



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

Receipt 1744
 Date 11-2-94
 Rec'd By MP
 File No. 191 94

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 checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Preim <input checked="" type="checkbox"/> Final REVISED	2.35 A	2692 US HIGHWAY 50	PB	RETAIL BUSINESS (LIMITED, INSIDE)
<input type="checkbox"/> Conditional Use					
<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
KANSAS CITY LIFE INSURANCE COMPANY, INC. Name: (WAKEFIELD PROPERTY MANAGEMENT) 420 N. 8TH STREET Address: GRAND JUNCTION, Co. 81501 City/State/Zip: GRAND JUNCTION, Co 81501 Business Phone No. (303) 245-6411	JIM CAGUE Name: 2704 COMPASS DR. #231 Address: GRAND JUNCTION, Co 81506 City/State/Zip: GRAND JUNCTION, Co 81506 Business Phone No. (303) 245-2214	GREG ROBSON Name: 2721 N. 12TH ST. #20 Address: GRAND JUNCTION, Co 81506 City/State/Zip: GRAND JUNCTION, Co 81506 Business Phone No. (303) 245-0294

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.

Mary S. Wolf Signature of Person Completing Application 11/1/94 Date
Walter W. Wakefield, Agent for Owner Signature of Property Owner(s) - Attach Additional Sheets if Necessary 11/1/94

2945-261-00-007
MARGARET M HAMMOND
276 LINDEN AVE
GRAND JUNCTION, CO 81503-4934

2945-261-00-005
ROBERT D FREDERICK
2686 HIGHWAY 50
GRAND JUNCTION, CO 81503-1936

2945-261-29-001
ROBERT WEIGEL
JOANNE C/O GIBSONS
100 CHAFFIN INDUSTRIAL PARK
DODGE CITY, KS 67801

2945-261-00-008
DELORES S BROWN
2686 B 3/4 RD
GRAND JUNCTION, CO 81503-1970

2945-261-00-009
ARCIERI FAMILY LIMITED PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION, CO 81503-1970

2945-261-00-010
BRADLEY S MCCOY
2698 B 3/4 RD
GRAND JUNCTION, CO 81503-1970

2945-261-00-034
MESA NATIONAL BANK
131 N 6TH ST
GRAND JUNCTION, CO 81501-2725

2945-261-00-035
COLORADO NATIONAL REALTY INC
950 17TH ST STE 2100
DENVER, CO 80202-2821

2945-261-09-001
GLORIA Q MCCLENEGHAN
PO BOX 772
GRAND JUNCTION, CO 81502-0772

2945-261-09-002
SCHOONOVER FAMILY REVOCABLE LIT TRUST
278 GARY DR
GRAND JUNCTION, CO 81503-1928

2945-261-28-013
WAVERLY LAMB
830 OURAY AVE
GRAND JUNCTION COLORADO 81501

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT REVIEW

Location: _____

Project Name: Subway Drive - Through

ITEMS	DISTRIBUTION																							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks & Recreation	City Fire Department	City Attorney	City G.J.P.C. (B sets)	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	TOTAL REQ'D.	
Original Do NOT Remove From Office																								
● Application Fee \$350	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	
● Application Form	VII-1	*	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	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																		
● Names and Addresses	VII-3	1																						
● Legal Description	VII-2	1			1																			
○ Easement	VII-1	1		1			1											1	1	1				
○ Easement	VII-2	1	1	1	1			1										1	1	1				
○ Avigation Easement	VII-1	1			1			1																
○ ROW	VII-3	1	1	1	1			1										1	1	1				
○ Improvements Agreement/Guarantee	VII-2	1	1	1				1																
○ CDOT	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1		1																				
● General Project Report	X-7	1	1	1	1	1			8	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																			
● 11"x17" Reduction of Site Plan	IX-29					1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Grading and Drainage Plan	IX-16	1	2										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	IX-20	2	2	1	1																			
○ Geotechnical Report	X-8	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 - If required by CDOT	X-15	1	2																	1				
● Full-sized Assessor's Map		1																						

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: 10-26-94

Conference Attendance: Greg R. M. Hollinger

Proposal: Subway Drive - Through

Location: Hwy 50 - Orchard Mesa Plaza

Tax Parcel Number: _____

Review Fee: \$350

(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? TCP Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? As per CDOT

Applicable Plans, Policies and Guidelines Devel - Code

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.

X James P. Cough, Jr. Signature(s) of Petitioner(s)

X [Signature] Signature(s) of Representative(s)

SUBWAY DRIVE-THROUGH

Orchard Mesa Plaza
U.S. Highway 50 & 27 Road
Grand Junction, Colorado

The following responses are to the Review Comments for the proposed Drive-through facility for the Subway Sandwiches & Salad shop being finished in space "A", Orchard Mesa Plaza, 2692 U.S. Highway 50, Grand Junction, Colorado.

Mesa County Planning:

The existing transformer has been freestanding in the existing parking/delivery area since the buildings were constructed in about 1980. The proposed drive-through actually provides more protection for the transformer than it presently has.

City Development Engineer:

1. The TCP appears excessive based on the anticipated (historic) number of transactions for this type of facility. The Petitioner is requesting a copy of the calculations or method of determining the TCP for this project.
2. The Petitioner and the adjacent property owner are willing to record an Access Easement. This will not be a permanent easement and will be limited to the time the Subway shop occupies the space served by the proposed drive-through.

As per the Letter of Confirmation previously submitted in the documents required to be in the review packets, the adjacent property owner confirmed permission to cross the corner of the Orchard Mesa True Value hardware store property based on the same drawing that was submitted to the Community Development Department and "that no permanent curbing be installed." Since Subway is only leasing the space for the shop and the owner of the adjacent property does not want permanent curbing installed on his property (due to the nonpermanent nature of Subway's lease), it does not appear to be in the best interest of either party to have permanent curbing. Properly pinned down, the proposed concrete wheel stops (painted yellow) will not create any more of a hazard than permanent curbing.

4. The Petitioner agrees to provide adequate signage and directional information for this facility.

*Perm doc
sub 20
release by
CD Director
or PW Director*

*Make agreement
to remove curbing
when*

have

Open Space Feet

ORCHARD MESA

True Value®

2686 HWY. 50 / GRAND JUNCTION, CO 81503 / 241-1617

NOV 1 ,1994
SUBWAY
JIM CAGLE, JR.

JIM:

THIS LETTER IS TO CONFIRM MY PERMISSION TO CROSS THE CORNER
OF THE PROPERTY AT ORCHARD MESA TRUE VALUE FOR THE PURPOSE
OF A DRIVE THRU WINDOW.

THIS PERMISSION IS FOR THE ATTACHED DIAGRAM AND THAT NO
PERMANENT CURBING BE INSTALLED.

ROBERT D. FREDERICK

Robert D Frederick

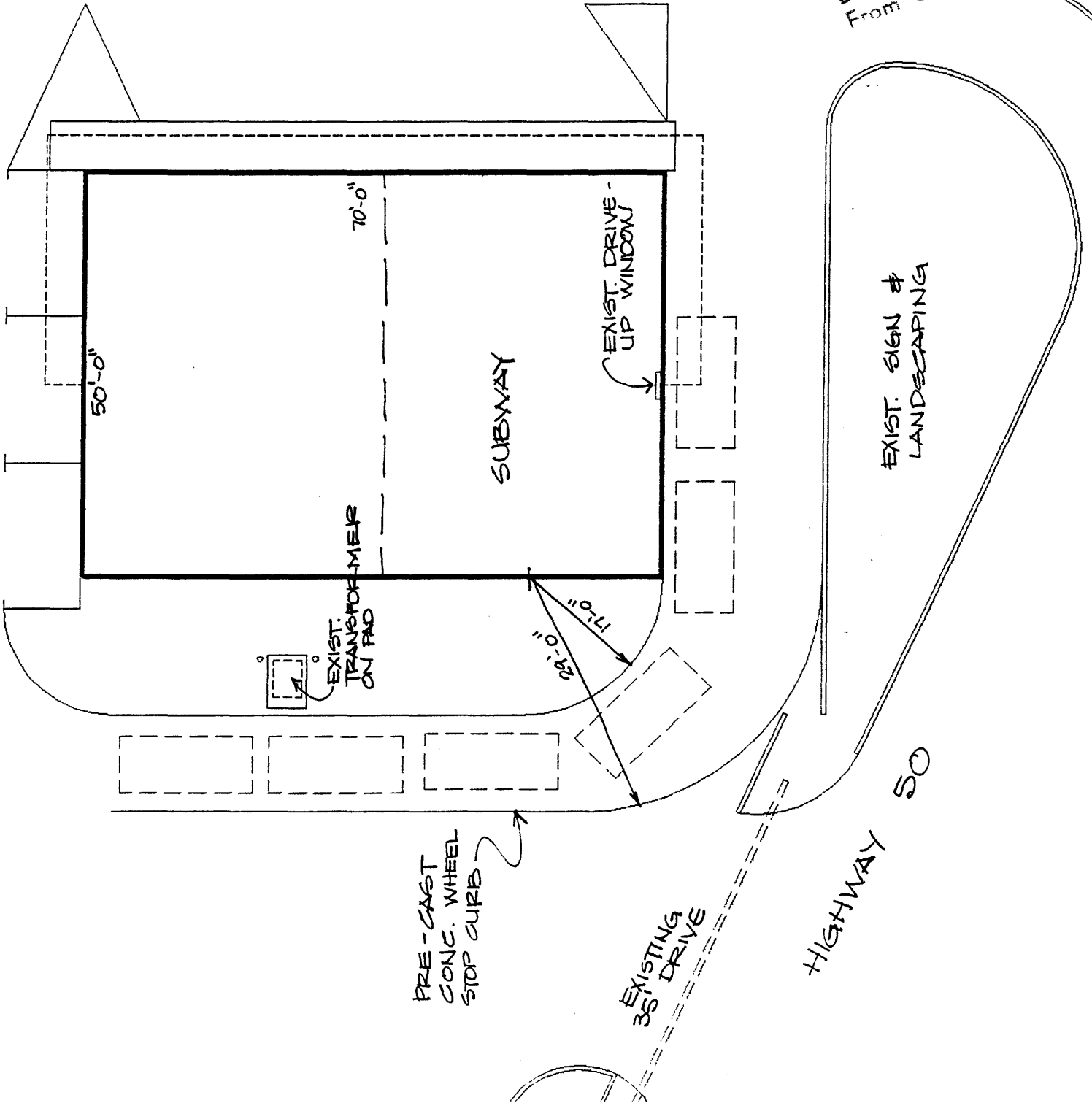
191 94

Original
Do NOT Remove
From Office

10/26/94

191 9'4"

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Do NOT Remove
From Office



REVIEW COMMENTS

Page 1 of 2

FILE #191-94

TITLE HEADING: Planned Development Review -
Subway Sandwich Shop with a
Drive-Through

LOCATION: 2692 Highway 50

PETITIONER: Jim Cagle

PETITIONER'S ADDRESS/TELEPHONE: 2764 Compass Drive, #231
Grand Junction, CO 81506
245-2214

PETITIONER'S REPRESENTATIVE: Gregory Robson - 245-0294

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE, AND REVISED DRAWINGS, ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., NOVEMBER 28, 1994.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

11/3/94
244-1656

No comments.

CITY UTILITY ENGINEER
Bill Cheney

11/4/94
244-1590

No comment.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

11/8/94
244-1414

The Fire Department has no requirements for this proposal.

MESA COUNTY PLANNING
Mike Joyce

11/9/94
244-1642

Only comment would deal with the existing electric transformer and pad located at the rear of the building. Should the transformer be relocated due to the stacking area being located next to the transformer?

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/16/94
244-1591

1. TCP \$6,496 for drive-through restaurant. Previous TCP payment may be subtracted from this.
2. Access easement needs to be a recorded ingress/egress easement.
3. Permanent curb is required. The temporary curbing may create a hazard if knocked loose.
4. Pavement markings, directional arrows, and signing required to dictated circulation for drive-through; Do Not Enter At Drive-through Exit height sign on overhang (SEE ATTACHED).

COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

11/16/94
244-1439

No comment.

Handwritten notes:
~~\$179.02~~
~~\$225.00~~
\$5617.99
ADDITIONAL TCP FOR SUBWAY

REVISED

STAFF REVIEW

FILE: #191-94
DATE: November 30, 1994
REQUEST: Amendment to Final Plan
LOCATION: 2692 Hwy 50
APPLICANT: Jim Cagle
STAFF: Michael Drollinger

STAFF REVIEW
was not included in packets
Petitioner pulled prior to
staff report being circulated

EXECUTIVE SUMMARY:

A proposed amendment to a Final Plan to permit the operation of a drive-thru window at the Subway restaurant in the Gibson's shopping center. The drive-thru window exists and was approved in 1982 for a bank use in the building at the time, however, the required improvements were not constructed in the allotted time period and the approval was reverted.

EXISTING LAND USE: Subway restaurant (interior remodel underway)

PROPOSED LAND USE: Addition of drive-thru window operation at restaurant

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Commercial (Bank/Vacant HO-zoned property)
EAST: Commercial/ Single Family residential (Gas station/Single Family Residential)
WEST: Commercial (Hardware store)

EXISTING ZONING: PB

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RSF-8
SOUTH: HO
EAST: RSF-8; HO
WEST: HO

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The petitioner is requesting an amendment to a final plan approval to permit the operation of a drive-thru window at a Subway restaurant which is presently under construction. The construction underway consists of an interior remodel of an existing structure in the Gibson's shopping center previously occupied by a floor coverings business. The drive-thru window exists and was approved in 1982 for a bank use which has occupied the building, however, the approval was reverted when all required improvements were not completed in the specified approval period. The subject parcel is presently zoned PB (planned business). The property is bounded on the west, south and east by nonresidential zones and uses.

There are staff concerns expressed in the review comments which have not been satisfactorily addressed in the petitioner's response to comments. Therefore, staff recommends denial of the amendment to the final plan to permit the drive-thru unless the following concerns are addressed:

- 1) The petitioner needs to provide, for recording, an access easement of a nature which is subject to release only by either the Community Development Director or the Public Works Director of the City upon request of the parties involved upon termination of the drive-thru use.
- 2) City Public Works believes, as expressed in the review comments, that the temporary curbing, as proposed by the petitioner, may create a hazard if knocked loose and is requiring that permanent curbing be installed. The petitioner and adjoining property owner may wish to include a provision in the access easement which provides for the removal of the permanent curbing upon termination of the access agreement.
- 3) While the petitioner has agreed to provide (in the response to comments) the permanent markings, directional arrows and signage as required by Public Works, such information must be provided on the site plan that is acceptable to the City Development Engineer, preferably prior to the Planning Commission hearing.

The petitioner's representative has been advised of the above concerns.

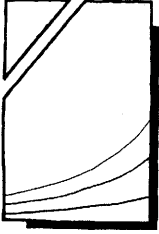
The petitioner has questioned the Transportation Capacity Payment (TCP) as calculated by the City Development Engineer. The TCP ordinance (Section H(iv)) provides for the Director of Public Works to assign a different TCP amount based on traffic engineering data or studies supplied by the applicant. This information has been requested from the petitioner, however, none has been supplied. Absent any data or studies particular to the use which are acceptable to the Public Works Director, the TCP amount as calculated will be required to be paid prior to issuance of a Planning Clearance.

STAFF RECOMMENDATION:

Staff recommends denial of the final plan amendment unless the concerns listed above (#1-#3) are satisfactorily addressed.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr Chairman, on item #191-94, I move that we approve the final plan amendment at 2692 Hwy 50 for the addition of a drive-thru operation at the Subway restaurant. (NOTE: staff recommends denial of the final plan amendment)



Gregory S. Robson
Architecture & Planning

November 30, 1994

Mr. Michael Drollinger, Senior Planner
Community Development Department
250 N. 5th Street
Grand Junction, Colorado 81501

re: Orchard Mesa Subway Shop - #191-94

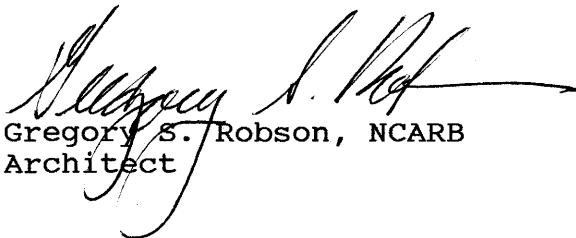
Dear Mike:

This letter is to confirm our telephone conversation today.

I have been instructed by the Petitioner to request that the hearing on our application for a drive-through window at the Subway Sandwich Shop, 2692 U. S. Highway 50, Space "A", Grand Junction, Colorado, be postponed until the January Planning Commission meeting. We are making this request in order to provide us with adequate time to review the cost implications of the City's requirements and, if determined applicable, provide the additional documentation required by the City.

Please contact me if you should have any questions, comments or if, for any reason, this request can not be granted. Thank you.

Sincerely,



Gregory S. Robson, NCARB
Architect

STAFF REVIEW

FILE: #191-94

DATE: January 30, 1995

REQUEST: Amendment to Final Plan

LOCATION: 2692 Hwy 50

APPLICANT: Jim Cagle

STAFF: Michael Drollinger

EXECUTIVE SUMMARY:

A proposed amendment to a Final Plan to permit the operation of a drive-thru window at the Subway restaurant in the Gibson's shopping center. The drive-thru window exists and was approved in 1982 for a bank use in the building at the time, however, the required improvements were not constructed in the allotted time period and the approval was reverted.

EXISTING LAND USE: Subway restaurant (recently completed)

PROPOSED LAND USE: Addition of drive-thru window operation at restaurant

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Commercial (Bank/Vacant HO-zoned property)

EAST: Commercial/ Single Family residential (Gas station/Single Family Residential)

WEST: Commercial (Hardware store)

EXISTING ZONING: PB

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: HO

EAST: RSF-8; HO

WEST: HO

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The petitioner is requesting an amendment to a final plan approval to permit the operation of a drive-thru window at a Subway restaurant which is presently under construction. Construction recently completed consisted of an interior remodel of an existing structure in the Gibson's shopping center previously occupied by a floor coverings business. The drive-thru window exists and was approved in 1982 for a bank use which has occupied the building, however, the approval was reverted when all required improvements were not completed in the specified approval period. The subject parcel is presently zoned PB (planned business). An amendment to the Final Plan approval is required to permit the drive-thru use. The property is bounded on the west, south and east by nonresidential zones and uses.

The petitioner has satisfactorily addressed staff concerns.

STAFF RECOMMENDATION:

Staff recommends approval of the final plan amendment.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr Chairman, on item #191-94, I move that we approve the final plan amendment at 2692 Hwy 50 for the addition of a drive-thru operation at the Subway restaurant.

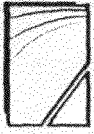
ISSUE DATE:
January 4, 1995

A1

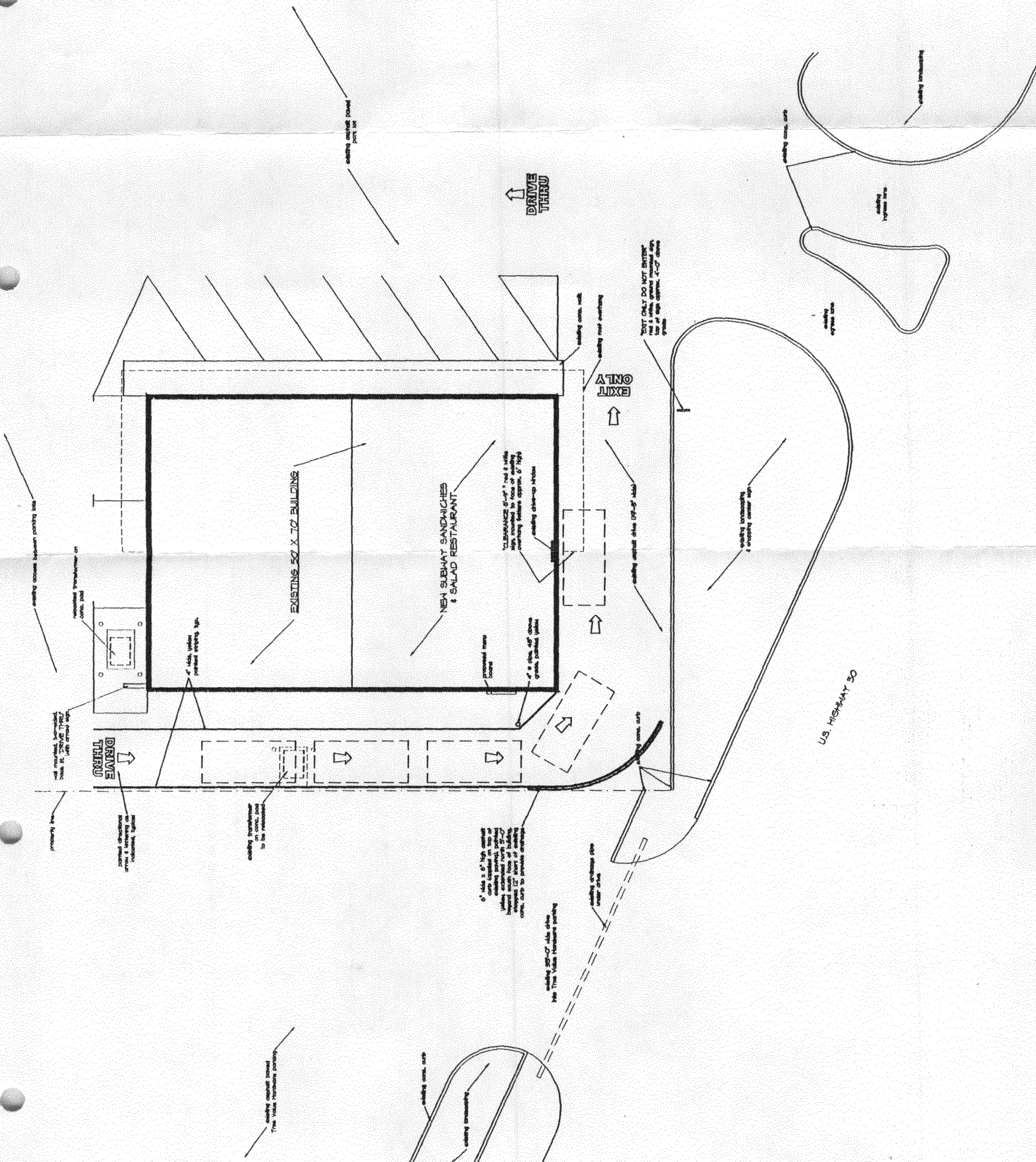
SUBWAY

2692 U.S. Highway 50
Grand Junction, Colorado

Gregory S. Robson
Architecture & Planning

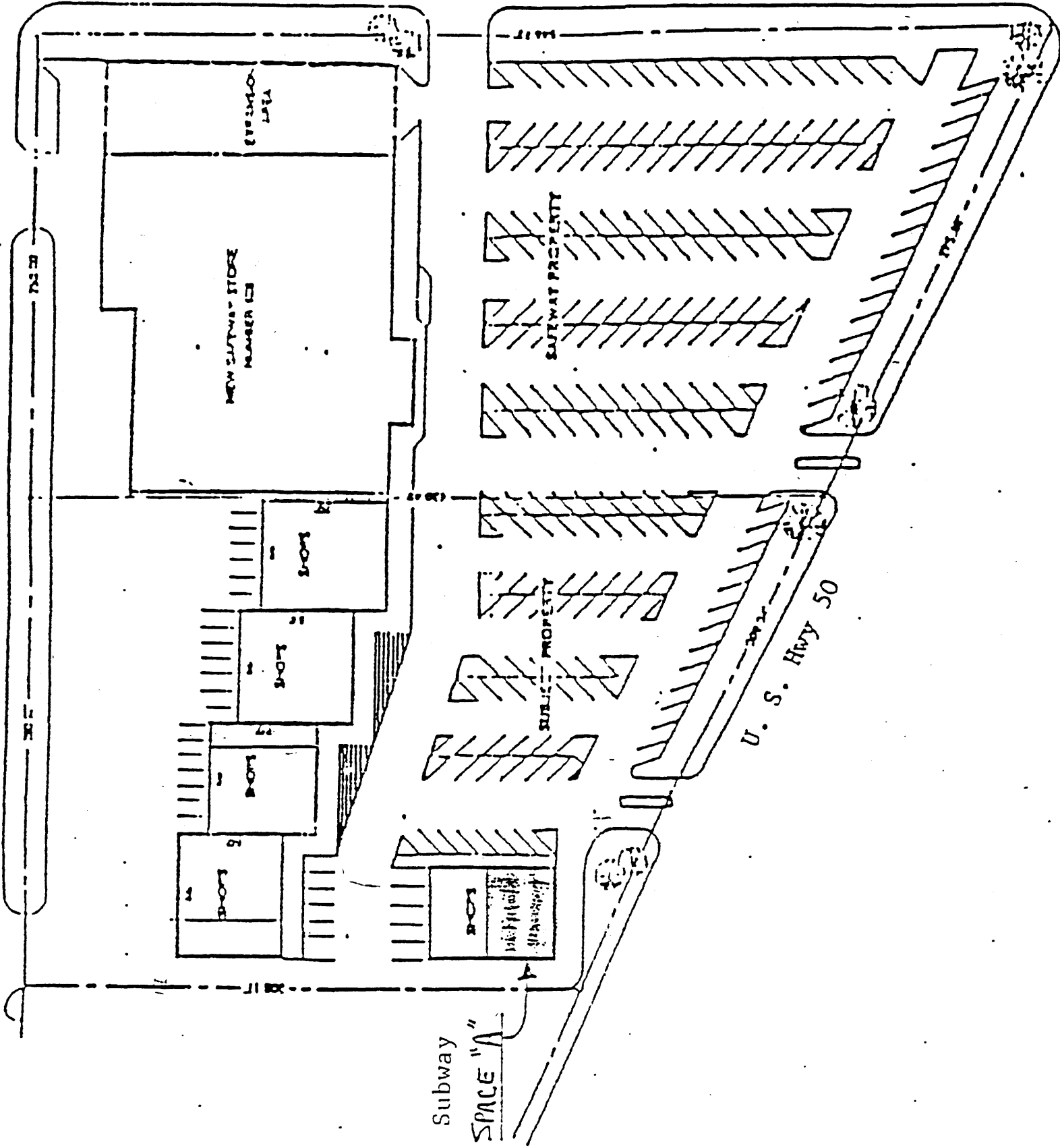


2721 North 12th Street, Grand Junction, Co 81506
(970) 246-4294 Fax: (970) 246-1728



27 Road

B 3/4 Road



Subway
SPACE "A"

U. S. Hwy 50

SUBJECT PROPERTY

SUBWAY PROPERTY

NEW SUBWAY STORE
NUMBER 123

BOYS

BOYS

BOYS

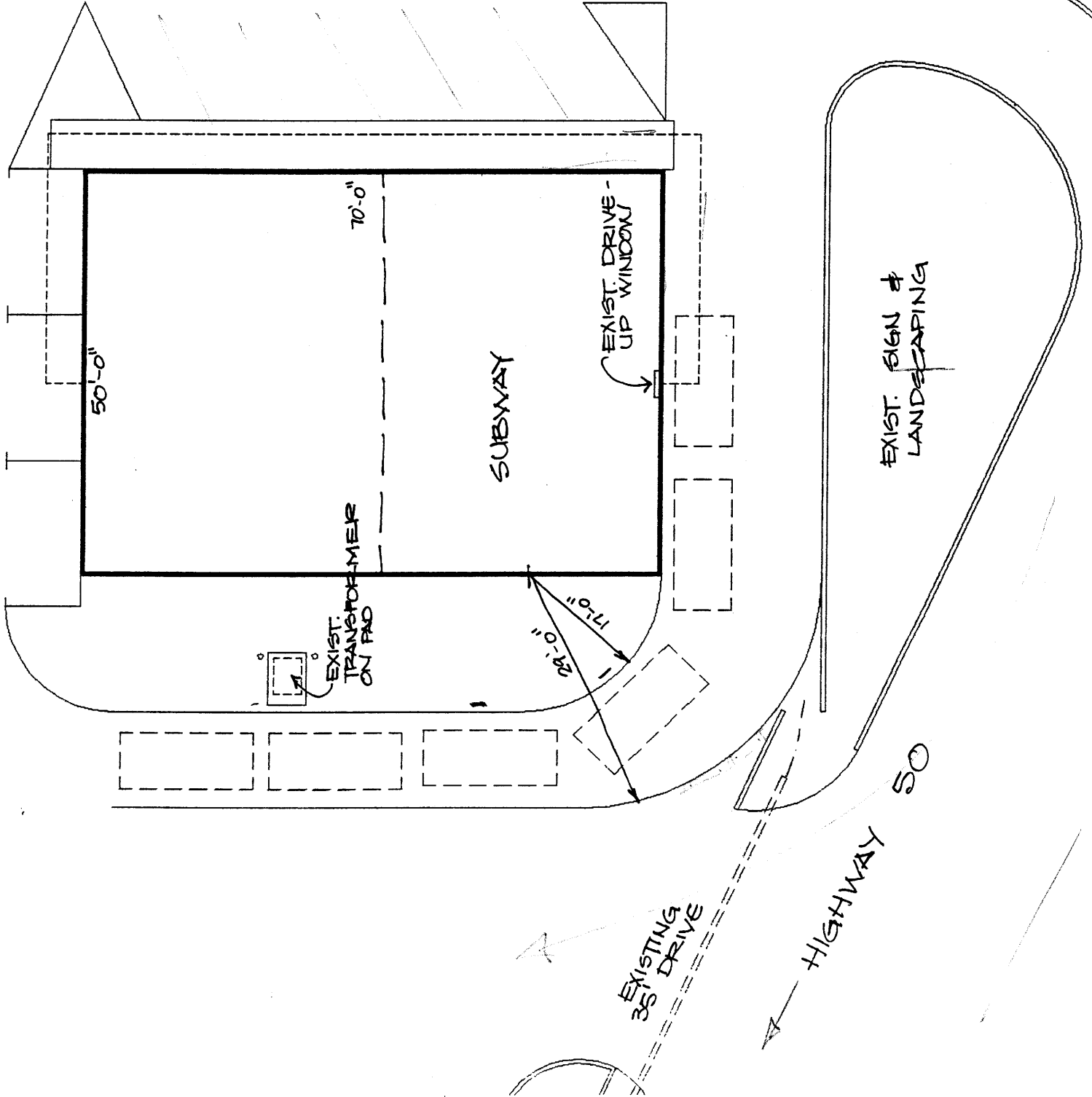
BOYS

BOYS

BOYS

Subway
SPACE "A"

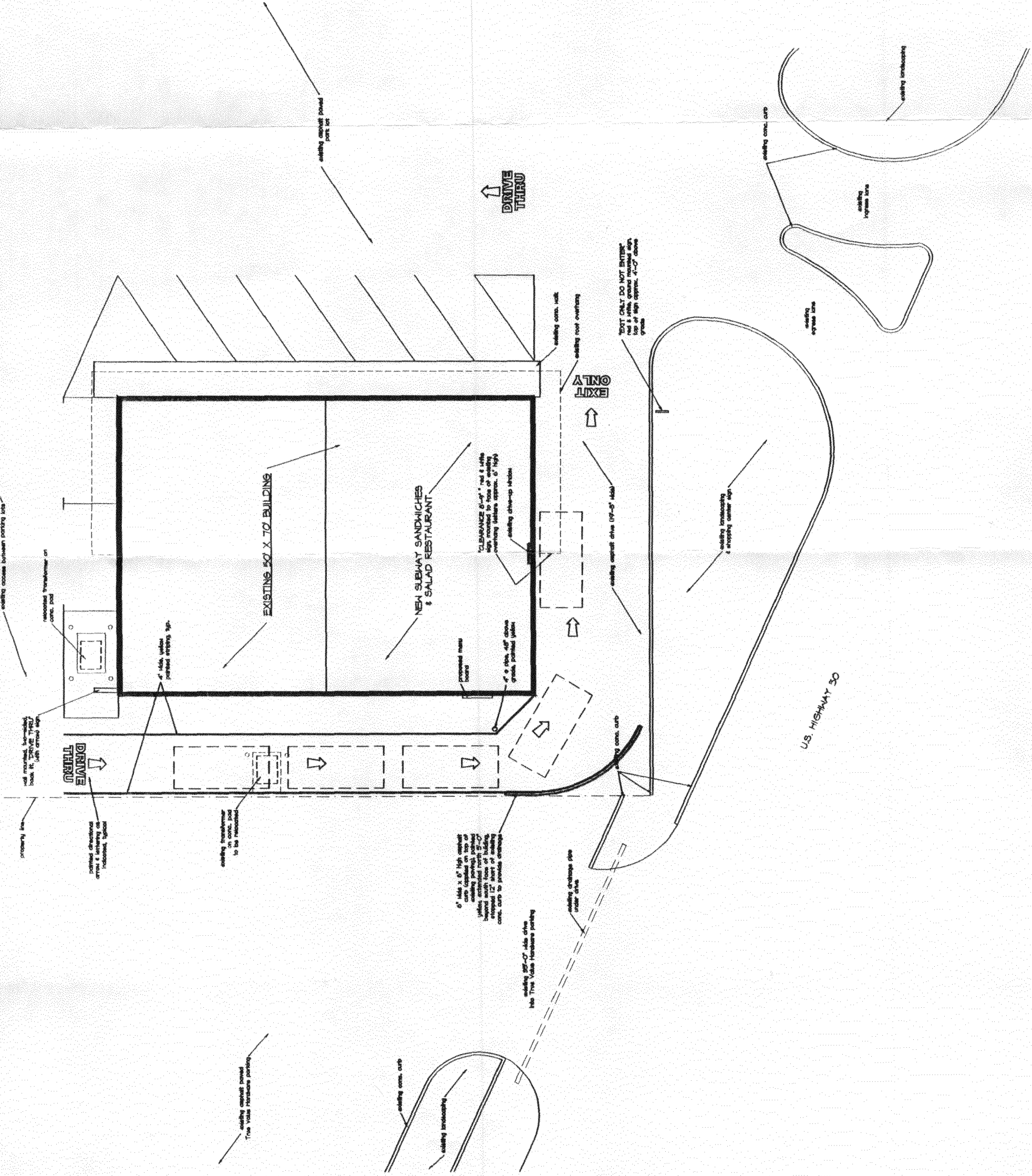
10/26/94



SUBWAY

2692 U.S. Highway 50
Grand Junction, Colorado

Gregory S. Robson
Architecture & Planning
2721 North 12th Street, Grand Junction, Co 81505
(970) 245-4294 Fax (970) 245-1728



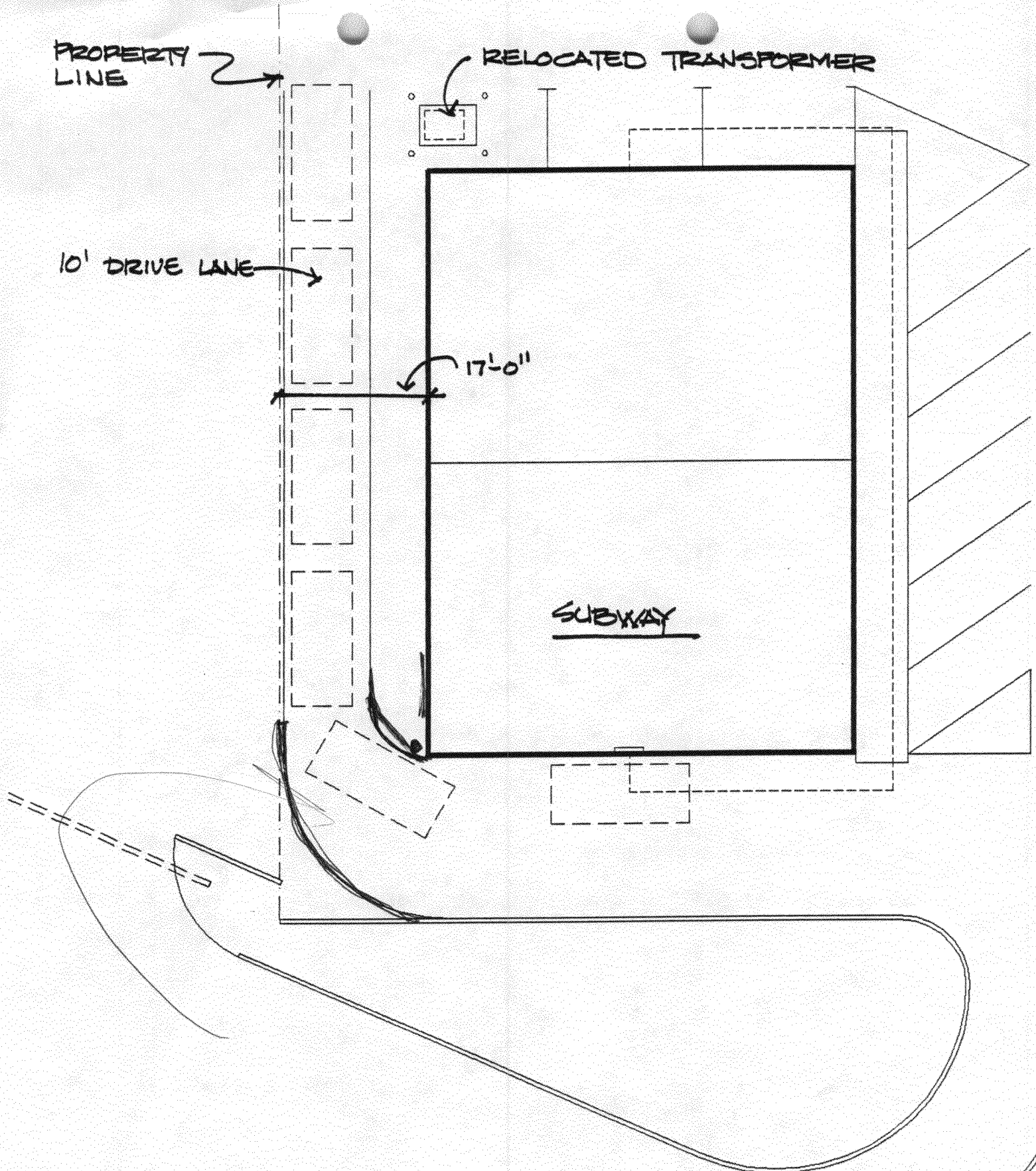
PROPERTY LINE

RELOCATED TRANSFORMER

10' DRIVE LANE

17'-0"

SUBWAY



SUBWAY - ORCHARD MESA
REVISED PROPOSED LAYOUT
FOR DRIVE-THRU WINDOW.
12.20.94