



APPLICATION FOR MESA COUNTY BUILDING PERMIT  
PHONE NO. 244-1631 750 MAIN

MESA COUNTY \_\_\_\_\_ DEBEQUE \_\_\_\_\_ PERMIT NO. \_\_\_\_\_  
GRAND JUNCTION X COLLBRAN \_\_\_\_\_  
FRUITA \_\_\_\_\_ PALISADE \_\_\_\_\_  
VALUATION \_\_\_\_\_

TO BE FILLED OUT BY APPLICANT  
LEGAL DESCRIPTION :

BLDG. ADDRESS X 1059 # A NORTH AVE  
SUBDIVISION \_\_\_\_\_  
FILING NO \_\_\_\_\_ LOT NO 16 BLK NO 2  
MOBILE HOME TAX ID # \_\_\_\_\_  
244-1615

OWNER :  
X  
NAME BRAD L. WELLS  
MAIL ADDRESS 591 ELKHART LN.  
CITY GRAND JUNCTION PHONE 434-4791

ARCHITECT/ENGINEER :

NAME VINCE SCHMIDT  
MAIL ADDRESS 9137 E. MINERAL CIRCLE SE110  
CITY ENGLEWOOD CO PHONE 790-7057

CONTRACTOR :

X  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ PHONE \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

CLASS OF WORK

NEW \_\_\_\_\_ REMODEL \_\_\_\_\_ ADDITION \_\_\_\_\_  
REPAIR \_\_\_\_\_ MOVE-ON \_\_\_\_\_ OTHER \_\_\_\_\_  
SQ FT OF BLDG 1650 SQ FT OF LOT \_\_\_\_\_  
NO OF UNITS 4 NO OF BEDRMS 0  
OCCUPANCY:  
RESIDENCE \_\_\_\_\_  
MOBILE HOME \_\_\_\_\_  
HUD NO. \_\_\_\_\_  
COMMERCIAL BLACKSACK PIZZA  
OTHER \_\_\_\_\_  
GARAGE: CARPORT:  
SINGLE \_\_\_\_\_ DBLE \_\_\_\_\_ SINGLE \_\_\_\_\_ DBLE \_\_\_\_\_  
FIREPLACE \_\_\_\_\_ WOODSTOVE \_\_\_\_\_

DOCUMENTS REQUIRED

X GAMMA RADIATION SURVEY 248-7164  
X BUILDING PLANS 1 set X 2 sets  
X SANITARY SEWER CLEARANCE 244-1579  
X SEPTIC PERMIT OR CLEARANCE 248-6960  
X PLANNING CLEARANCE CITY X COUNTY \_\_\_\_\_  
X FIRE DEPARTMENT CLEARANCE 244-1400  
X FOOD HANDLING 248-6960  
ENGINEERING DEPARTMENT 244-1815  
OTHER \_\_\_\_\_

SUB-CONTRACTOR INFORMATION

PLUMBING CONTRACTOR \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_  
MECHANICAL CONTRACTOR \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_  
ELECTRICAL CONTRACTOR \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_

COUNTY USE TAX :

I hereby acknowledge the Use Tax filing Status noted above and agree to abide by the provisions and regulations of the County Sale and Use Tax Resolution MCM-81-199. I understand that I am responsible for maintaining adequate records, that are subject to audit for 3 years to substantiate my use tax return. Are building materials to be purchased outside Mesa County?  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Filing Status:  
Exempt \_\_\_\_\_ Exempt No. \_\_\_\_\_  
Monthly \_\_\_\_\_ On-Completion \_\_\_\_\_

DESCRIPTION OF WORK PLANNED :

REMODELING  
INTERIOR FOR PIZZA DELIVERY  
BUSINESS

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all city and county ordinances and state laws regulating building construction.

SIGNATURE Brad L Wells  
FOR OFFICE USE ONLY

Approval Date \_\_\_\_\_ Bldg Dept \_\_\_\_\_  
Special Conditions \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E-APPLICATION CONFERENCE

Date: 8/23/93
Conference Attendance: Kathy P., Brad Webb
Proposal: Pizza Delivery & Pick up
Location: 1059 North Ave.

124 93

Tax Parcel Number: 2945-141-05-020
Review Fee: \$105.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

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From Office

Additional ROW required? NO
Adjacent road improvements required? existing
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

GENERAL PROJECT REPORT

IN THE SAUCE INC.

<sup>DBA</sup>  
BLACKJACK PIZZA INC.

BRAD L. WEBB - PRESIDENT.

124 07

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\* LOCATION: 1059 NORTH AVE #A G.J. CO 81501

\* ACRYAGE: 1650 APPROX SQ FT.

\* PROPOSED USE: PIZZA PRODUCTION, DELIVERY.

\* PUBLIC BENEFIT: "BETTER PIZZA, BETTER PRICE". BLACKJACK

PIZZA ~~WILL BE~~ <sup>IS</sup> STRUCTURED TO HAVE A SUPERIOR QUALITY OF PIZZA, WITH A TWO FOR ONE, CRESSING

124 93

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PIZZA FORMAT WITH FREE DELIVERY. THIS IS FAR BETTER

THAN THE 3 BIG COMPETITORS. (PIZZA HUT, DOMINOS, LITTLE CAESARS) BLACK JACK PIZZA OFFERS A LOWER REGULAR PRICE POINT THAN THE MAJOR CHAIN WITH FREE DELIVERY. I AM VERY COMMUNITY MINDED & STRIVE TO BE A BIG PART IN ALL COMMUNITY ACTIVITIES.

\* PROJECT COMPLIANCE. I CAN COMPLY WITH ALL ZONING & DEVELOPMENT CODES.

\* LAND USE IN SURROUNDING AREA IS RETAIL BUSINESS, RESIDENTIAL & UNIVERSITY CAMPUSES.

\* ACCESS & TRAFFIC PATTERNS;

LOCATION VERY ACCESSIBLE FROM NORTH AVE ON 11th OR 10th. ALLEY WAY ALSO ACCESSIBLE & RESIDENTIAL STREETS ACCESSIBLE TO AND FROM LOCATION. ~~LIMITED~~

\* \* UTILITIES ACCESSIBLE IN ALLEY WAY & SOUTH SIDE OF BOX FIRE HYDRANT LOCATED

\* NO UNUSUAL DEMANDS - WATER USE LOW, GREASE ALMOST NON EXISTANT - (APPROX 1 TBSPoon per DAY)

\* WILL BE NO EFFECT ON PUBLIC FACILITIES. WILL BE ABLE TO WORK WITH PUBLIC AS EYES & EARS THROUGH OUT THE COMMUNITY.

\* WILL HAVE NO IMPACT ON SITE SOILS, GEOLOGY OR GEOLOGICAL HAZARDS.

\* HOURS OF OPERATION

~~FR~~ SUNDAY - THURSDAY 11:00 AM - 12:00 AM

FRIDAY - SATURDAY 11:00 AM - 1:00 AM

\* SIGNAGE PLANS: SEE ATTACHED DRAWING

\* DEVELOPMENT SCHEDULES ~~AS~~ FOLLOWS

OCT 20<sup>th</sup> 1993 - TAKE OVER OCCUPANCY OF LOCATION

OCT 20<sup>th</sup> - 23<sup>RD</sup> - DIVIDING WALL TO BE BUILT BY OTHER G.C. -  
DECIDED BY LANDLORD.

OCT 21 - START REMODELING, PLUMBING & ELECTRICAL TO  
BE COMPLETED BY OCT 28<sup>th</sup>

OCT 21 - NOV 10 - GENERAL CONTRACTOR COMPLETING WORK -  
SETTING UP EQUIPMENT - COUNTERS, COVERS, WALK IN  
REFRIGERATOR. COMPLETE TILING & PAINTING &  
REPLACING CEILING TILES.

ATTN: BRAD  
PER YOUR REQUEST



**BLACKJACK  
PIZZA**

11'6"

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124 93

BLACK LETTERING

3'  
WHITE LETTERING  
RED BACKGROUND

LITE RITE SIGN SERVICE  
7101 JULIAN # 4  
WESTMINSTER, CO 80030

BLACKJACK PIZZA  
1059 NORTH AVE  
974ND SUNDOWN CO  
81501  
SCALE: 3/4" = 1'  
DATE: 10/2/93  
LAWRENCE LI  
WHITE BACKGROUND  
BLACK LETTERING  
RED PIZZA BACK GROUND

DATE: 10/2/93  
BY: [Signature]

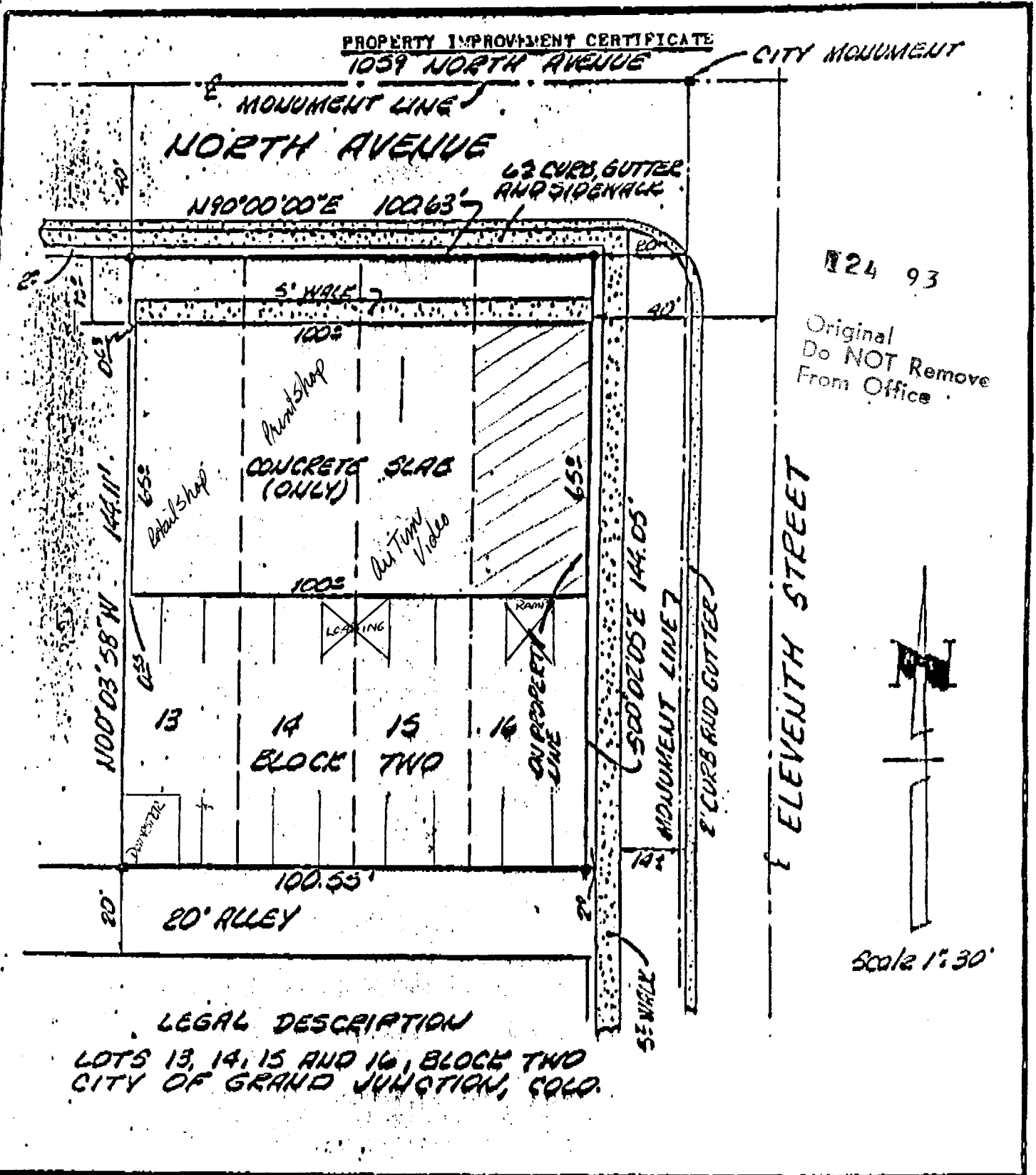
DRAWING NUMBER

EXHIBIT A

# SITE PLAN

PROPERTY IMPROVEMENT CERTIFICATE  
1039 NORTH AVENUE

CITY MONUMENT



124 93

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ELEVENTH STREET



Scale 1" = 30'

### LEGAL DESCRIPTION

LOTS 13, 14, 15 AND 16, BLOCK TWO  
CITY OF GRAND JUNCTION, COLO.

### SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to

6/21/93

J. S. PATRICK



# REVIEW COMMENTS

Page 1 of 2

FILE #124-93

TITLE HEADING: Site Plan Review - Black Jack Pizza

LOCATION: 1059 North Avenue

PETITIONER: Brad Webb

PETITIONER'S ADDRESS/TELEPHONE: 1059 North Avenue  
Grand Junction, CO 81501  
434-4791

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/14/93**  
**244-1590**

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WATER - No comment.

SEWER

1. "Plant Investment Fee" will be based on a "Fast Food Take Out" and number of employees, with a minimum of \$750.
2. An approved grease trap will be required. Contact the sewer system's Industrial Pretreatment Coordinator at 244-1489 for information.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**10/15/93**  
**244-1656**

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I have a meeting with Brad Webb on 10/18/93 to discuss our code requirements. No other comments.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**10/19/93**  
**244-1400**

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No requirements at this time.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**10/19/93**  
**244-1591**

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Not enough information to review.

COMMUNITY DEVELOPMENT DEPARTMENT  
Kathy Portner

10/20/93  
244-1446

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- A. Although an interior remodel does not trigger landscaping requirement, staff recommends the property owner consider landscaping the area in front of the units with something other than lava rock and landscaping the parkway strip along 11th Street. Trees for the parkway strip might be available through City Park's Street Trees Program. Contact Mike Vendegna at 244-1549 for more information.
- B. To determine overall parking requirements for the complex the following information must be provided by the petitioner:
1. Gross square footage of sales area for the Levi's store and Airtime Video.
  2. Gross square footage of print shop and proposed pizza shop.
  3. Hours of operation for the other 3 businesses with comparisons of peak hours of all businesses in the complex.
  4. A total number of parking spaces available on-site.
- C. To determine remaining sign allowance please provide a description of all existing signs on the complex including type, location and size. Is the proposed sign to be mounted on the building? Please indicate location. Also provide the dimensions of the entire complex. A sign contractor, licensed by the City of Grand Junction, must obtain the sign permit.

#124-93 Site Plan Review--Black Jack Pizza--1059 North Avenue

<u>Parking Analysis</u>	<u>Required Parking</u>
Levis Store-- <u>1100 sq.ft. sales area</u> 200 sq.ft.	= 5.5
Air Time Video-- <u>1200 sq.ft. sales area</u> 200 sq.ft.	= 6.0
Print Shop-- <u>1600 sq.ft. gross</u> 300 sq.ft.	= 5.3
Pizza Shop-- <u>1600 sq.ft. gross</u> 60 sq.ft.	= 26.0

The parking requirement applied to the pizza shop is for Eating Establishments with No Seating. It does not take into account businesses that have delivery service. While the proposed pizza business does allow for walk-in business, the applicant estimates that portion of the business will only constitute 3% of total sales. The primary operation is pizza delivery. Also, they will not be selling pizza by the slice which further reduces the likelihood of walk-in business.

There are 24 on-site parking spaces available. According to the above calculations, a total of 17 spaces are needed for the other 3 businesses in the complex leaving 7 spaces for the pizza business. The business also have varying hours and differing peak times as shown below:

<u>Levis Store</u>	<u>Print Shop</u>	<u>Airtime</u>	<u>Blackjack</u>
M-F 10:30-5:30	M-F 8:00-5:30	M-Sat. 10-9:00	Su-Th 11-12:00
Sat 10:30-4:30	Sat 9:00-1:00	Su 12:00-8:00	F-Sa 11-1:00 a.m.
Peak Hours--None	12:00-4:00	5:00-7:00	6:00-9:00

Given the unique nature of the proposed pizza business and the opportunity for shared parking, the existing 24 spaces are adequate to meet the parking requirements for the complex. New tenants in any of the units or change in operation of any of the existing tenants will require re-review of the parking situation.

10/22/93

TO: KATHY PORTNER  
FROM: BRAD WEBB  
RE: SITE PLAN REVIEW - BLACKJACK PIZZA

THE BELOW LIST IS IN COMMITMENT TO YOUR REVIEW OF PROPOSED BLACKJACK PIZZA.

B) OVERALL PARKING

B-1 LEVIS STORE 1100 SQ FT AIRTIME VIDEO 1200 SQ FT.

B-2 PRINT SHOP 1600 BLACKJACK 1600

B-3 HOURS OF OPERATION

	<u>LEVIS STORE</u>	<u>PRINT SHOP</u>	<u>AIRTIME</u>	<u>BLACKJACK</u>
M-F	10:30-5:30	M-F 8:00-5:30	M-Sat 10:00-9:00	SU-TH 11:00-12:00
SAT	10:30-4:30	SAT 9:00-1:00	SU 12:00-8:00	FR-SA 11:00-1:00
PEAK HOURS	NONE	12:00-4:00	5:00-7:00	6:00-9:00

B-4 24 TOTAL & NOW USABLE PARKING SPACES

SEWER DEPT.

SPOKE WITH BILL CHENEY & DAN PINELLO @ PESIGO  
HAVE APPOINTMENT WITH DAN PINELLO MONDAY 10/25/93  
TO DISCUSS GREASE TRAP VARIENCE.

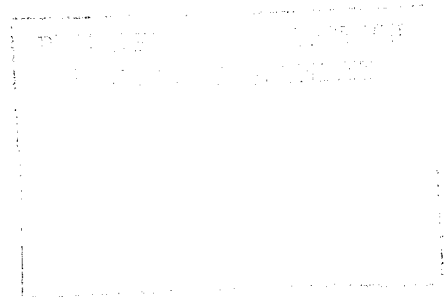
C: SIGNAGE. PLANS & SCHEDULE HAS BEEN  
SUBMITTED TO GRAND JUNCTION SIGN & NEON. THEY  
WILL BE HANDLING PERMIT & LISTED REQUIREMENTS.

M E M O R A N D U M

DATE: 10/25/93  
TO: Cathy Portner - Community Development  
FROM: Dan Tonello - Industrial Pretreatment Program  
SUBJECT: Grease Separator at Black Jack's Pizza

It is the determination of this department that a separator will not be required at the above mentioned facility. The determination was based on the attached information.

cc: Bill Cheney



**INSPECTION FACTS SHEET**

**Date:** 10/25/93

**Time:** 1030

**Industry:** Black Jack Pizza

**Location:** 1059 North Avenue, Grand Junction, CO

**Mail:** Same

**Contact:** Brad Webb

**Title:** Owner

**Telephone:** 241-6060

**Comments:** I met with Brad on the above mentioned time and date.

This restaurant will be carry out only, the menu will offer pizza, salad and soft drinks, no frying will take place on the premises. All pizza toppings will be pre-cooked prior to restaurant purchase. They will not have a dishwasher.

Due to the above information, this facility will not be required to install a grease separator. However, Mr. Webb has been informed, if the City experiences any grease associated problems due to his discharge, the installation will become mandatory.

DT 10/25/93

CITY OF GRAND JUNCTION  
1993 EATING ESTABLISHMENT SURVEY

PLEASE RETURN WITHIN TEN DAYS

COMPANY NAME: Black Jack's Pizzeria

MAILING ADDRESS: 1059 North Ave.

LOCATION ADDRESS: Same

PERSON TO CONTACT IN REGARD TO ENCLOSED INFORMATION:

Brad Webb TITLE owner

PREFERRED TIME OF DAY TO MAKE CONTACT: 8 to 6 @

TELEPHONE NO: 241-6060 NUMBER OF EMPLOYEES \_\_\_\_\_

IS THIS ESTABLISHMENT CONNECTED TO THE CITY SEWER SYSTEM:

YES  NO \_\_\_\_\_ NUMBER OF MEALS SERVED PER DAY 90/day

SEATING CAPACITY: 0 OPERATING HOURS PER DAY: \_\_\_\_\_

OPERATING DAYS PER WEEK: 7

METHOD OF GREASE DISPOSAL: Reclaimer \_\_\_\_\_ Trash \_\_\_\_\_

Grease Trap \_\_\_\_\_ None \_\_\_\_\_ Other \_\_\_\_\_

Describe other This facility does not use grease.  
It is a carry out restaurant only.

IF GREASE TRAP IS USED: CAPACITY \_\_\_\_\_ LOCATION \_\_\_\_\_

FREQUENCY OF CLEANING \_\_\_\_\_

NAME OF TANK HAULER: \_\_\_\_\_

I certify that the above information is true to the best of my knowledge.

Signed Brad L Webb Date 10/24/93

October 23, 1993

Utility Engineering

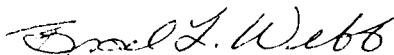
Dan ~~Pinele~~  
Tanello

We respectfully request that a variance be granted to Blackjack Pizza, inc. on the grease trap requirement for the proposed location of our store at 1059 North Ave. Grand Junction, Co. 81501.

1. All Blackjack Pizza stores operate on a delivery/carry-out basis only. Our stores provide no areas for customer seating and thus no grease residue from serving plates, eating utensils, ect., would ever be put into the drain.
2. We sell pizza, salad, and soft drinks only. Nothing is fried, and no cooking oil or grease is used.
3. All meats used for pizza toppings are delivered to the store pre-cooked. Residue from sausage, ham, ground beef, or pepperoni left in the meat server pans contributes no more than  $\frac{1}{4}$  tsp. of fat per container at the end of the work night.
4. Dough storage trays are not pre-greased. No fat is present.
5. All cheese is delivered to the store in disposable plastic bags, which are discarded after being opened and emptied. They are not a source of fat.
6. The only other possible source of fat residue would be the pizza peel used for lifting pizzas into the oven and removing them after they are cooked, and the pizza cutter. Each of these items contribute less than  $\frac{1}{2}$  tsp. of fat residue per night.

There is most likely less grease going through the Blackjack Pizza drains daily, than would occur in most residential drains. We therefore ask for the variance on the grease trap requirement for the Blackjack Pizza store to be located at 1059 North Ave. Please call me if you have any questions or require further clarification.

Sincerely,



Brad Webb  
In The Sauce Inc.  
dba Blackjack Pizza



7. Improvements to the Premises: Landlord agrees to provide a demising partition wall between Units 1 and 2 at its expense. Any and all other necessary improvements shall be at the Tenant's sole expense. Tenant accepts the space in an "As Is" condition. Tenants improvements must be approved by Landlord in writing prior to construction.

8. Parking: Tenant agrees that the parking provided adjacent to the building shall be used by customers of the Shopping Center. Employees of Tenant shall park on nearby streets.

9. Guarantee: Brad Webb agrees to guarantee this Lease personally throughout the term of this Lease.

10. Contractor or Materialman's Lien (Re: Paragraph 28). Tenant shall keep the Premises and the property in which the Premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant. Landlord may require, at Landlord's sole option, that Tenant shall provide to Landlord, at Tenant's sole cost and expense, a lien and completion bond in an amount equal to one and one-half (1-1/2) times the estimated cost of any improvements, additions or alterations in the Premises which the Tenant desires to make, to insure Landlord against any liability for mechanic's and materialmen's liens and to insure completion of the work. Removal of liens shall be within thirty (30) days from date of filing, and failure by Tenant to remove same shall be considered a material default of this agreement.

IN WITNESS WHEREOF, the said Landlord and Tenant have caused this Lease to be executed this 27<sup>th</sup> day of September, 1991.1993

[Signature]  
\_\_\_\_\_  
Landlord Date  
North Avenue Associates

124 93

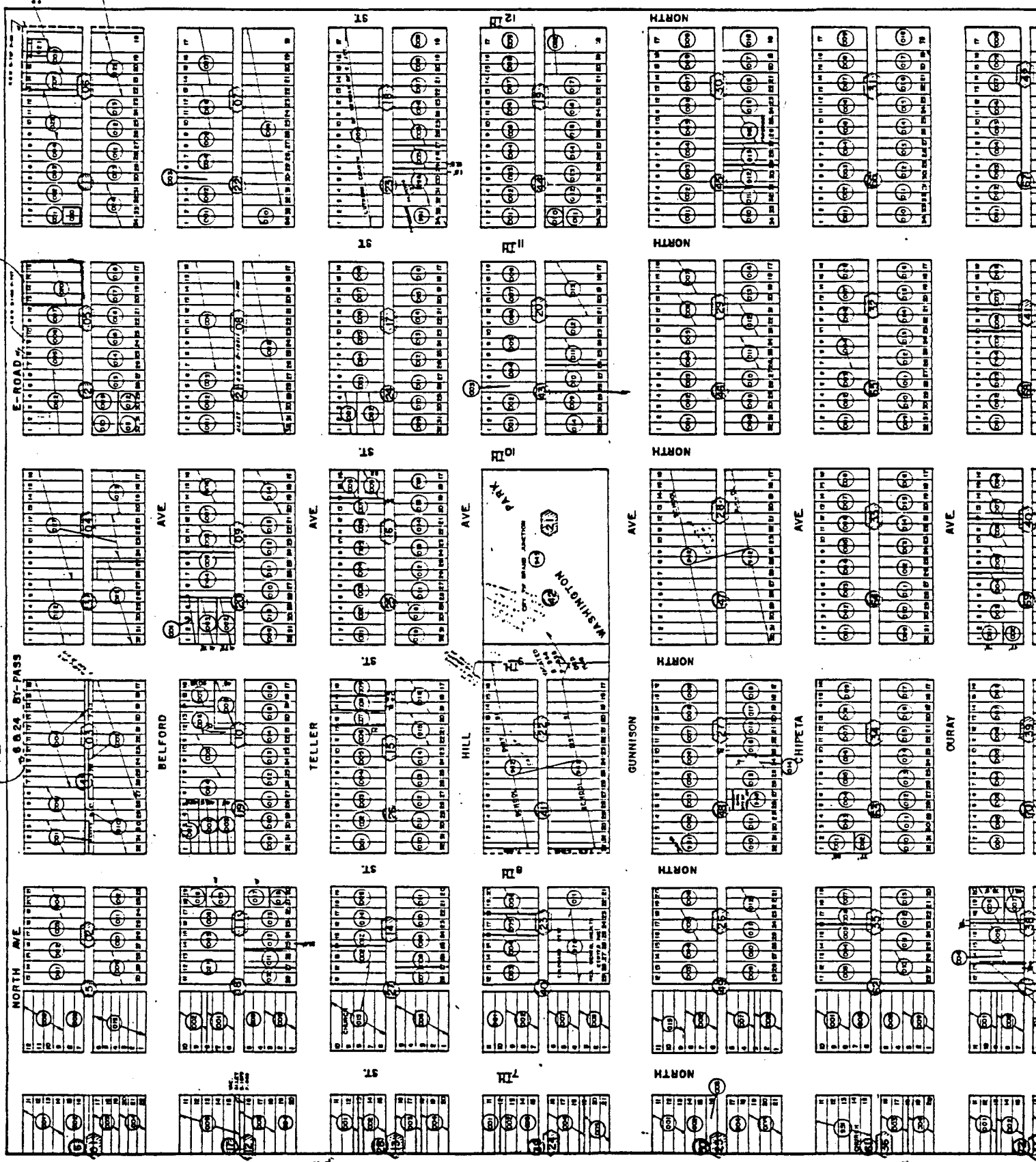
[Signature] 9/22/93  
\_\_\_\_\_  
Tenant Date  
Brad Webb

[Signature] 9/22/93  
\_\_\_\_\_  
Tenant Date  
In-The-Sauce Inc. dba Blackjack Pizza.

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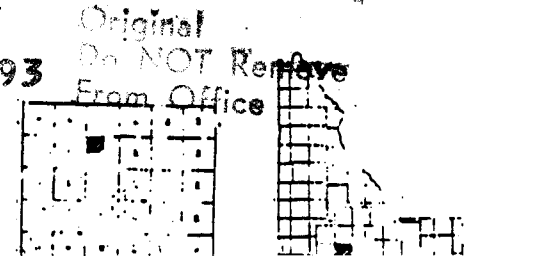
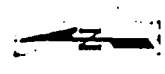
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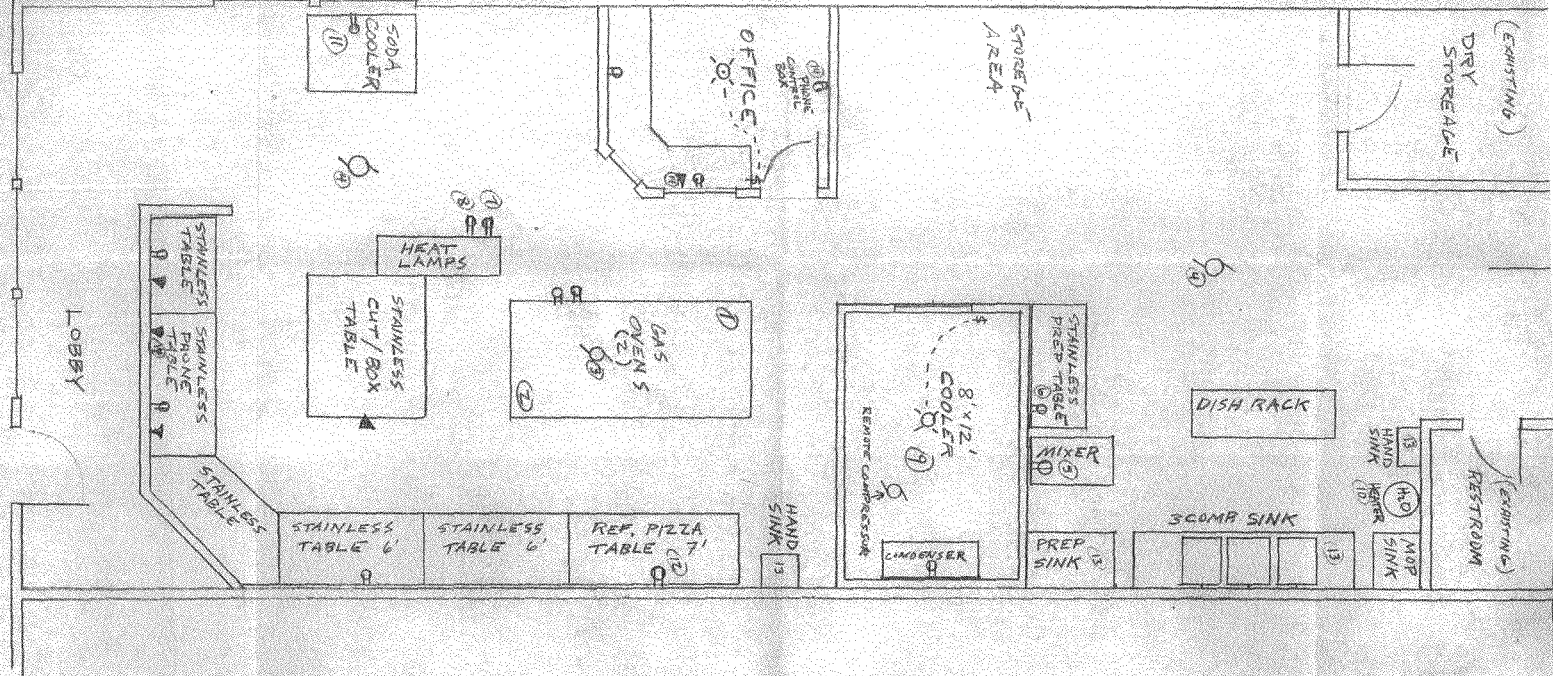
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