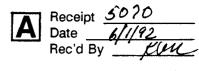
Table of Contents

File		<u>1992-0032</u> Name: <u>Mesa State College Student Ctr Snack Bar - 1450 N. 12th St CUP-Liquor License</u>						
P	S	A few items are denoted with an estarist (*) which many they are to be seemed for normalized an the ICVC						
r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development						
e	a	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will						
S	n	be found on the ISYS query system in their designated categories.						
e n	n e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.						
t	d							
		the contents of each file.						
X	X	Table of Contents						
		*Review Sheet Summary						
X	X	*Application form						
X		Review Sheets						
		Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
X	X	Reduction of assessor's map.						
		Evidence of title, deeds, easements						
X	X	*Mailing list to adjacent property owners						
		Public notice cards						
		Record of certified mail						
X		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						
X	X	*Review Comments						
		*Petitioner's response to comments						
		*Staff Reports						
-		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits *Summary sheet of final conditions						
	i	DOCUMENT DESCRIPTION:						
		DOCUMENT DESCRIPTION.						
X	X	Correspondence						
X		Staff Review - 7/20/92						
X		Legal Ad - 7/28/92						
X	X	Planning Commission Minutes and Agenda for - ** - 8/4/92						
X	X	Action Sheet						
X	X	Reconfigured Plan						
X	X	Facilities Master Plan						
X		Floor Plan						
X	X	Computer Files Indexing Information Sheet						
	\Box							
	[
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File No. 32-9Z

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
Conditional Use			MESS STATE STUPENT COUR	PZ	COLLEGE
[] Zone of Annex					
[] Text Amendment					
[] Special Use				4444444444	
[] Vacation					[] Right-of-Way
[] PROPERTY OWN Mesa State Colle		[] DI	EVELOPER	[] RE Marriott Food	PRESENTATIVE
Name	-80	Name		Name	Service
P. O. Box 2647				Mesa State Co P. O. Box 264	
Address		Address		Address	
Grand Junction,	Co. 81502			Grand Junctio	n, Co. 81502
City/State/Zip		City/State/Zip		City/State/Zip	
303-248-1498				303-248-1742	#32 92
Business Phone No. Business Phone No. NOTE: Legal property owner is owner of record on date of submittal.				Business Phone No.	Original Do NOT Remove
foregoing information is tru and the review comments	ie and complete to the . We recognize that we be dropped from the ag	best of our knowe or our repre- genda, and an a	wledge, and that we assur sentative(s) must be pres	ne the responsibility to mon- ent at all hearings. In the cover rescheduling expense	ration of this submittal, that the itor the status of the application event that the petitioner is not s before it can again be placed
Signature of Property	1. Kan	m	heats if Nacassan	S	121192

John E Lee Terri L 917 Pine Ave. Rockport, TX 78382

Vera M Stocker Etal 1445 College Pl. Grand Jct., CO 81501

Boyd James Bair Coy Michelle 1425 College Pl. Grand Jct., CO 81501

Patrick C Shields Teresa A 1415 College Pl. Grand Jct., Co 81501

Lydia M Trujillo 1405 College Pl. Grand Jct., 81501

Dolores V Jacobson 1345 College Pl. Grand Jct., CO 81501

Daniel E Price 627 Oxbow Rd. Grand Jct., CO 81504

Dorthy Mae Dillard Kenneth E 735 Tulip Dr. Grand Jct., CO 81506



Marriott CorporationFood & Services Management

Mesa State College 12th and Elm Streets P.O. Box 2647 Grand Junction, CO 81502

303/248-1742

TO: BENNETT BOESCHENSTEIN

FROM: TODD LANNING/MARRIOTT-M.S.C.

SUBJECT: HEARING DATE FOR COND. USE PERMIT

DATE: 06/01/92

BENNETT,

DUE TO DATE CONFLICTS AND SCHEDULING CIRCUMSTANCES I WOULD LIKE TO REQUEST THAT THE HEARING FOR THE CONDITIONAL USE PERMIT FOR MARRIOTT @ M.S.C. HAPPEN THE 4TH OF AUGUST INSTEAD OF THE 7TH OF JULY. PLEASE LET ME KNOW IF THIS WILL BE A PROBLEM.

SINCERELY,

TODD LANNING

FOOD SERVICE DIRECTOR MARRIOTT CORPORATION

MESA STATE COLLEGE

#32 92 Original Da ROY Remove





303/248-1742

June 1, 1992

Planning Commission Grand Junction, CO 81501

To Whom It May Concern:

With the reopening of the Mesa State College's College Center, it is the desire of Mesa State College and its students to obtain a Conditional Use 3.2 beer license for the snack bar portion of the College Center. Beer would be served as a convenience item on tap by the glass through the snack bar. Individuals purchasing beer would be allowed to drink such beverage in the snack bar and outside patio area as outlined on enclosed blue print. The responsibility for purchasing, serving, sanitation, and etc. would be by the Marriott Food Service Corp. which is under contract by Mesa State College to cater all food and drink on campus. Hours during which beer will be served are 11:00 a.m. to 11:00 p.m. Monday through Sunday.

Mesa State College's snack bar will utilize three to five Marriott employees per shift which should be ample to serve and monitor the snack bar's maximum capacity of two hundred customers as dictated by local fire codes and available space.

As policy by Marriott Food Service Corp. of acquiring a Conditional Use 3.2 beer license, Marriott Corp. and Mesa State College campus security will professionally train all employees working in the Mesa State College snack bar on 3.2 beer sales, relations, and I.D. verification. This training is valuable for all employees, students, and guests entering the Mesa State College's snack bar.

Presently, Mesa State College has one thousand five hundred parking spaces available on campus for its students and guests. Additional parking is available on city streets immediately surrounding Mesa State College.

Respectfully submitted,

Todd Lanning

Director, Marriott Food Service Corp.

#32 92

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REVIEW COMMENTS

Page 1 of 3

FILE NO. #32-92

TITLE HEADING: Conditional Use Permit

ACTIVITY: Conditional Use Permit for Liquor License

LOCATION: Mesa State Snack Bar Student Center

PHASE: Final

ACRES:

PETITIONER: Marriott / M.S.C.

PETITIONER'S ADDRESS/TELEPHONE:

Box 2647

Grand Jct, CO 81502

(303) 248-1742

STAFF REPRESENTATIVE: Bennett Boeschenstein

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS

IS REQUIRED ON OR BEFORE 5:00 P.M., July 31, 1992.

CITY FIRE DEPARTMENT 06/02/92 George Bennett 244-1400

No problems.

CITY POLICE DEPARTMENT

Marty Currie 244-3563

No problems noted.

COMMUNITY DEVELOPMENT 07/20/92

Bennett Boeschenstein 244-1430

See attached.

access and use of the facility.

- <u>C. Accessory uses that are necessary and desirable-</u>
 The snack bar is currently equipped for food and beverage service.
- <u>D. Adequate public services</u>-The Student Center provides general student service including rest rooms and security through the campus security.
- E. Other uses complimentary and supportive-The snack bar has complete food and beverage services.
- F. Maintenance agreements- Marriott Food Service is responsible for maintenance under their contract with the College
- <u>G. Conformance to adopted plans and policies</u>- There are no adopted plans for this area of the City.
- 5. Staff Recommendation: Approval with review agency comments.

STAFF REVIEW Date: July 20, 1992

1. Project: 32-92 Conditional Use-Marriott Corporation for Mesa State College Student Association

- 2. Location: Mesa State College Student Center, Snack Bar (south of Elm Ave.)
- 3. Surrounding Land Use, Zoning and Master Plan Designation:
 Mesa State College Campus, Public Zone (PZ), no Master Plan designation other than 12th Street Corridor Guidelines which encourage non-residential uses such as professional, medical and educational.

4. Staff Review:

The food service operator at Mesa State College is proposing the sale of 3.2 beer at the snack bar in the student center. The sale of liquor by the drink requires a conditional use permit under the Zoning and Development Code.

3.2 Beer had been available at the Student Center in the past, but was dropped several years ago. Conditional Use permits that are abandoned for more than a year must be reapplied for as though they are new applications.

The proposal is to serve 3.2 beer in the snack bar and in the proposed patio area only. Marriott Food Service would bear the responsibility for purchasing, serving, and other responsibilities associated with the proposal. Proposed hours of beer sales are 11:00 am to 11:00 p.m. Monday through Sunday.

The Marriott Food Service Corporation will hold the liquor license and will be responsible along with Mesa State Security for I.D. verification, and proper student conduct while in the area.

Section 4-8 of the Zoning and Development Code lists the criteria for evaluating conditional use applications. The following is an outline of the criteria found in Section 4-8-1 and a brief analysis of the proposal:

- A. Compatibility with adjacent uses-The proposal to resume serving 3.2 beer at the Student Center is prompted by the reopening of the remodeled Center and a request by the Student Association. If properly monitored the sale of beer should pose no immediate problem to the other activities in the Center or the neighborhood.
- B. Sufficient Design features-The design of the snack bar is sufficiently separate from the rest of the building to control

ACCOUNT #30238

LEGAL AD

Page 2 of 15

Publish One Time:

July 28, 1992

PETITIONER:

St. Mary's Hospital

REPRESENTATIVE:

Larry Gebhart, Western Engineers

LOCATION:

S.E. Corner of 7th Street & Patterson

LEGAL DESCRIPTION:

Lot 1, St. Mary's Minor Subdivision

#32-92 **CONDITIONAL USE PERMIT - LIQUOR LICENSE FOR MESA STATE COLLEGE STUDENT CENTER**

A request to obtain a Conditional Use Permit for a liquor license to serve 3.2 beer in the snack bar of the Mesa State College Center in a Public Zone (PZ).

PETITIONER:

Mesa State College

REPRESENTATIVE: Marriott Food Service

LOCATION:

12th Street & Elm Street

LEGAL DESCRIPTION:

Book 1022, Page 614

E1/2 SE1/4 SE1/4 OF SECTION II, TOWNSHIP 1 SOUTH, RANGE 1 WEST

OF THE UTE MERIDIAN

YO MINOR SUBDIVISION IN RSF-8 ZONE #39-92

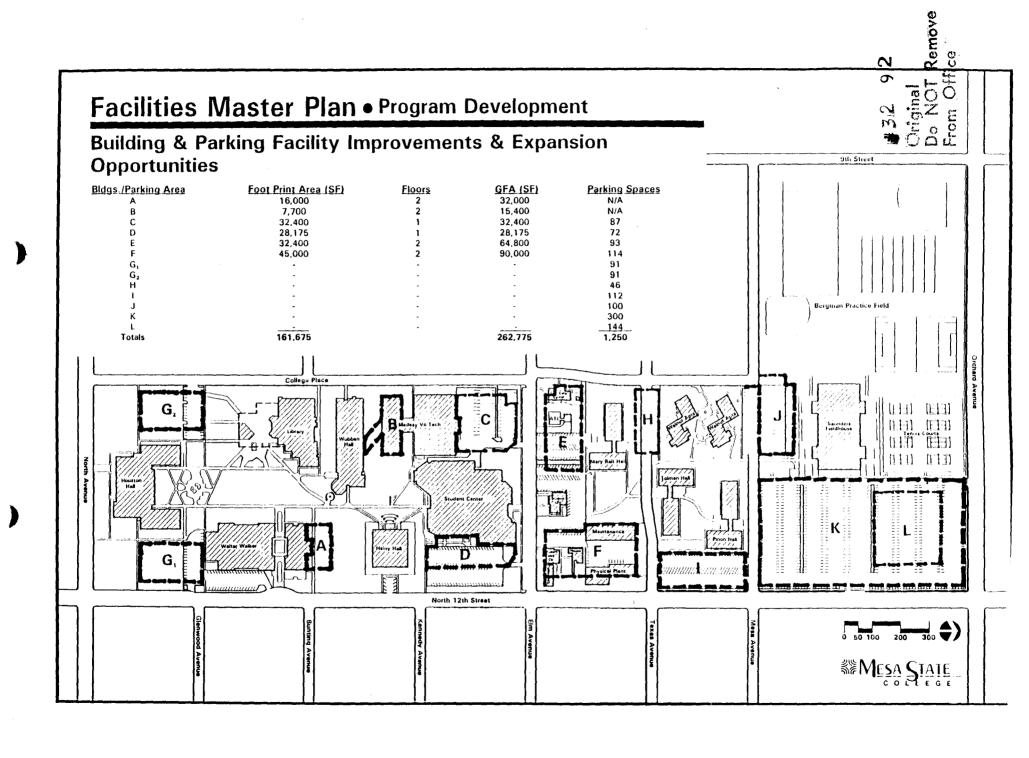
A proposal for a minor subdivision to split an existing half acre lot into two lots of equal size in a Residential Single Family 8 units per acre (RSF-8) zone.

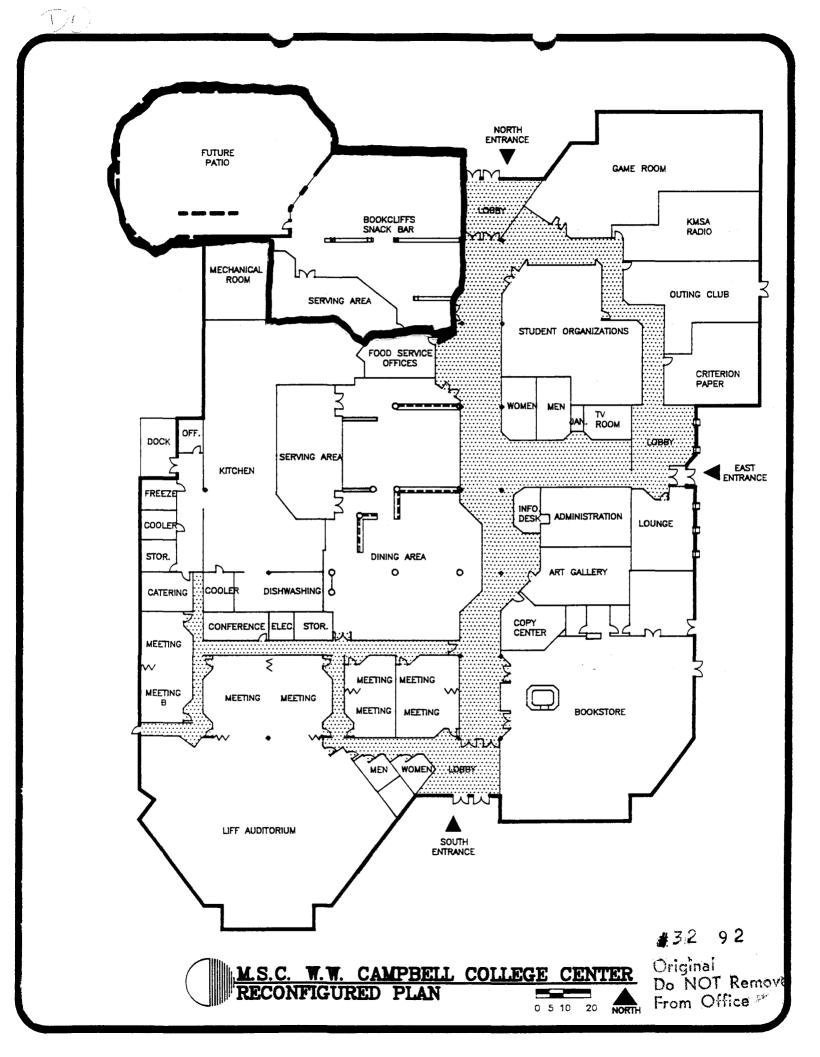
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-ACTION SHEET,

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ACRES CON	IDITIONAL LIGE	FILE NUMBER 32-92
UNITS	IDITIONAL USE	zone <u>P2</u>
DENSITY		TAX SCHEDULE #
ACTIVITY SACE O	of 3.2 BEER	
PHASE		Sunce BAR.
MIES	4 STATE COLLEGE. ST	SUACE FAIC
DATE SUBMITTED	DATE MAILED OUT	DATE POSTED
DAY REVIEW PERIOD	RETURN BY	
j.	OPEN SPACE FEE REQUIRED \$	PAID RECEIPT #
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REVIEW AGENCIES	PAID (Date) AB C X X G H X X X X X X X X X X X X X X X X	SO MANUAL DE SERVICE D
Planning Department		
City Engineer		
Transportation Engineer		
City Parks/Recreation		
City Fire Department		
City Police Department		
County Planning		
County Engineer		
County Health		
Floodplain Administration		
G.J. Dept. of Energy		
Malker Field		
School District		
Irrigation		
Drainage		
Water (Ute, Clifton)		
Sewer Dist. (FV, CGV, OM)		
U.S. West		
Public Service (2 sets)		
State Highway Department		
State Geological		
State Health Department		
City Property Agent		
City Utilities Engineer		
City Attorney		
Building Department		
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