(1)
PROJECTED SURROUNDS, PROJECTED BAND	(2)
FASCIA, FASCIA FLASHING	(2)
PARAPET FLASHING	(1)
LIGHT POLES	(2)
EXPOSED UTILITY PIPES AND CONDUIT	(1)
METAL DOORS AND FRAMES	(1)
SHEET METAL FASCIA TRIM	(1)
GAS METER AND ELECTRICAL SERVICE	(1)

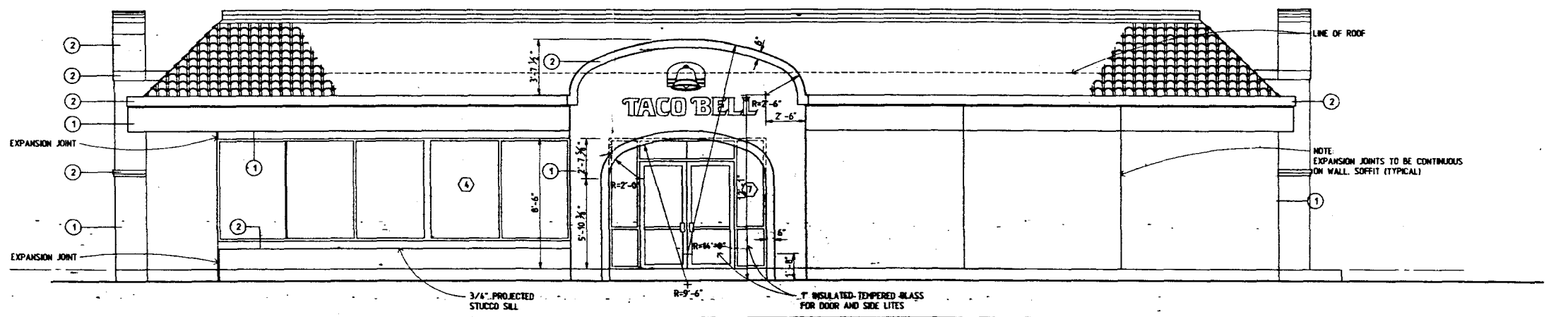
- FINISHES:**
- (1) BENJAMIN MOORE MOORBOARD EXTERIOR LATEX NO. 903-1072 (CB-10)
  - (2) BENJAMIN MOORE MOORBOARD EXTERIOR LATEX NO. 903-1128 (CB-16)

- STUCCO NOTES:**
1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
  2. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
  3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
  4. MESH WITH GRID EXCEEDING 2" X 2" WILL BE REJECTED.
  5. USE OF FASTENERS OTHER THAN GALVANIZED NAILS WILL NOT BE ACCEPTED.
  6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
  7. INTERIOR BRICKWALL WILL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.

**EXTERIOR FINISH SCHEDULE**

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. APPLY ONE COAT OF WATERPROOFING TO ALL HORIZONTAL STUCCO SURFACES ONLY.
3. SEE SPECIFICATIONS FOR NAILING AND REQUIREMENTS FOR 1/2" EXTERIOR BRACKET WOOD.
4. ALTERNATE MATERIALS ALUMINUM FRAMING:  
VESTA WALL (214) 563-2625  
U.S. ALUMINUM - PAUL ADLER (213) 268-4230
5. CAULK ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB (EXTERIOR AND INTERIOR).
6. STUCCO FINISH TO BE "MEDIUM DASH" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION.
7. ARCH RADIUS DIMENSIONS ARE GIVEN FOR GENERAL CONTRACTOR'S REFERENCE ONLY.
8. DOUBLE ROMAN CONCRETE ROOF TILE TO BE ORDERED FROM:  
LIFE TILE (NOW OWNER OF WESTLE)  
REALTO CA  
TEL: (714) 822-4407  
FLORIDA  
TEL: (813) 676-9405  
KATY, TX  
TEL: (713) 371-2634  
MEMOR TILE  
CORONA, CA  
TEL: (714) 737-3888  
ATLANTIC REGION  
BALTIMORE  
TEL: (301) 335-8822
9. WOOD TRIM ON FASCIA TO BE "C SELECT" (TYP-CHOICE) S4S
10. DEEP RED CLAY MESSINA TILE MAY BE USED WHEN APPROVED BY TACO BELL. INSTALLATION OF CUT TILE AT TOP AND CORNER RIDGES SHALL BE WITH MORTAR AND NOT WIRE JOCKS.

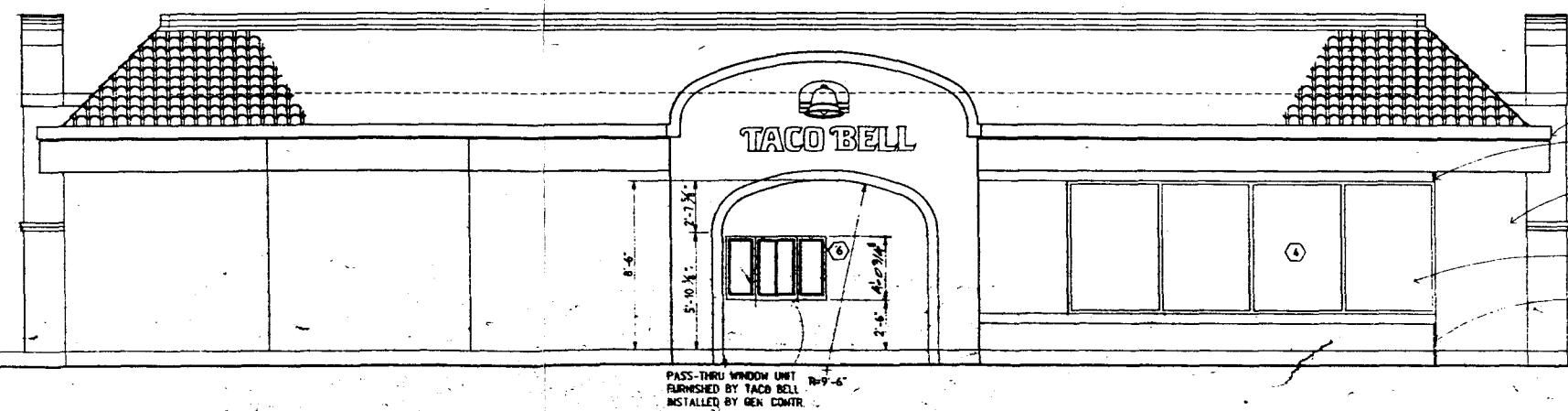
**GENERAL NOTES**



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:  
REFER TO SHEET A-14 FOR DRIVE-THRU CANOPY PLAN AND DETAILS.



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

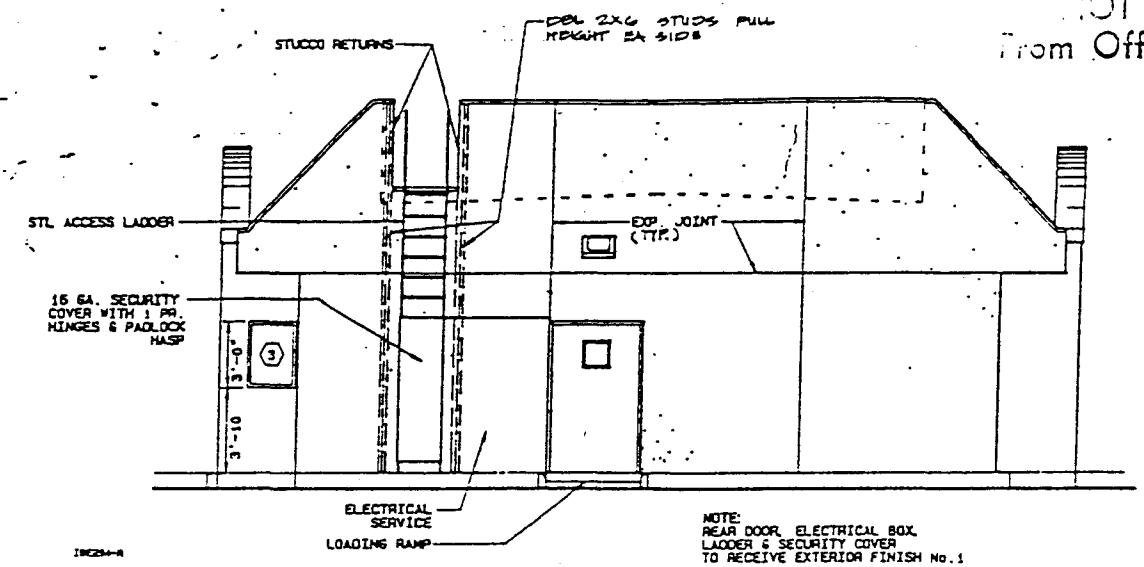
EXTERIOR ELEVATIONS

DATE: 2-1-90  
SHEET NUMBER: A7



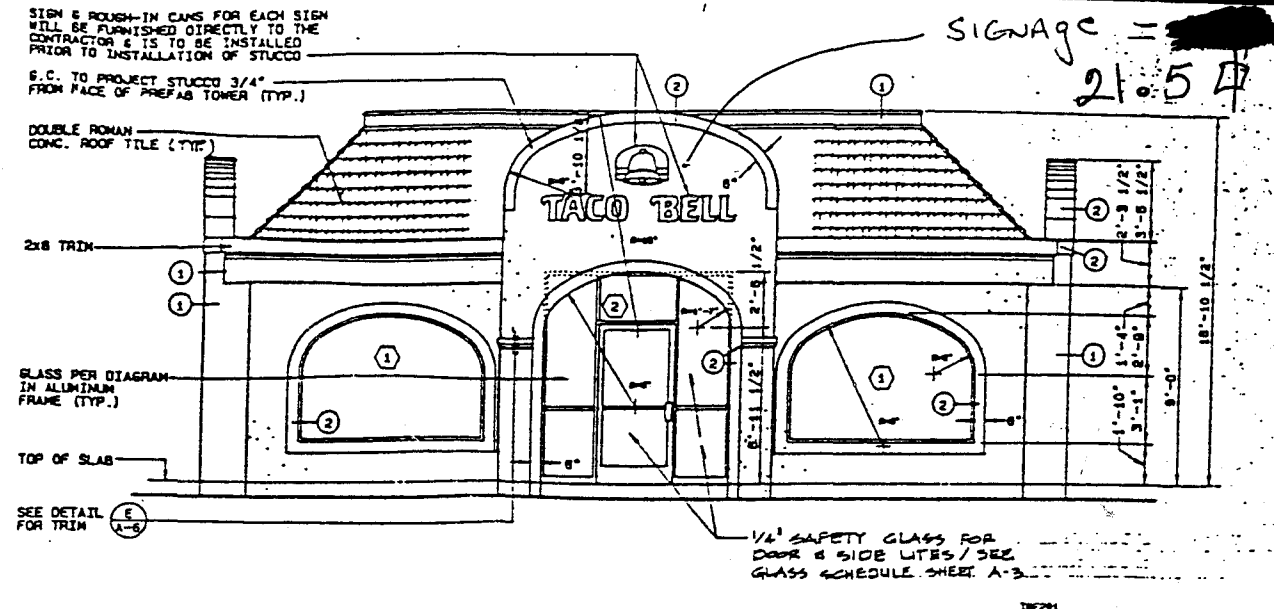
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REAR ELEVATION

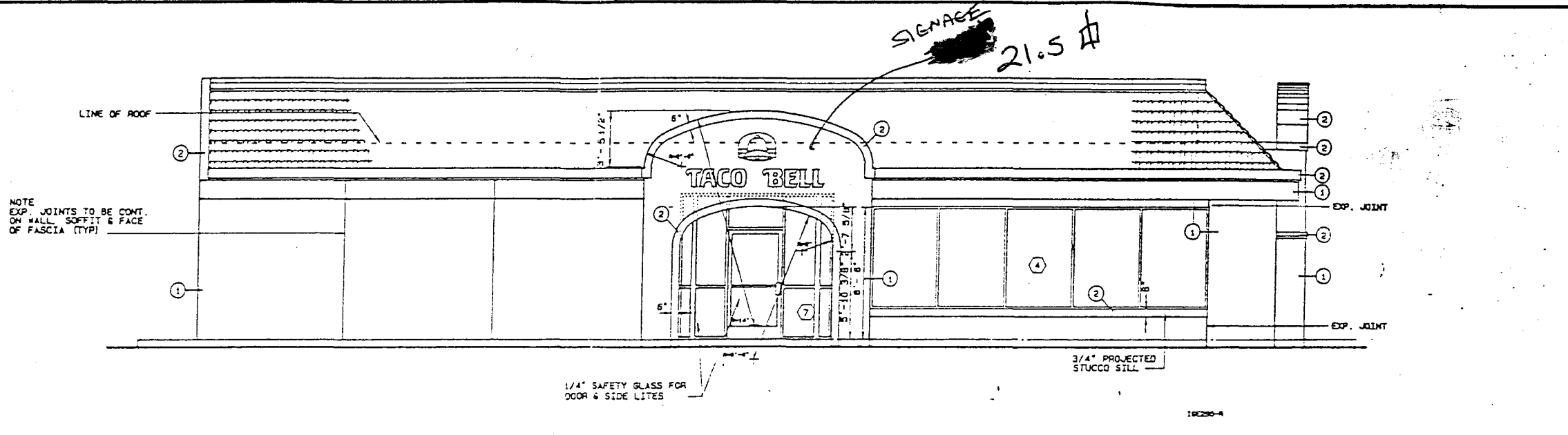
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

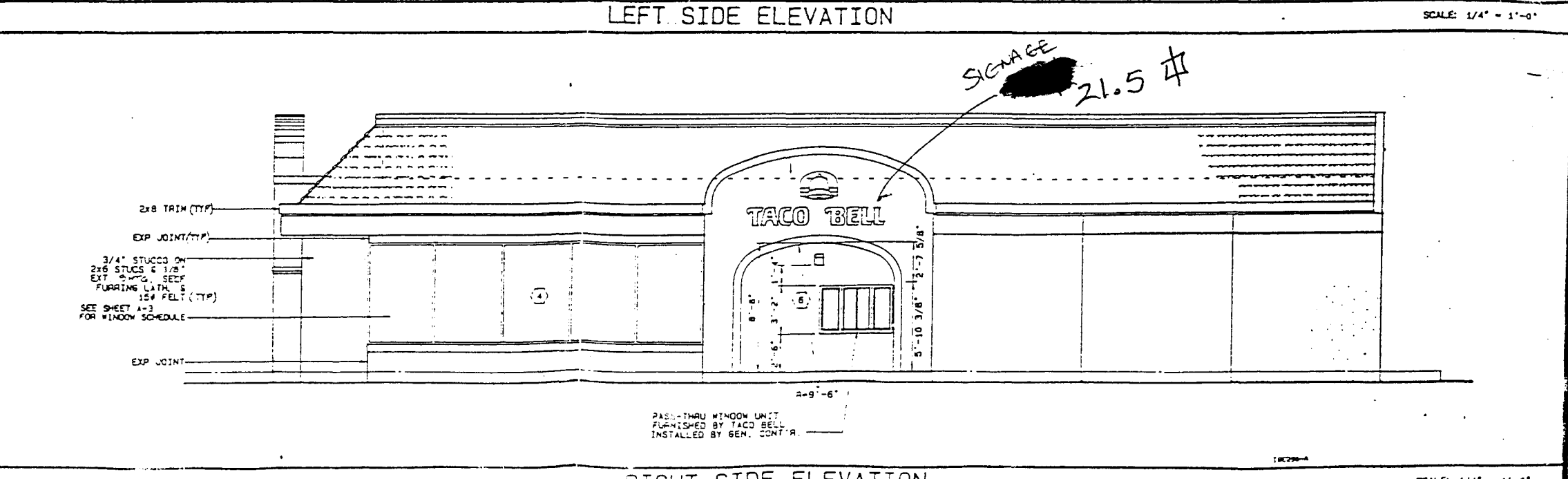
SURFACE	FINISH
STUCCO	①
PROJECTED SURROUNDS, PROJECTED BAND	②
FASCIA, FASCIA FLASHING, STUCCO SOFFIT	②
PLANTER	②
PARAPET FLASHING	①
CLERESTORY SIDING & FLASHING	①
LIGHT POLES	②
EXPOSED UTILITY PIPES & CONDUIT	①
METAL DOORS & FRAMES	①
COOLER FLASHING	①
SHEET METAL FASCIA TRIM	①
GAS METER & ELECTRICAL SERVICE	①
<b>FINISHES:</b>	
① BENJAMIN MOORE MOORSARD EXTERIOR LATEX No. 103-1072 (CB-18)	1654
② BENJAMIN MOORE MOORSARD EXTERIOR LATEX No. 103-1128 (CB-16)	
<b>STUCCO NOTES:</b>	
1. COLD JOINTS WILL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.	
2. MESH AS SPECIFIED SHALL NOT OVERLAP @ CONTROL JOINTS	
3. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS	
4. MESH WITH GRID EXCEEDING 2'x2' WILL BE REJECTED	
5. USE OF FASTENERS OTHER THAN GALVANIZED NAILS WILL NOT BE ACCEPTED	
6. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION	
7. INTERIOR DRYWALL WILL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF STUCCO.	



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1. CAULK ALL WALL AND ROOF PENETRATIONS.	
2. APPLY ONE COAT OF WATERPROOFING TO ALL HORIZONTAL STUCCO SURFACES ONLY.	
3. SEE SPECIFICATIONS FOR MAILING PATTERN AND REQUIREMENTS FOR 1/2" EXTERIOR GRADE PLYWOOD.	
4. ALTERNATE MATERIALS ALUMINUM FRAMING: VISTA WALL (214) 563-2625 U.S. ALUMINUM - PAUL ADLER (213) 268-4230	
5. CAULK ALL WINDOW & DOOR FRAMES AT HEAD, SILL & JAMB (EXTERIOR & INTERIOR).	
6. STUCCO FINISH TO BE "MEDIUM DASH" AS SPECIFIED BY THE STUCCO MANUFACTURERS ASSOCIATION.	
7. ARCH RADIUS DIMENSIONS ARE GIVEN FOR GENERAL CONTRACTORS REFERENCE ONLY.	
8. DOUBLE ROMAN CONCRETE ROOF TILE TO BE ORDERED FROM WESTILE, LITTLETON, CO. ATTN: BOB REBERG (303) 797-0630 - 1080 REPORT NUMBER FOR ROOF TILE IS 3984.	
9. WOOD TRIM ON FASCIA TO BE "C SELECT" (1MP-CHOICE) S4S	
10. DEEP RED CLAY MISSION TILE MAY BE USED WHEN APPROVED BY TACO BELL. INSTALLATION OF CUT TILE AT TOP AND CORNER RIDGES SHALL BE WITH MORTAR AND NOT WIRE HOOKS.	



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: 9-1-88

SCALE: 1/4" = 1'-0"

**A7**

161:54

\* TOTAL SIGNAGE FOR THE PROPERTY WILL INCREASE FROM 161:54 TO 183 # OF SIGNAGE FOR THE PROPERTY IS

\* TOTAL ALLOWED FOR THE PROPERTY IS 217 # OF SIGNAGE

\* TACO BELL SIGNS ON SOUTH, EAST, & WEST SIDES HAVE BEEN APPROVED AND RECEIVED SIGN PERMITS (21.5 # EACH)

\* OF Bldg Total of 64.5 # of signage is allowed

FOR A Total of 72 # of signage

\* AS per sign code 72 # of signage is allowed ON the building.

\* IN A PLANNED BUSINESS ZONE, PLANNING COMMISSION MAY APPROVE A redistribution of signage AND redistribute it to increase the total allowed on the building; AND WHERE SIGNS CAN BE LOCATED ON THE BUILDING.

\* TO Allow another sign at 21.5 # on the building, PLANNING COMMISSION APPROVAL IS required.

\* A request needs to be made to the building, PLANNING COMMISSION APPROVAL IS required.

1) Allow a sign on the North side of the building which has no street frontage. This will increase signage allowed (72 #) to 86 #

2) GRANT AN additional 14 # of signage from the building which is being redistributed to the building. This will increase signage allowed (217 #) to 231 #