



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt 5070
 Date 6/1/92
 Rec'd By [Signature]
 File No. 32-92

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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			MESA STATE STUDENT CENTER	PZ	COLLEGE
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Mesa State College		Marriott Food Service
Name	Name	Name
P. O. Box 2647		Mesa State College
Address	Address	P. O. Box 2647
Grand Junction, Co. 81502		Grand Junction, Co. 81502
City/State/Zip	City/State/Zip	City/State/Zip
303-248-1498		303-248-1742
Business Phone No.	Business Phone No.	Business Phone No.
		# 32 92

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

[Signature] Signature of Person Completing Application 5/22/92 Date

[Signature] Signature of Property Owner(s) - Attach Additional Sheets if Necessary 5/21/92

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

Vera M Stocker
Eta1
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

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

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Marriott Corporation
Food & 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

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Marriott Corporation
Food & Services Management

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

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.

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access and use of the facility.

C. Accessory uses that are necessary and desirable-

The snack bar is currently equipped for food and beverage service.

D. Adequate public services-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

G. Conformance to adopted plans and policies- 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

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

#39-92

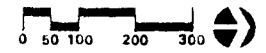
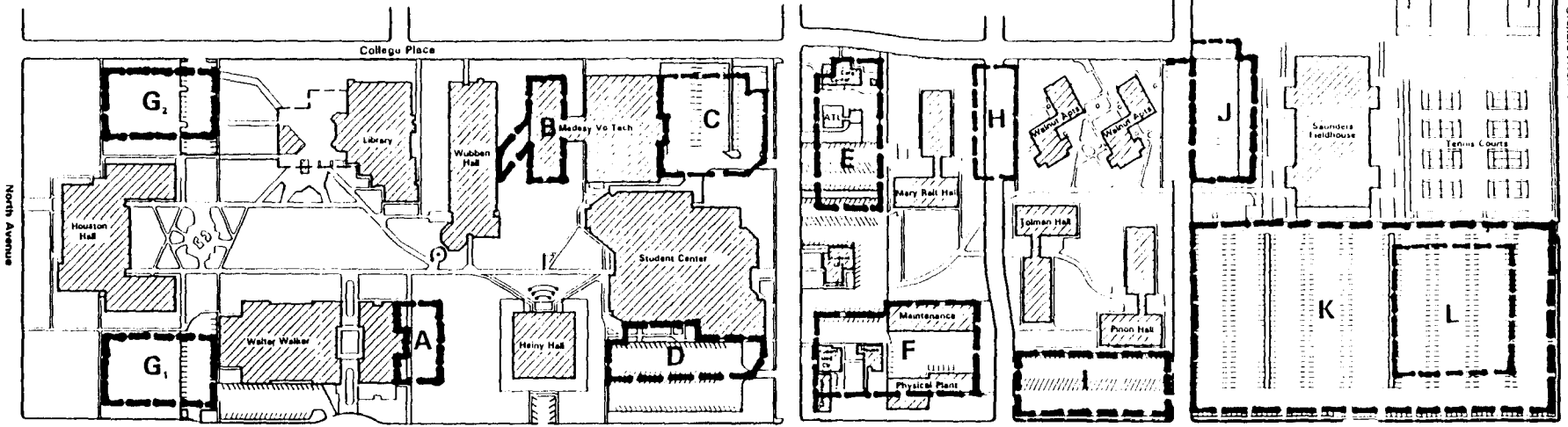
YO MINOR SUBDIVISION IN RSF-8 ZONE

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.

Facilities Master Plan • Program Development

Building & Parking Facility Improvements & Expansion Opportunities

Bldgs./Parking Area	Foot Print Area (SF)	Floors	GFA (SF)	Parking Spaces
A	16,000	2	32,000	N/A
B	7,700	2	15,400	N/A
C	32,400	1	32,400	87
D	28,175	1	28,175	72
E	32,400	2	64,800	93
F	45,000	2	90,000	114
G ₁	.	.	.	91
G ₂	.	.	.	91
H	.	.	.	46
I	.	.	.	112
J	.	.	.	100
K	.	.	.	300
L	.	.	.	144
Totals	161,675		262,775	1,250



MESA STATE COLLEGE

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9th Street

College Place

North 12th Street

North Avenue

Orchard Avenue

Glennwood Avenue

Bunting Avenue

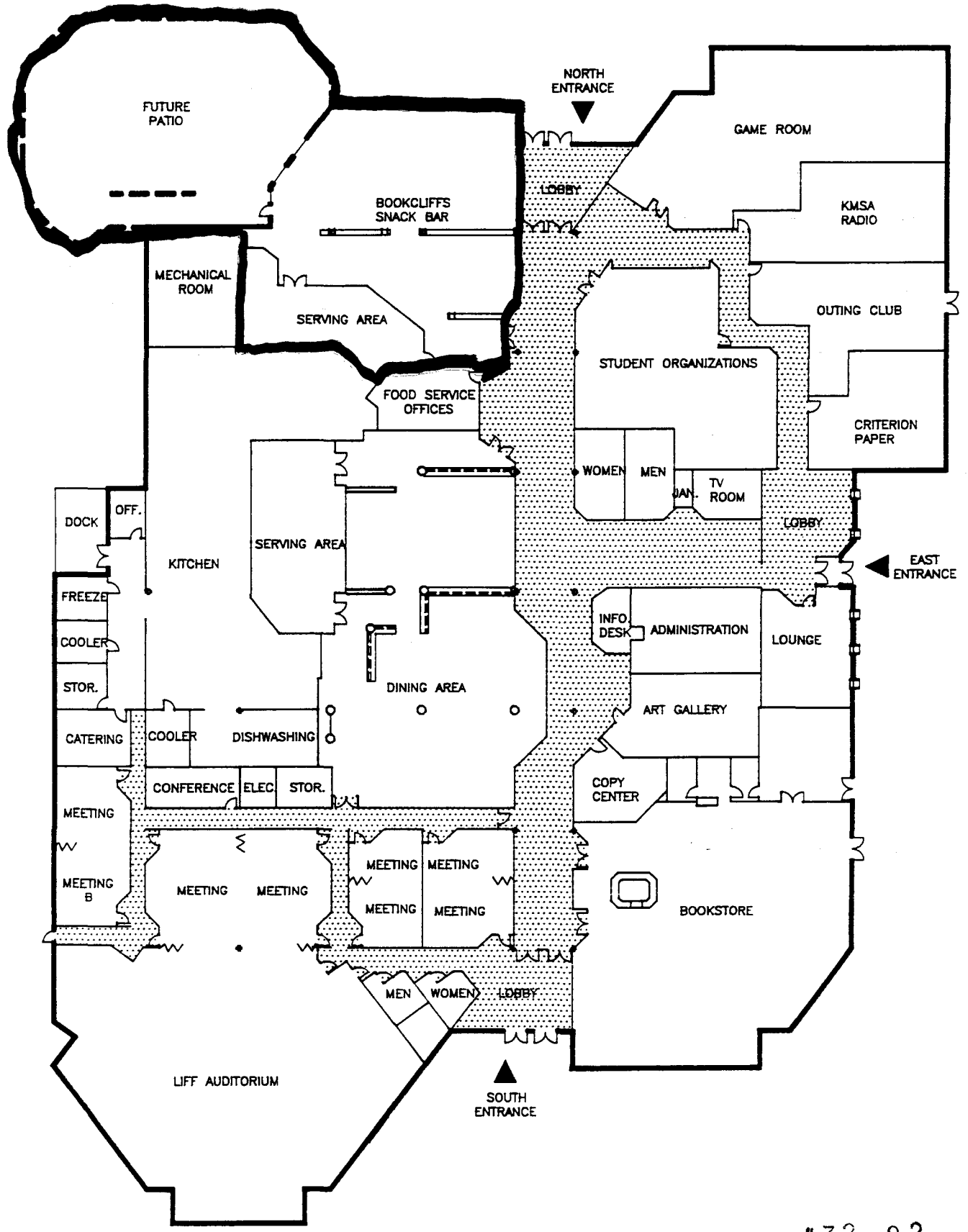
Kennedy Avenue

Elm Avenue

Texas Avenue

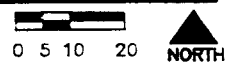
Mesa Avenue

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#32 92

M.S.C. W.W. CAMPBELL COLLEGE CENTER
RECONFIGURED PLAN



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TWELFTH

AVE.

MESA COLLEGE

ELM AVE

MESA COLLEGE

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