

Table of Contents

File 1994-0103

Name: Big Cheese Pizza – Site Plan Review – 810 North Avenue

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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X	X	Table of Contents
		*Review Sheet Summary
		*Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*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

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X	X	Site Plan Review – Department Comments		
X	X	Co Dept. of Transportation – State Hwy. Access Permit – 6/20/94 – DOT Permit No. 394092		
X		Warranty Deed – Bk 1910 / Pg 202 – not conveyed to City		
X	X	Planning Clearance – issued 7/7/94 - **		
X	X	Development Improvements Agreement /Release of Imp. - **		
X	X	Sign Permit – 1/13/95 - **		
X		Floor Plan		
X	X	Revised Landscape Plan		
X	X	Site Plan – to be scanned		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 810 North Ave

Project Name: Big Cheese Pizza

ITEMS	DISTRIBUTION														TOTAL REQ'D.									
Receipt # DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks & Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	City Police Dept.		
<p>102 94</p> <p>Original Do NOT Remove From Office</p>																								
● Application Fee <i>\$16000</i>	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																						
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title	VII-2	1		1			1																	
○ Appraisal of Raw Land	VII-1	1		1	1																			
○ Deeds	VII-1	1		1			1																	
○ Easements	VII-2	1	1	1	1		1																	
○ Avigation Easement	VII-1	1		1			1																	
○ ROW	VII-3	1	1	1	1		1																	
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
○ CDOT Access Permit	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1		1																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Elevation Drawing	IX-13	1	1																					
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Grading and Drainage Plan <i>on site plan</i>	IX-16	1	2									1										1		
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1							
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1							
○ Roadway Plan and Profile	IX-28	1	2									1												
○ Road Cross-Sections	IX-27	1	2																					
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	1	1							1														
○ Final Drainage Report	X-5.6	1	2									1												
○ Stormwater Management Plan	X-14	1	2									1									1			
○ Phase I and II Environmental Report	X-10,11	1	1																					
○ Traffic Impact Study	X-15	1	2															1						

9

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 5-9-94
Conference Attendance: Denny, Dave T, Michael D., Jody K.
Proposal: Big Cheese Pizza
Location: 870 North Ave

Tax Parcel Number: _____
Review Fee: \$1600.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____

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]
Signature(s) of Petitioner(s)

[Signature] Holiday Homes
Signature(s) of Representative(s)

Original
Do NOT Remove
From Office

PROJECT REPORT

102 94

MR. DIVED THORNTON
SENIOR PLANNER

MR. LEO SEILER PROPOSES TO BUILD A 4200 SQ.FT. BIG CHEESE PIZZA RESTAURANT LOCATED AT 810 NORTH AVE. THE FACILITY WILL SEAT APPROXIMATE 80 PEOPLE FOR LUNCH, DINNER, AND WILL PROVIDE CARRY OUT DELIVERY AND CATERING SERVICE. THE FACILITY WILL BE A METAL AND STUCCO EXTERIOR DESIGN AND WILL BE AN OPEN CONCEPT INTERIOR.

RESPECTFULLY SUBMITTED
DENNY BEHRENS
HOLIDAY HOMES

BIG CHEESE PIZZA

C-2 ZONE

4-2-13 D LANDSCAPING REQ.

Min. 75% of front yard setback

FY setback : 55ft

N. Ave ROW : 80ft / $\frac{1}{2}$ = 40ft

thus req. FY setback = 15ft from prop. line

$$75\% \text{ of } (15\text{ft} \times 125\text{ft}) = \boxed{1406 \text{ ft}^2}$$

Proposed landscaping in setback $\rightarrow 1,007 \text{ ft}^2$

Remaining site landscaping $\rightarrow 155 \text{ ft}^2$

TOTAL $\underline{1162 \text{ ft}^2}$

103-94 SITE PLAN REVIEW: BIG CHEESE PIZZA - 810 NORTH AVENUE
COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. The applicant is required to dedicate an additional 10 feet of right-of-way along the North Avenue frontage. The right-of-way dedication may require some site redesign including the relocation of the proposed sign.
2. Applicant does not meet the minimum landscaping requirements as per code. Section 4-2-13 of the City Code requires that a minimum of 75% of the required front yard setback be landscaped. In the case of the subject application, the required front yard setback is 15 ft., thus 1,406 square feet of landscaping is required while only 1,007 square feet is provided in the front yard setback (1,162 sq. ft. overall). Additional landscaping shall be provided. The applicant is encouraged to consult a landscape architect/landscape contractor and City Staff to obtain assistance in complying with the landscaping requirements.
3. Applicant does not meet the parking lot landscaping requirement. The City Code Section 5-5-1F requires that for parking lots providing more than fifteen parking spaces at least five percent of the total area of the lot shall be used for landscaping. Based on the area of the parking lot proposed, about 440 square feet is required whereas 38 square feet is proposed (in the landscape island). Additional landscaping is required. The applicant should consider narrowing the sidewalk in front of the building to five feet thus permitting the widening of the strip along the easterly property line to at least four feet. The strip along the easterly property line could then be landscaped with plants including shade trees. The parking lot east-west width could also be narrowed by up to three feet and still meet City Code in order to provide an even larger landscaping strip along the eastern property line.
4. As per Section 5-4-15 of the Code, the applicant must provide at least one tree per each 500 sq. ft. of required landscape area.
5. The Landscaping Plan is incomplete. The type, size and number of plantings must be identified on the Plan as per Code (see attached).
6. Section 5-4-15 of the Code requires an underground, pressurized irrigation system be provided for all landscaped areas. A note must be included on the plans indicating intended compliance with this requirement.
7. The following note must be added to the plans "All landscaping shall be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced" as per Section 5-4-15 of the Code.
8. Section 5-5-1H of the Code requires bicycle racks be provided sufficient to hold the number of bicycles equal to ten percent of the required off-street parking spaces for the use (minimum of three). The applicant is required to provide three bicycle spaces the location of which must be indicated on the Plan.
9. The applicant is required to provide 28 parking spaces (1 space per three seats) as per Code.

The American's with Disabilities Act (ADA) requires that two accessible parking stalls (handicapped spaces) be provided for lots greater than 25 spaces. This could not be accomplished given the existing design. We recommend that the applicant reduce the proposed number of seats to 81 which would reduce the required number of parking spaces by one thus providing the necessary width in the parking area to accommodate the additional accessible parking stall without significant redesign of the proposal.

10. Section 5-5-1M of the Code requires that parking areas utilized after daylight hours be provided with lighting facilities. The location and type of lighting proposed should be indicated on the plans.

11. The applicant will be required to obtain a Revocable Permit for any landscaping proposed in the ROW of the street (no fee for the permit).

12. We recommend that the trash enclosure be fenced and screened.

13. Parking spaces which are accessible solely from the alley should not be high turnover spaces and should be used for employee parking. The employee parking should be designated as such either by using signage, striping on the pavement, or both. This should be shown on the plan.

14. It appears that the applicant proposes curbing along the edges of the parking lot. If so, then this should be labeled on the plan.

15. The applicant is proposing a pole sign and will be required to obtain a Sign Permit prior to construction of the sign or any other sign proposed on the property. We recommend that the applicant consider a less obtrusive monument sign to identify the site.

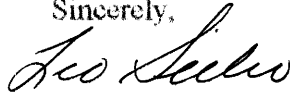
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 6 1994

To Whom it may concern:

This letter is to declare that the liquor sales, at the new Big Cheese Pizza (opening November 1, 1994) located at 810 North Ave., will not exceed 25 percent of total sales. If there are any further questions please contact Leo Seiler at 245-9263.

Sincerely,



Leo Seiler
Owner/Manager Big Cheese Pizza

REVIEW COMMENTS

Page 1 of

FILE #103-94

TITLE HEADING: Site Plan Review - Big Cheese
Pizza

LOCATION: 810 North Avenue

PETITIONER: Greg Robson

PETITIONER'S ADDRESS/TELEPHONE: c/o Holiday Homes
136 Red Mesa Heights
Clifton, CO 81520
242-7041 / 244-0437 (pager)

PETITIONER'S REPRESENTATIVE: Denny Behrens

STAFF REPRESENTATIVE: Michael Drollinger

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.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/15/94
244-1591

1. An additional 10' right-of-way dedication is required and this should include the proposed meandering sidewalk.
2. No drainage fee required.
3. The driveway needs to meet City Standards so that a transition ramp not exceeding 12:1 slope is provided from the sidewalk to the driveway.
4. Two handicap spaces are required.

CITY UTILITY ENGINEER
Bill Cheney

6/15/94
244-1590

WATER - No comment.

SEWER

1. A grease trap will be required. Contact Industrial Pretreatment Coordinator at 244-1489 for size requirements.
2. "Plant Investment Fee" for sewer service based on a seating capacity of 80 is \$8,400.

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

6/16/94
244-1439

See attached comments and attachments.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

6/17/94
244-1656

No comments.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

6/17/94
244-1400

A fire flow survey is to be conducted prior to construction to determine the required flows and fire protection needed. Submit a full set of building plans for our review.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

6/20/94
244-3587

What is the access to the trash dumpster area? I would recommend that if the dumpster is to be enclosed, it be enclosed with a transparent fencing such as chain link or wrought iron or something similar.

Will there be any lighting supplied to the rear side by the alley, trash, and 5 parking spaces? I would recommend an inexpensive form of lighting, such as low-pressure sodium, be placed on the north facing wall to add an additional level of security for that area.

103-94 SITE PLAN REVIEW: BIG CHEESE PIZZA - 810 NORTH AVENUE
COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

Not Required
MD

~~1.~~ The applicant is required to dedicate an additional 10 feet of right-of-way along the North Avenue frontage. The right-of-way dedication may require some site redesign including the relocation of the proposed sign.

2. Applicant does not meet the minimum landscaping requirements as per code. Section 4-2-13 of the City Code requires that a minimum of 75% of the required front yard setback be landscaped. In the case of the subject application, the required front yard setback is 15 ft., thus 1,406 square feet of landscaping is required while only 1,007 square feet is provided in the front yard setback (1,162 sq. ft. overall). Additional landscaping shall be provided. The applicant is encouraged to consult a landscape architect/landscape contractor and City Staff to obtain assistance in complying with the landscaping requirements.

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9/11 Additional comment: Easement for meandering comment shall be provided

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT**

H No/MP/Side: 6B/31.25/L
Local Jurisdiction: City of Grand ct
Dist/Section/Patrol: 3211
DOT Permit No.: 394092
Permit Fee: \$100.00
Date of Transmittal: 6-20-94

THE PERMITTEE;

Leo Seilor
155 Willow Brook
Grand Junction, CO 81506

is hereby granted permission to construct and use an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with the terms and conditions of this permit, including the State Highway Access Code and listed attachments. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any of the terms and conditions of this permit. The use of advance warning and construction signs, flashers, barricades and flaggers are required at all times during access construction within State right-of-way in conformance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, Part VI. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

LOCATION:

On the north side of State Highway 6B, a distance of 1305 feet north from Mile Post 31; 810 North Avenue, Grand Junction.

ACCESS TO PROVIDE SERVICE TO:

Big Cheese Pizza restaurant (4,200 sf).

OTHER TERMS AND CONDITIONS:

See Attached Sheet.

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

By (X) Not Required Date _____ Title _____

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall notify Wendell Bates with the Colorado Department of Transportation in _____ at 242-4126, at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and all its terms and conditions.

Permittee (X) Leo Seilor Date 6-21-94

This permit is not valid until signed by a duly authorized representative of the Department.
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

By (X) R. P. [Signature] Date 6-29-94 Title RTD
(Date of issue)

COPY DISTRIBUTION:

- Required:
1. District (Original)
2. Applicant
3. Staff ROW
- Make copies as necessary for:
Local Authority Inspector
MTCE Patrol Traffic Engineer

The following paragraphs are pertinent highlights of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

I Appeals

1. Should the permittee or applicant choose to object to any of the terms or conditions of the permit placed therein by the Department, an appeal must be filed with the Colorado Transportation Commission within 60 days of transmittal of the permit for permittee signature. The request for the hearing shall be filed in writing and submitted to the Colorado Transportation Commission, 4201 East Arkansas Avenue, Denver, Colorado 80222. The request shall include reasons for the appeal and may include recommendations by the permittee or applicant that would be acceptable to him.
2. The Department may consider any objections and requested revisions at the request of the applicant or permittee. If agreement is reached, the Department, with the approval of the local issuing authority (if applicable), may revise the permit accordingly, or issue a new permit, or require the applicant to submit a new application for reconsideration. Changes in the original application, proposed design or access use will normally require submittal of a new application.
3. Regardless of any communications, meetings, or negotiations with the Department regarding revisions and objections to the permit, if the permittee or applicant wishes to appeal the Department's decision to the Commission, the appeal must be brought to the Commission within 60 days of transmittal of the permit.
4. Any appeal by the applicant or permittee of action by the local issuing authority when it is the appropriate local authority (under subsection 2.4), shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
5. If the final action is not further appealed, the Department or local authority may record the decision with the County Clerk and Recorder.

II Construction standards and requirements

1. The access must be under construction within one year of the permit date. However, under certain conditions a one year time extension may be granted if requested in writing prior to permit expiration.
2. The applicant shall notify the office specified on the permit at least 48 hours prior to construction. A copy of the permit shall be available for review at the construction site. Inspections will be made during construction.
3. The access construction within highway right-of-way must be completed within 45 days.
4. It is the responsibility of the permittee to complete the construction of the access according to the terms and conditions of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included on the permit. The Department or issuing authority may order a halt to any unauthorized use of the access. Reconstruction or improvements to the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee is responsible for all repairs.
5. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.
6. A copy of the permit shall be available for review at the construction site. If necessary, minor changes and additions shall be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
7. The access shall be constructed and maintained in a manner that shall not cause water to enter onto the roadway, and shall not interfere with the drainage system in the right-of-way.
8. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the work shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately.
9. Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways. This may include the use of signs, flashers, barricades and flaggers. This is also required by section 42-4-501, C.R.S. as amended. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

III Changes in use and violations

1. If there are changes in the use of the access, the access permit-issuing authority must be notified of the change. A change in property use which makes the existing access design or use in non-conformance with the Access Code or the terms and conditions of the permit, may require the reconstruction or relocation of the access. Examples of changes in access use are: an increase in vehicular volume by 20 percent, or an increase by 20 percent of a directional characteristic such as a left turn. The issuing authority will review the original permit; it may decide it is adequate or request that you apply for a new permit.
2. All terms and conditions of the permit are binding upon all assigns, successors-in-interest and heirs.
3. When a permitted driveway is constructed or used in violation of the Access Code, the local government or Department may obtain a court order to halt the violation. Such access permits may be revoked by the issuing authority.

IV Further information

1. When the permit holder wishes to make improvements to an existing legal access, he shall make his request by filing a completed permit application form with the issuing authority. The issuing authority may take action only on the request for improvement. Denial does not revoke the existing access.
2. The permittee, his heirs, successors-in-interest, and assigns, of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. The Department shall maintain in unincorporated areas the highway drainage system, including those culverts under the access which are part of that system within the right-of-way.
3. The issue date of the permit is the date the Department representative signs the permit which is after the permittee has returned the permit signed and paid any required fees.
4. The Department may, when necessary for the improved safety and operation of the roadway, rebuild, modify, remove, or redesign the highway including any auxiliary lane.
5. Any driveway, whether constructed before, on, or after June 30, 1979, may be required by the Department, with written concurrence of the appropriate local authority, to be reconstructed or relocated to conform to the Access Code, either at the property owner's expense if the reconstruction or relocation is necessitated by a change in the use of the property which results in a change in the type of driveway operation; or at the expense of the Department if the reconstruction or relocation is necessitated by changes in road or traffic conditions. The necessity for the relocation or reconstruction shall be determined by reference to the standards set forth in the Access Code.

- 1 Local ordinance requires a construction permit from City of Grand Junction.
- 2 Driveway shall be constructed 35 feet wide with 20 foot radii. Surfacing for driveway approach is required as follows: 12" of class 1 gravel in 2, 6" lifts; 6" of class 6 gravel in 1, 6" lifts.
- 3 Also 4" of HBP in 2, 2" lifts of grade E, EX, or equivalent. The asphalt cement in the HBP shall be AC 10.
- 4 No parking shall be allowed for ³⁰50 feet ^{on east side} into parcel from the curb line to allow for free traffic flow from the highway. *Rm*
- 5 No drainage from this site shall enter onto the surface of the highway. All existing drainage structures shall be extended to accommodate all new construction and safety standards.
- 6 The new curb and gutter shall be Standard Type 2 (Sec. II B).
- 7 Construct a 6 feet wide 6" thick concrete sidewalk abutting or behind the curb. Construct handicap ramps at intersections of sidewalk and curbs.
- 8 Contractor shall follow the applicable construction specifications set for by the Department of Transportation in the latest manual Standard Specifications for Road and Bridge Construction. The property owner is responsible for any utilities disrupted by the construction of this driveway and all expenses incurred for repair. Any damage to any existing highway facilities shall be repaired prior to continuing other work. Compaction of sub-grade, embankments and backfill shall comply with Section 203 of the Department of Transportation Standard Specifications. The first 20 feet beyond the closest highway lane, including speed change lanes, shall slope down and away from the highway at a 2% grade to ensure proper drainage control. All excavations on utility lines, culverts, other trenches or tunnels shall meet the requirements of Colorado Department of Transportation, OSHA, Colorado Industrial Commission and the Colorado Division of Mines, whichever applies. The area around the new work shall be well graded to drain, top soiled, fertilized, mulched and reseeded.
- 9 Compaction of Hot Bituminous Pavement (HBP) shall comply with Section 401.17 of the Department of Transportation Standard Specifications. If frost is present in the sub-grade, no surfacing material shall be placed until all frost is gone or removed. Saw or score asphalt to assure a straight edge for patching.
- 10 Work shall BEGIN AFTER 8:30 A.M. and all equipment shall be off the roadway BEFORE 3:30 P.M. each day.

LS & L CORPORATION
810 NORTH AVE
GRAND JUNCTION, CO 81701

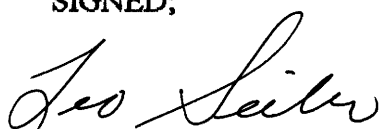
DEPARTMENT OF TRANSPORTATION
GRAND JUNCTION, CO 81501

JUNE 29, 1994

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO INFORM YOU THAT OUR LIQUOR SALES WILL NOT
EXCEED 25% OF SALES AT OUR NEW LOCATION, 810 NORTH AVE.

SIGNED;

A handwritten signature in cursive script that reads "Leo Seiler". The signature is written in black ink and is positioned to the right of the word "SIGNED;".

LEO SEILER

Big Cheese Pizza Landscape plan
 810 North Avenue, Grand Junction, CO

Trees and shrubs schedule 7/1/94

Note: Landscaped areas will be watered by a drip irrigation system designed by Berry Irrigation Company of Grand Junction, Co

Landscape Zone 'A'

This zone will be set into a bed of redwood chip on an undulating 18" high (max) berm. The zone will feature a river cobble meander.

Plantings	Type	caliper/size	Height	Coverage	Quantity
Tree	Newport Plum	1 1/2" Min	20		2
Ground cover	Snow in summer		4"	Appx 300 sq.ft.	
Ground Cover	Creeping Potentium		4-8"	Appx 250 sq.ft.	
Ground cover	Blue Fiscal		4"-6"	Appx.50 sq. ft.	
Shrubs	Yarrow	5 gal	1'-2'		7
Shrubs	Spreading Bluechip Conifer	5 gal	1'-2'	Varies	

Landscape Zone 'B'

This zone will be set into a bed of redwood chip with a river coble meander.

Plantings	Type	caliper/size	Height	Coverage	Quantity
Tree	Newport Plum	1 1/2" Min	20		2
Tree	Conifer (existing)	4"	10'		
Ground Cover	Creeping Potentium		4-8"	Appx 100 sq.ft.	
Shrubs	Yarrow	5 gal	1'-2'		5
Shrubs	Spreading Bluechip Conifer	5 gal	1'-2'	Varies	

Landscape Zone 'B'

This zone will be set into a bed of redwood chips.

Plantings	Type	caliper/size	Height	Coverage	Quantity
Shrubs	Lilac	5 gal	3'	3'	8
Shrubs	Spreading Bluechip Conifer	5 gal	1'-2'	Varies	
Ground cover	Prince of Wales		4"-6"	Appx 120 Sq. ft.	



December 22, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

TO: Leo Seiler
810 North Avenue

RE: Final Inspection of 810 North Avenue by City of Grand Junction
File # 103-94
Staff Planner: Michael Drollinger

The Building Department has informed us that a Certificate of Occupancy (C.O.) may soon be issued for your project. Prior to issuance of a C.O. the City is required to inspect the project to determine compliance with the City approvals your project received.

An inspection of your project was performed on December 12, 1994 and the following deficiencies noted:

- Drainage facilities not completed as per approved plans
- Parking not provided as per approved plans
- Site circulation not provided as per approved plans
- Landscaping not provided/installed as per approved plans
- Other required improvements not provided as detailed below:
Bicycle rack ; dumpster enclosure

The following action will be taken:

- The City will release the Certificate of Occupancy (C.O.) after correction of all deficiencies.
- The City will release the C.O. once an Improvements Guarantee is executed with the City in the amount of the deficient improvements.
- The City will authorize the issuance of a Temporary C.O. for a period of 30 days ending on January 13, 1995. Either (1) all required deficiencies must be corrected or (2) an Improvements Guarantee equal to the value of the improvements must be executed with the City prior to expiration of the Temporary C.O.

It is suggested you contact the Community Development Department (phone: 244-1430) to determine the action required to resolve all outstanding items. Please have your project number and name of staff planner (listed at top of form) available when you call.

cc: Building Department
City Development Engineer
FILE

C.O.
ISSUED
1-17-95
G.M.T.

ITEMS/ISSUES WHICH NEED TO BE RESOLVED PRIOR TO ISSUANCE OF C.O.
BIG CHEESE PIZZA

1. Statement/report from Engineer documenting that landscaping along the eastern property line is not feasible because of impacts on adjacent foundation and that there are no alternative designs which could accommodate the landscaping in that location.
2. Provide a revised site plan indicating as-built conditions - any changes to frontage landscaping must be indicated on a revised landscape plan w/accompanying plant list as per Code.
3. The required parking (27 spaces) must be provided using one of the following alternatives:
 - (a) reduce # of seats to match parking provided
 - (b) lease off-site parking as permitted by Code
 - (c) provide more parking on-site using a design acceptable to City and as per Code

PARKING IN THE ALLEY ROW WILL NOT BE PERMITTED

4. Dumpster enclosure must be provided as per the approved plans
5. Bike rack must be provided as per Code in the location indicated on the approved plans.

PARKING ISSUE MUST BE RESOLVED AND REVISED PLANS SUBMITTED PRIOR TO ISSUANCE OF C.O. AN IMPROVEMENTS AGREEMENT IN THE AMOUNT OF THE REMAINING IMPROVEMENTS MAY BE SUBMITTED IN LIEU OF PROVIDING THE REQUIRED IMPROVEMENTS PRIOR TO ISSUANCE OF THE C.O.



Leo Seiler
810 North Avenue
Grand Junction CO 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

RE: Big Cheese Pizza - Reinspection (Our File #103-94)

Dear Mr. Seiler,

I have reinspected your property at 810 North Avenue for compliance with the outstanding site improvements as per your request and found a number of items which have not been completed as per the approved plan as follows:

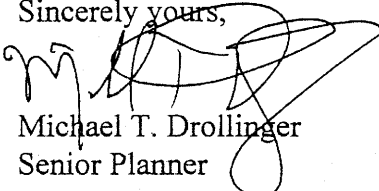
1. The landscape island in the rear of the parking lot has not been completed as per plans.
2. The site landscaping has not been completed as per plans; specifically a number of trees are missing.
3. The sidewalk link from the entrance to the City sidewalk has not been completed.
4. The parking lot striping in the rear of the property has not been completed as per plans.

A copy of the approved plan is enclosed for your reference.

We have received a complaint regarding damage to a fence at 815 Glenwood Ave. from vehicles utilizing your parking spaces adjacent to the alley. It appears that these spaces were not constructed as per the approved plans. The addition of the striping as per the attached plan should allow greater maneuvering space for vehicles, otherwise we will require that the spaces be redesigned to alleviate the problem.

The deadline for installation of the above is six (6) months from the recording date of the improvements agreement which is July 17, 1995. All improvements must be completed as per the approved plan by that time in order that the deposit can be refunded to you.

Please feel free to contact me should you have any questions.

Sincerely yours,

Michael T. Drollinger
Senior Planner

cc: File #103-94
h:\cityfil\1994\103-944.wpd



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 21, 1995

Leo Seiler
810 North Avenue
Grand Junction CO 81501

RE: Big Cheese Pizza, 810 North Avenue - Reinspection (Our File #103-94)

Dear Mr. Seiler,

I reinspected your property on June 19th for compliance with the outstanding site improvements as per your request. All remaining site improvements outlined in my last letter to you have been completed and are acceptable. Regarding the parking spaces in the rear of the lot, the striping was completed as required. We will require no further reconfiguration of the spaces unless there are continued complaints about damage to nearby fences since the spaces do not meet the depth requirement as per our Code.

I will be processing the refund for your deposit which will be returned to you within about two weeks. Thank you for your patience and cooperation throughout the process and good luck at your new location.

Please feel free to contact me should you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "M. Drollinger", is written over the typed name.

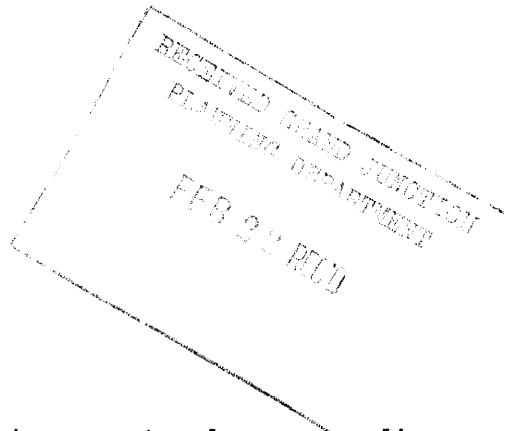
Michael T. Drollinger
Senior Planner

cc: File #103-94
Code Enforcement

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February 22, 1995

Michael T. Drollinger, AICP
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501



Re: Big Cheese Pizza

Dear Michael:

This letter is to follow up our conversation yesterday regarding the damage to my 88 year old Grandmother's fence at 805 Glenwood Ave. The four parking spaces north of the building (the back of the building on the alley) appear to be too shallow (19.17') measuring from the edge of the concrete alley to the face of the building. Your code requires 22'. As a result of this inadequate distance, on at least three occasions people have backed into my Grandmother's fence causing damage (5 pickets so far). While the damage is minor, no one causing the damage has come forward to admit it and arrange for the repairs. I talked with the owner yesterday, but based on his wife's comments, I believe no corrective measures will be forthcoming from them. Therefore, I am compelled to complain to the City to try to end the damage. Based on our review of the as-built site plan and the drawing I provided to you, it appears Big Cheese Pizza is in violation of the plan that was approved subject to staff comments.

I would appreciate any help you may be able to offer regarding this matter, and again, thank you for your time yesterday to discuss this issue.

Sincerely,

A handwritten signature in black ink that reads "Lewis E. Hoffman III". The signature is written in a cursive style.

Lewis E. Hoffman III
(Grandson of Blanche Van Zante, 805 Glenwood Ave.)
815 Glenwood Ave.
Grand Junction, CO 81501
241-1105

BIG CHEESE PIZZA

ASP. PXL/2/2 AREA

4 SPACES
w/ DDL. AREA

CONC. ALLEY

815 GLENWOOD
LEWIS HOFFMAN
241-1105

805 GLENWOOD


Revised 1/13/95
 Landscape Plan 1/11/95

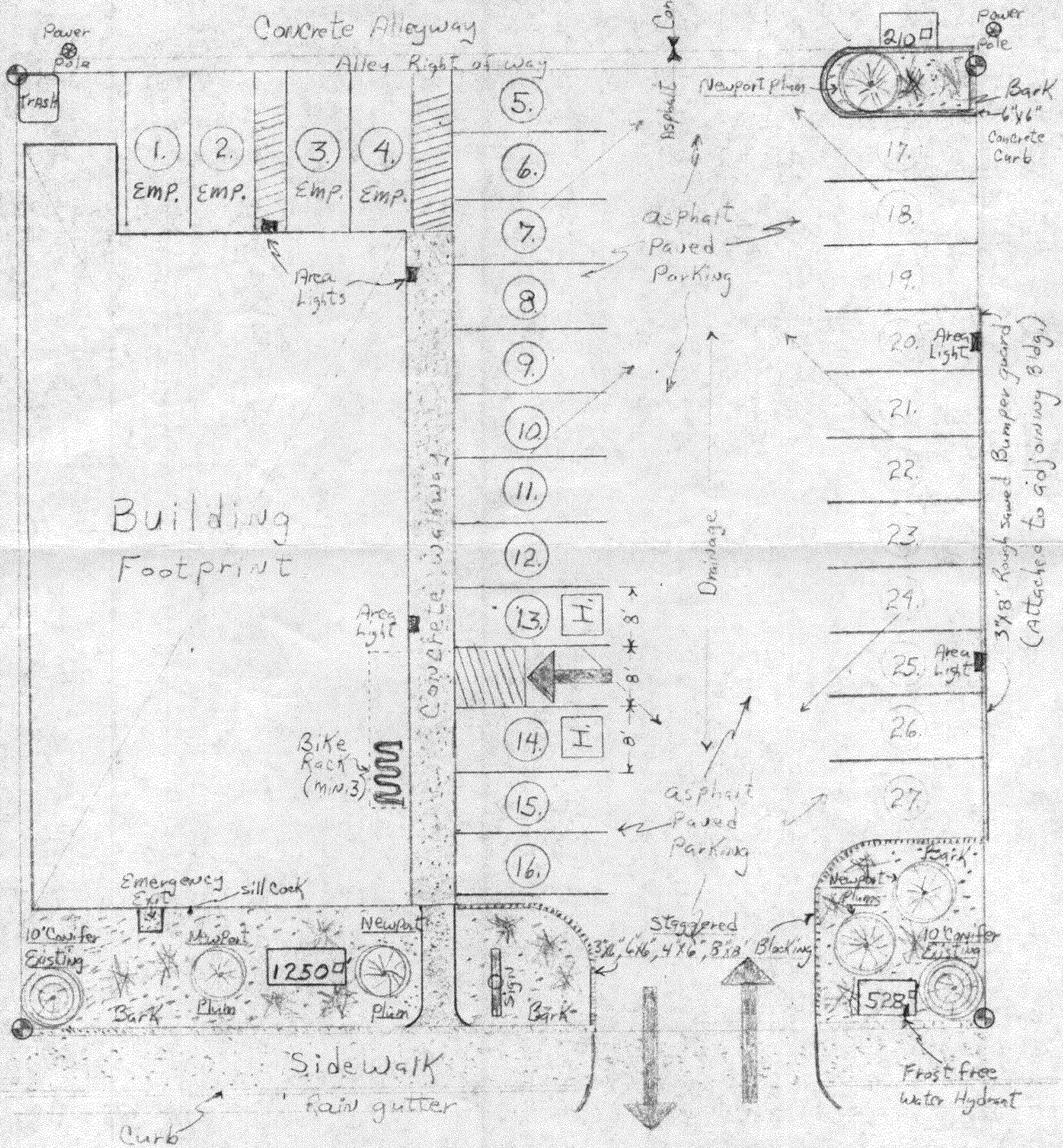
Big Cheese Pizza

810 North Avenue





Total Landscaping - Approx. 1988^{sq ft}

Drawn By D. Jezewski 1/16" = 1'

ACCEPTED  1-13-95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



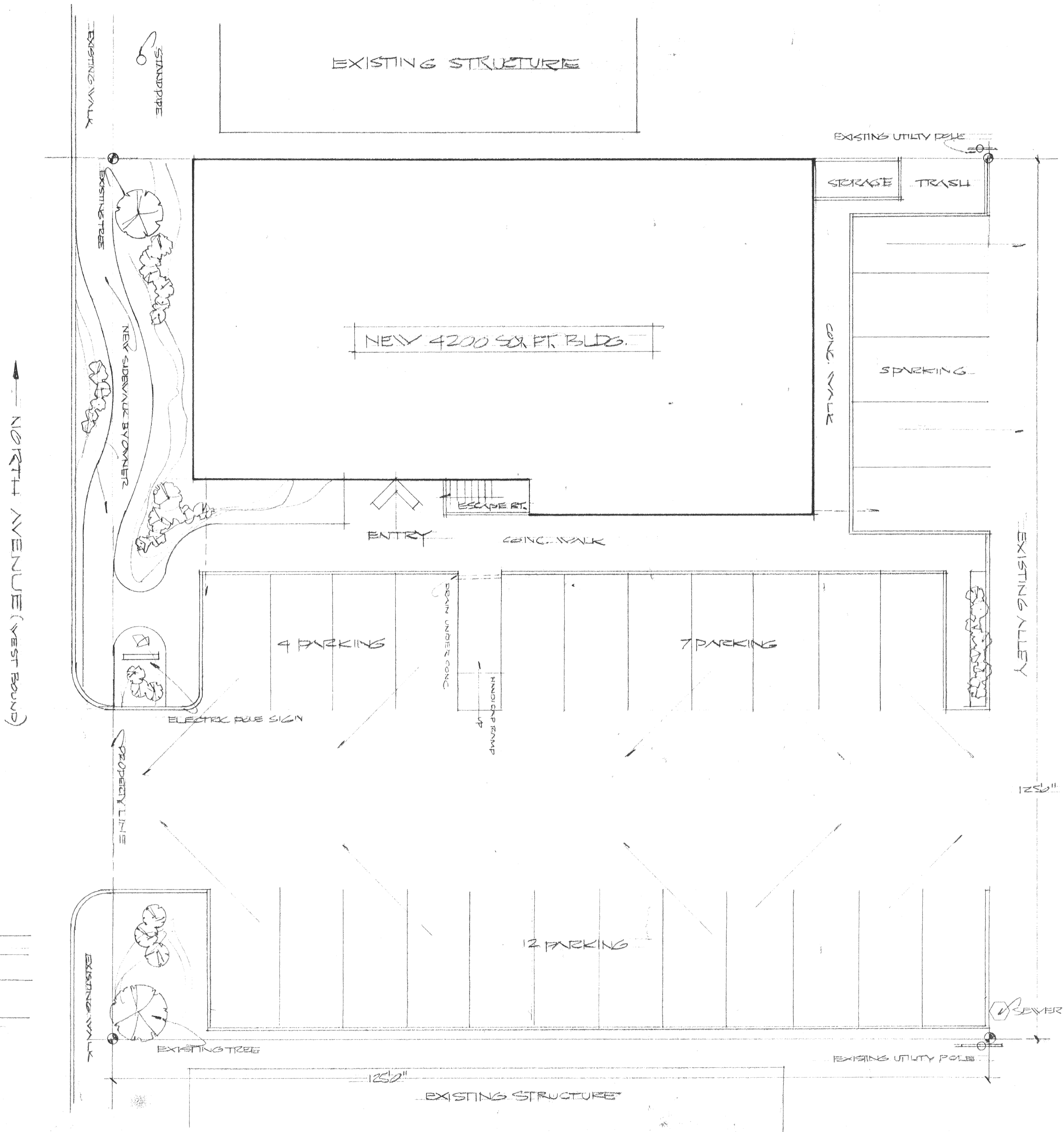
810 North Avenue

	Ht.	Quantity	
 Spreading Bluechip Conifer (5gal.)	1-2'	14	Scale: 1/16" = 1'
 Newport plum (1 1/2" minimum Caliper)	20'	5	
 Existing Conifer	20'	2	
 "Bark" ground cover, over landscaping mesh	N/A	approx 1900 ^{sq ft}	

Note: Drip irrigation system to Landscaping N/A N/A



SITE PLAN
 RESTAURANT
 1"=10'0" SEATING 89
 DRAWN 8/25/93 DR



*Original
 Do NOT Remove
 From Office

102 9.4

SEWER CONNECT.