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File 1992-0046

Name: Big Al's Drive-up Food in C-1 Zone

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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DOCUMENT DESCRIPTION:

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X	X	Agenda Item Summary - 9/16/92	X	X	Access Easement - to City Clerk for retention and scanning - **
X		Notice of Option - rec. 6/24/73	X	X	Interior Grease Trap Detail
X		Development Narrative	X	X	Site Plan
X		Adjacent Land Use and Zoning	X		Assessor's Map with parcel highlighted
X		Commitment to Insure - Abstract & Title Co. of Mesa County, Inc.	X		Computer Files Indexing Information Sheet
X	X	Correspondence	X		Traffic Access and Impact Study - 7/29/92
X		State Hwy Access Permit - Colorado Dept. of Trans.-8/17/92			
X	X	Planning Commission Minutes - 9/1/92, 9/16/92 - **			
X		Public Notice Posting - 9/3/92			
X		Picture of property			
X	X	Appraisal from Nislev & Associates			

BI-Mesa Investment I.
Box 9057
Grand Jct., CO. 81501

BI-Mesa Investments Inc. Box 9057 Grand Jct., CO. 81501	City Market Box 729 Grand Jct., CO. 81502	City Market Box 729 Grand Jct., CO. 81502
Central Bank C.O. Laycock Trust Box 608 Grand Jct., CO. 81502	Grace C. Blaney 929 North 9th Grand Jct., CO. 81501	Ruth T. Bowhay 751 Belford Ave Grand Jct., CO. 81501
Beth V. Brodak Trustee 925 North 8th Grand Jct., CO. 81501	Elizabeth A. Browning Box 57 DeBeque, CO. 81630	Velva V. Carnes 212 Country Club Park Grand Jct., CO. 81503
Rankin & Company, Inc. 1043 North Ave. Grand Jct., CO. 81501	Carl & W.E. Davis 825 Belford Ave. Grand Jct., CO. 81501	Lawrence B. Dowd 2660 Paradise Dr. Grand Jct., CO. 81506
James & Carole Flynn 165 Willow Brook Rd. Grand Jct., CO. 81501	Nan Carolyn Howard 923 North 8th Grand Jct., CO. 81501	Pricilla C. Inks Box 57 DeBeque, CO. 81630
Dorothy A.M. Johnson 512 Tiara Dr. Grand Jct., CO. 81503	Constance B. Jouflas c/o Zaphod Inc. 748 Golfmore Dr. Grand Jct., CO. 81506	Allene B. Koontz 949 North 9th Grand Jct., CO. 81501
Newton L. Koser 2060 S. Garfield Denver, CO. 80210	Palma R. Loveridge 940 North 8th Grand Jct., CO. 81501	John K. Malan 1531 Lowell Lane Grand Jct., CO. 81506
Alvin K. Mayo 2472 H. Rd. Grand Jct., CO. 81505	John & Mildred Moore 825 Glenwood Av. Grand Jct., CO. 81501	John & Judy Moss 2419 I Rd. Grand Jct., CO. 81505
John & Judy Moss 2519 I Rd. Grand Jct., CO. 81505	Violet L. Owen 601 Horizon Pl. Grand Jct., CO. 81506	Russel & Gloria Parry 855 Glenwood Ave. Grand Jct., CO. 81501
John Prince 400 Oak Park Ukiah, CA. 95482	Dorothy L. Stortz 775 Kennedy Ave. Grand Jct., CO. 81501	Dorothy L. Stortz 775 Kennedy Ave. Grand Jct., CO. 81501

Harold & Dorothy Stortz
775 Kennedy Ave.
Grand Jct., CO. 81501

Harold & Dorothy Stortz
775 Kennedy Ave.
Grand Jct., CO. 81501

Harold & Dorothy Stortz
775 Kennedy Ave.
Grand Jct., CO. 81501

Robert & Mary Taylor
763 Glenwood Ave.
Grand Jct., CO. 81501

Margaret R. Valles
847 Belford Ave.
Grand Jct., CO. 81501

R.D. & B.S. Van Zante
Central Bank Trustee
Box 608
Grand Jct., CO. 81501

Roy D. Van Zante
Central Bank Trustee
Box 608
Grand Jct., CO. 81502

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Project Narrative

1) What is the proposal: A double drive-thru Hamburger and BBQ food establishment. No indoor seating. One walk up window.

2) Where is the proposal: 825 North Avenue Grand Junction, Colorado.

3) When the proposal is to be developed and phasing involved: It is planned that construction begin during the first week of September and grand opening will be no later than November 1, 1992. No phasing is planned.

4) Impacted Area: In specific the area 8th Street East to 9th on North Avenue. Greater area would be largely the 81501 zip code area. 1st Street on the West, F Rd on the North, 28 Rd. on the East and Main Street on the South.

5) Compatibility: There are six (6) eating establishments within 700 feet of the proposed site. There are various other retail businesses in the area both East and West. One block North and South begins long standing residential areas. The site is currently zoned C-1, a zoning in which retail and fast food are approved. The building will be small designed to attract business yet unobtrusive.

6) Services: Big Al's will serve a limited menu of Hamburgers and Bar B Que sandwiches to the public. The usual extras will be available, french fries and soft drinks. All sales will be through drive up windows, one on each side of the building, and one walk-up window. There will be 10 parking spaces for those deciding to park and use the walk up window and for the employees.

7) Special conditions: None

8) Zoning Criteria: The zoning is appropriate for the use. The conditional use permission sought is that for drive-up windows. The building is being located deep on the lot to provide adequate stacking on site for automobiles. There is space for 14 automobiles to stack. Automobiles entering the business area will exit to the West onto 8th Street, a street where usage is quite light.

9) Currently the lot is paved 100%. After this project is developed there will be less drainage (run-off) because more than 5% of the paving will be removed. That portion will be replaced by sod (grass) and trees.

10) Lighting: Lighting for the lot and driveway will be from the building.

11) Signage: At present signage is being considered on the building. A spot has been shown for a street sign. We would like to consider signage as open and to be submitted.

#46 92

B.

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the

Development Narrative

This is a small construction project compared to other food service businesses.

It is our intent to request a building permit within the week of approval of our conditional use permit.

We will be building a 400 square foot building that will house a kitchen and the required ancillary facilities.

Parking is already in place.

Project opening date, November 1, 1992.

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Adjacent Land Use and Zoning

South: Vacant lots zoned C-1. Across the street further south is residential that is zoned RMF-32. The houses are predominately single family.

West: Immediately West is an L shaped retail and service building. There is a laundry, small appliance repair, beauty repair, beauty shop, barber shop and liquor store in the building. Further West there are various businesses all zoned C-1.

North: There are various business properties across North Avenue. Included are fast food, paint and printing businesses. All are zoned C-1 or PD-B.

East: Immediately East is a paved parking lot serving a restaurant in C-1 zoning. Across to the East is a business service center zoned PD-B.

JOHN W. NISLEY, MAI
Real Estate Appraiser

519 GRAND AVENUE - POST OFFICE BOX 446
GRAND JUNCTION, COLORADO 81502-0446



July 30, 1992

Mr. Al Mayo
327 North 7th Street
Grand Junction, Colorado 81501

Dear Mr. Mayo:

As requested, I have inspected the property between 8th and 9th Streets in Grand Junction in order to estimate a value for the property for open space fee purposes. As discussed in our phone conversation, this report is a limited assignment according to the Appraisal Institute, limited to reporting in a letter format a brief analysis of the value of the subject property as vacant land.

The legal description for the property, according to assessor's records, is as follows:

Lots 4 to 6 inclusive, Block 4, Grand Junction, Section 14,
Township 1 South, Range 1 West.

The property consists of three lots containing frontage of 25 feet each with a depth of 145 feet for a total area of 10,875 square feet. The present use of the property is as an asphalt parking lot, and the property is zoned C-1 by the City of Grand Junction. Under the C-1 zoning, there are a number of allowed uses including community facilities, a number of human care facilities, service businesses, parking lots, retail businesses, and numerous other commercial and retail businesses.

The purpose of the appraisal is to estimate the Market Value of the raw land for open space fee purposes. Market Value, for the purpose of this report, is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised and each acting in what he considers his own best interest;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash in U.S. dollars on in terms of financial arrangements comparable thereto; and

The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

The property rights appraised in the report are the unencumbered fee simple estate rights of ownership, and the date the appraisal applies is as of July 29, 1992. This was the date of inspection by the appraiser and the date to which all opinions of value apply. As mentioned, the function of the report will be for open space fee determinations.

The highest and best use of the subject property would be for commercial development as allowed under the C-1 zoning at a point in time when it would be economically feasible. There has been a minor amount of construction along North Avenue during the last ten years, and one example of the feasibility of construction on the subject property may be the Hardee's operation. That property was constructed in the early 1980's and then shut down for a period of time and has since reopened. It then closed again and has reopened as a different restaurant than its original use. In addition, the old City Market store which is adjacent to the subject property had opened as a pizza parlor, had shut down and has subsequently reopened. The area of the subject appears to be fairly good for fast food types of restaurants, with Mesa College and Grand Junction High School both within walking distance. Other fast food operations presently in existence between 5th Street and 12th Street include the pizza restaurant at 5th Street, Dairy Queen at 7th Street, Kentucky Fried Chicken at 11th Street, Arby's at 12th Street, and McDonald's just past 12th Street on North Avenue. In addition, immediately across the street from the subject is Taco Bell, which expanded during the last several years to enlarge the restaurant and parking facilities.

It is my understanding that the subject property is proposed for development of a fast food restaurant. I have not studied these improvements to determine economic feasibility and therefore, highest and best use of that particular use. The highest and best use of the property would appear to be for development of this type of property when demand dictates.

For the valuation of the property, we reviewed sales in the area in order to estimate a raw land value. There have been very few sales in the immediate vicinity of the subject of recent date, however, the best sale that occurred for an indication of value was in the immediate area of the subject. The property at 810 North Avenue sold from RTC to Baldozier in July of 1991 for \$27,500.00. It consisted of a land area containing 15,375 square feet and the sales price breaks down to \$1.79 per square foot. This property has North Avenue frontage, and is not a corner lot, which would be very comparable to the subject property. This property then resold from Baldozier to Dowd for \$55,000 on January 23, 1992. The property is also zoned C-1, similar to the subject, and the most

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recent sale at \$55,000 breaks down to approximately \$3.58 per square foot.

There have been at least two other sales that we are aware of during the last three years in the area, however, these sales involved either adjacent property owners or involved the owners of an improvement buying the land under that improvement. For that reason, these sales are not used. These sales included a sale to Denning Lumber of the tract adjacent to his property near 5th and North Avenue, with the other sale being the land area under the Kentucky Fried Chicken improvements.

The above sale is the best indication of value, at a value of \$3.58 per square foot, and because the sale is slightly larger than the subject, a slight increase on a price per square foot basis would be indicated.

It also must be noted that the property is under a lease for \$200.00 per month. This indicates an annual income of \$2,400 and capitalizing this income stream at an 8% rate would indicate a value of \$30,000.00. This would be a leased fee value, however, not the unencumbered fee simple estate value.

Using the above figure of around \$3.60 per square foot, rounded, would indicate the following overall value:

$$10,875 \text{ s.f.} \times \$3.60/\text{s.f.} = \$39,150.00$$

Based on the data presented in this report, it is my opinion that the indicated Market Value for the subject property would be:

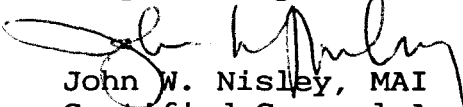
THIRTY NINE THOUSAND ONE HUNDRED FIFTY DOLLARS
(**\$39,150.00**)

It must be further noted that the leased fee interest, or the owner's interest in the property, would be in the area of \$30,000 with the balance of \$9,150 being the leasehold interest at the present time. It is my understanding that the lease was made some time ago, however, we were not provided with any of the terms of the lease to indicate an expiration date. As the expiration date of the lease comes closer, the estimated leasehold interest would decline.

This report is not meant to be misleading in any manner, and if any questions are encountered by the reader, they should contact the appraiser directly in order that the report not be misleading.

If you have any other questions, please contact me.

Respectfully submitted,


John W. Nisley, MAI
Certified General Appraiser
Colorado - #CG01313453

FILE #46-92
page 2 of 4

U.S. WEST 08/17/92
Leon Peach 244-4964

No comments at this time.

CITY DEVELOPMENT ENGINEER 08/12/92
Gerald Williams 244-1577

See attached comments.

COMMUNITY DEVELOPMENT 08/18/92
Karl Metzner 244-1439

A more specific landscape plan will be required. Response to review comments must be received 48 hours prior to the Planning Commission Hearing. This use complies with the North Avenue Corridor Guidelines.

CITY PROPERTY AGENT 08/17/92
Tim Woodmansee 244-1565

It has been stated that egress from the development will occur across a portion of Parcel 1. The petitioner should obtain a formal easement substantiating this use. This would protect the petitioner in the event the two parcels become "separated".

REVIEW COMMENTS
FOR
BIG AL'S
8/12/92

Response to review comments for complete submittals are not due until August 28, 1992. However, the application is incomplete and unacceptable as submitted; therefore, recommendation will be made to the Planning Commission to table the application unless the following issues are addressed by 5:00 p.m. August 24, 1992.

1. Coordinates or full dimensioning and radii for curbing and building location is required.
2. A utility composite drawing showing the site and proposed facilities, along with existing utilities and easements and proposed services and easements, if any, must be provided. Also provide estimated daily water usage and daily sewage generation figures. A grease trap will be required as well. Submit a complete detail for review.
3. What are your irrigation plans? Please explain.
4. The east side drive-through appears to have inadequate turning radius provided for larger vehicles. The landscape median should be pulled back on the northeast side. Also, additional facilities should be provided to direct traffic to the two drive-through lanes. (See attached red-lined drawing for this and subsequent comments.)
5. A sidewalk should be provided at the north end of the building between the two drive-through lanes for the benefit of walk-up patrons.
6. A marked crosswalk must be provided from the parking area to the walk-up sidewalk discussed above. Also, a sign should be provided in the landscape area by the west drive-through just prior to the crosswalk. The sign should read "DO NOT BLOCK CROSSWALK."
7. Show the placement and configuration of the trash receptacle, and how it will be accessible for trash pick-up. Also, be aware that typical parking lot asphalt generally deteriorates rapidly under the wheel loads of trash collection trucks. Usually, concrete or full depth asphalt is provided in front of trash bins where front wheels will be turning.
8. How will service be provided to those in the east drive-through? There does not appear to be any provision for pneumatic apparatus. Is it intended that the driver slide over to the right side of the car? Please explain.
9. Egress from the site is not properly provided for. Please address the following issues:

- (i) From the east side of the east drive - through, barrier curbing must be provided to direct traffic and prevent it from entering other property to the east or south;
 - (ii) The 10 foot wide exit lane is inadequate. Usage of the vacated 10 feet of alley owned by property owners to the west of Parcel 2 would not be recommended even with their approval, because the exit would have to have one way traffic flow, which could force their service vehicles through Big Al's for access, and any parking would block the exit route. A better solution would be to provide the one-way exit all on property owned by the applicant. Two foot minimum of the northern portion of Parcel 1 should be dedicated for egress of Parcel 2 traffic, and an appropriate exit lane provided. Note that existing power poles may need to be relocated, and additional pavement surfacing provided;
 - (iii) A new driveway approach at 8th Street must be provided per City Standards which will accommodate the new traffic lane;
 - (iv) A "Stop" sign shall be provided;
 - (v) A "Watch for Pedestrians" sign shall be provided; and
 - (vi) A "One Way" sign shall be provided.
10. Drawings must be stamped and sealed by a qualified professional, or they will not be further reviewed or approved.
11. Return the red-lined drawing with the resubmittal. If you have questions concerning the above, feel free to call or stop by.

file\GW\BIGALL.REV

3 Sept. 1992

To: Town of Planning Dept.

Re: File #4692

Big Al's Bodacious Double-Drive Thru

I wish to appeal the landscaping requirements required by the Planning Comm. 1 Sept 1992.

Respectfully

Dr. Mayo

MEMO

TO: Community Development
FROM: Bill Cheney
DATE: September 8, 1992
RE: Big Al's Drive Thru Restaurant

The detail for the grease trap is not approved as per recommendation of the City/County Industrial Pretreatment Coordinator. Additional baffles will be required or at least one of the baffles extended to the top of the tank, thus allowing the water to go under the baffle instead of over as shown on the drawing. In addition, calculations demonstrating adequate detention time based on the temperature of the liquid passing thru the grease trap will have to be submitted for review and approval. The configuration as shown appears small for the intended use. It also appears that maintaining the grease trap will be very difficult in the location shown.

cc: Emily Whittum, Persigo

Received Aug. 27, 92
Community Development Dept.
at 10:30 A.M. Kelli Walker

27 August 1992

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 27 1992

Written Response to Review Comments

Re: File No. #46-92

Location: 825 North Ave.

Petitioner: Alvin K. Mayo

CITY POLICE DEPARTMENT: No Response required.

CITY UTILITIES DEPARTMENT: Revised site plan submitted detailing water and sewer connections. Detail of grease trap submitted. Industrial Pretreatment permit will be sought upon approval of this petition.

Plant Investment Fee will be paid upon application for sewer tap if it is required. Water tap fee will be paid upon application if it is required. Water and sewer service has been supplied to this location in the past. The "today" availability of these connections has not yet been determined.

CITY PARKS AND RECREATION: Open Space Fee will be paid upon approval and filing of this petition.

U.S.WEST: No response required.

CITY DEVELOPMENT ENGINEER: All site plan comments have been addressed and submitted to Mr. Williams via stamped and sealed drawings 24 August 1992. A copy of said drawing is herewith submitted.

Two narrative responses are as follows:

Item 3: City Development Engineer: The landscaped area will be irrigated via underground sprinkler system. Landscaping will consist of Kentucky Blue Grass and Green Ash trees (5).

Item 8: City Development Engineer: I have observed the operation of passenger side food pick-ups at drive-ins in Denver, Colorado, Salt Lake City and Provo, Utah. I have used the passenger side pick-ups in my own car (a full size auto). There is little difficulty for the driver as the food service attendant leans out to the passenger window. Today's smaller automobiles are such that a driver can easily reach to the passenger window.

From my observations those persons driving alone favor the window on their left and those with passengers the window on the right. Regardless the window used, there appears to be no slowdown in the movement of the vehicles.

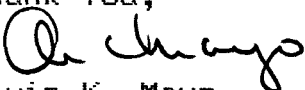
COUNTY DEVELOPMENT: The landscape plan is found on the site plan submitted to the City Development Engineer and in the narrative. The plan is also found on the site plan submitted herewith.

CITY PROPERTY AGENT: The question of formal easement was discussed at 9 AM Wednesday, 26 August 1972, with Mr. Woodmansee and it was determined that it would not be necessary. The petitioner will own the property over which egress is to be provided.

CITY FIRE DEPARTMENT: A complete set of building and site plans will be submitted to the fire department at the time that building permits are obtained.

This completes the written response requirements.

Thank You,


Alvin K. Mayo

GRAND JUNCTION CITY COUNCIL

DATE: SEPTEMBER 16,1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

Appeal of Planning Commission condition of approval for a drive up food service facility.

EXECUTIVE SUMMARY:

Planning Commission approved a conditional use for Big Al's Drive Up, a double drive through food service facility with no customer seating. The facility is to be located at 825 North Ave. The site plan submitted by the petitioner, Al Mayo, proposed landscaping in excess of 4 times the landscaping normally required in the commercial zone. The type of landscaping proposed was grass with 5 Ash trees. Mr. Mayo is appealing a condition of the approval that requires that 40 % of his entire landscape area be shrub beds. Standard landscape requirement for landscaping requires only that 40 % of the required landscape area be 40 % shrub bed. Mr. Mayo feels that the excess landscaping he is providing should not be subject to this requirement.

FISCAL IMPACT:

None

BACKGROUND/ISSUES/OPTIONS

Normal landscape requirements are that 40 % of a required landscaped area should be shrub bed. Conditional uses may be approved with lessor or greater standards than allowed uses in any zone. In the approval for Big Al's the Commission required a greater landscape standard. If developments are expected to comply with the 40 % requirement for all landscaping proposed, there may be an inclination to only propose the minimum required landscape area.

RECOMMENDATIONS:

Staff recommends that the 40 % shrub requirement be applied to the required landscape area.

GRAND JUNCTION CITY COUNCIL

DATE: SEPTEMBER 16, 1992

AGENDA ITEM SUMMARY

STAFF: KARL METZNER

ACTION REQUESTED:

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FISCAL IMPACT:

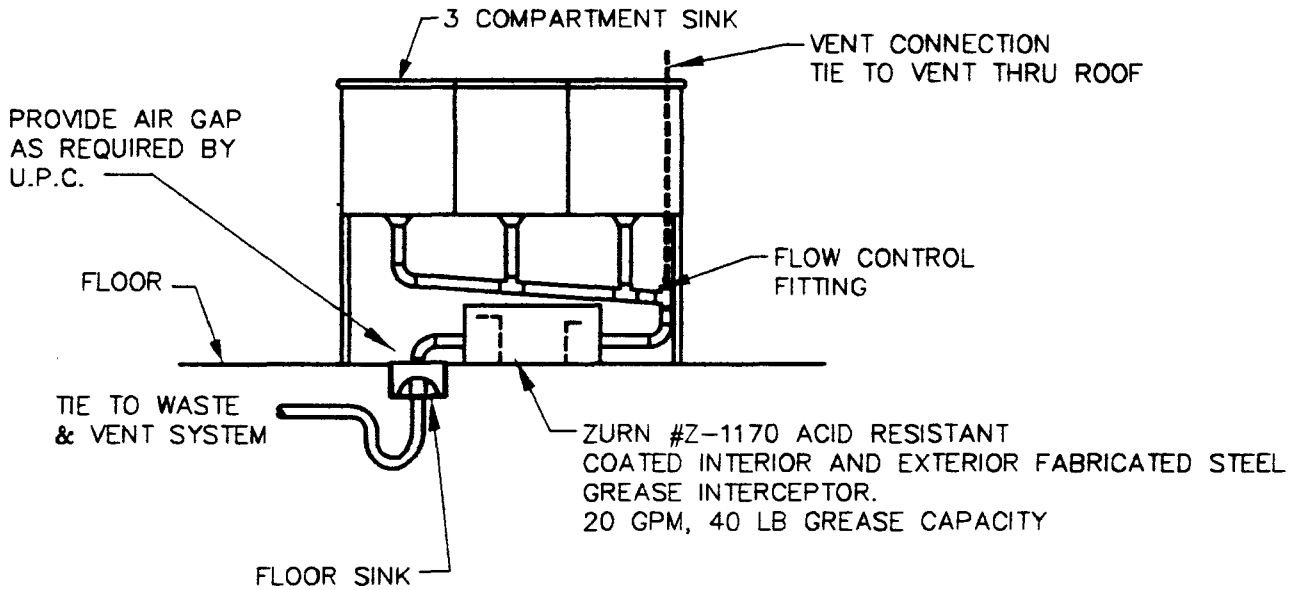
None

BACKGROUND/ISSUES/OPTIONS

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RECOMMENDATIONS:

Staff recommends that the 40 % shrub requirement be applied to the required landscape area.



INTERIOR GREASE TRAP DETAIL

N.T.S.

OWNERSHIP OF DOCUMENTS

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY NORM KINNEY AND ASSOC., ENGINEER, FOR THIS PROJECT ARE INSTRUMENTS OF THE ENGINEERS SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND THE ENGINEER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT.

THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF NORM KINNEY AND ASSOC., ENGINEER.

ISSUE DATE

DRAWN

DESIGNED

CHECKED

NORM KINNEY & ASSOC.
ENGINEERING CONSULTANTS

(303) 243-3851

FAX (303) 243-8286

1000 NORTH 9th ST., STE. 33 GRAND JUNCTION, CO. 81501

NO.

OF

EXISTING MANHOLE TO REMAIN

tree

EXISTING METAL SIGN POST TO BE REMOVED

LANDSCAPE / see notes

15'-0"

A=12'-6"
R=40'-0"

tree

25'-4"

57'-0"

EXISTING ASPHALT PAVING TO REMAIN

CURB CONTINUOUS/TYPICAL

NEW SITE SIGN

A=12'-6"
R=32'-6"

LANDSCAPE / see notes

tree

18'-6"

A=15'-0"
R=37'-0"

EMPLOYEE & WALK-UP SERVICE PARKING (8 AUTOS)

22'-0"

1" WATER LINE TO EXIST. METER

LANDSCAPE / see notes

tree

PAINTED ASPHALT MARKINGS

6' 0" CONC SIDEWALK

LOT 3

20'-0"

21'-0"

SIGN 1

8" (bldg.) 8"

12'-8"

PEDESTRIAN CROSSWALK

EXISTING SITE LIGHT, POST & BASE TO BE REMOVED

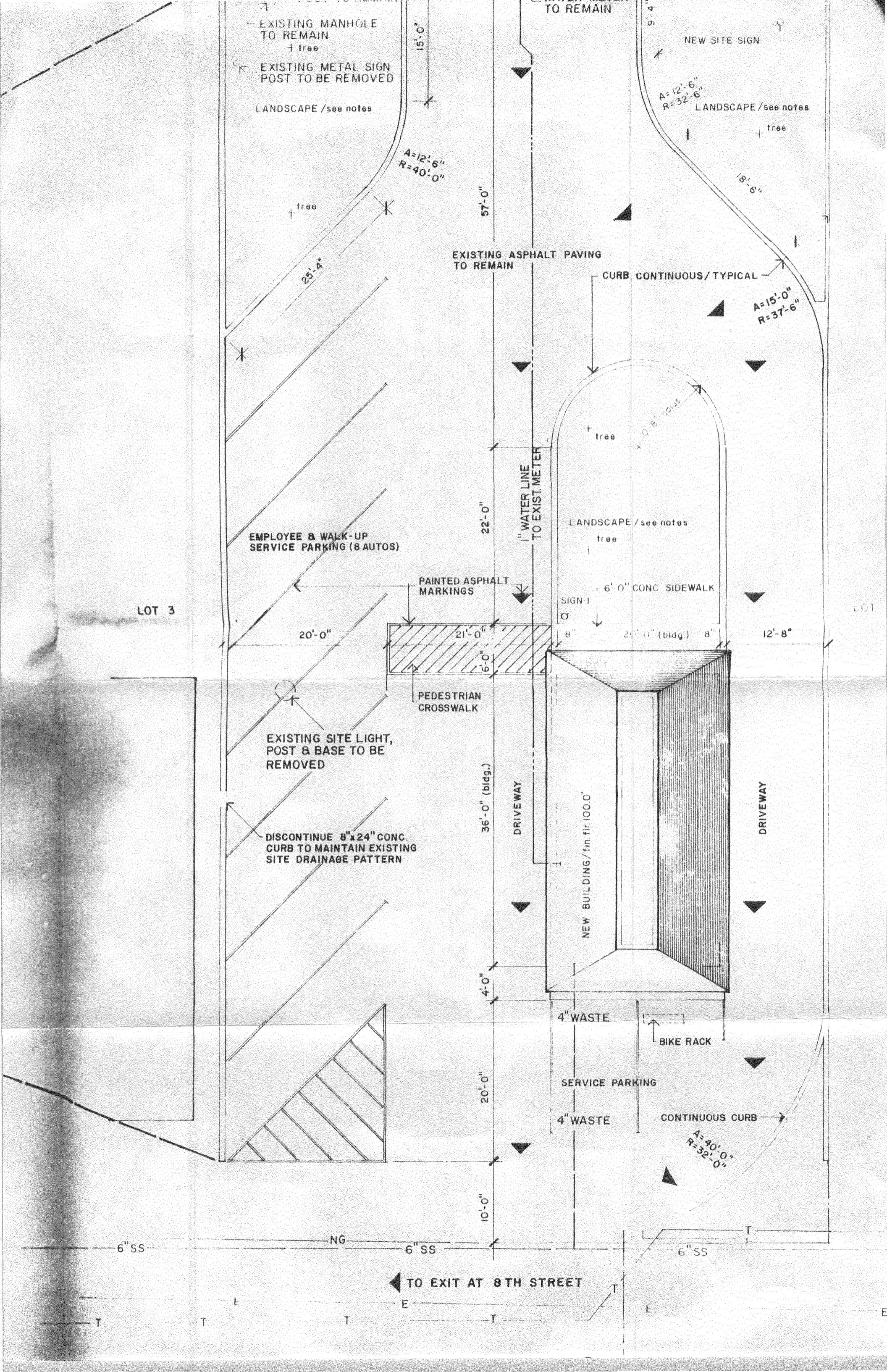
36'-0" (bldg.)

DRIVEWAY

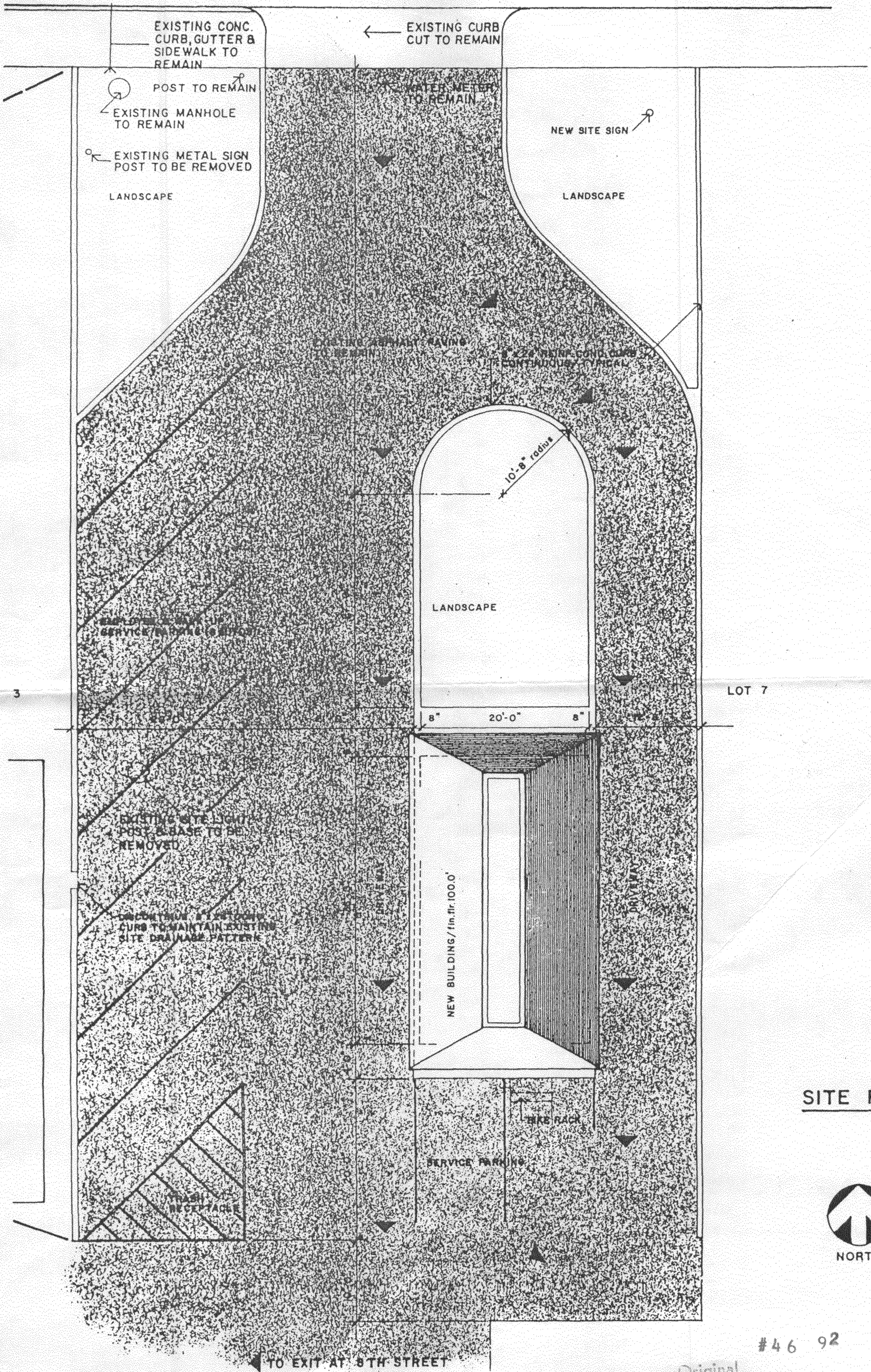
DING / fin fir 100.0'

DRIVEWAY

DISCONTINUE 8" x 24" CONC. CURB TO MAINTAIN EXISTING SITE DRAINAGE PATTERN



NORTH AVENUE



SITE PLAN



#46 92

Original Do NOT Remove From Office

X.