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Fi	le	1994-0194 Name: Peachtree Inn-Decorative Lighting in ROW-1600 North Avenue			
P r e s e n t	S c a n e d	 retrieval system. In some instances, items are found on the list but are not present in the scanned electronic developmen file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and wil be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 			
X	X	Table of Contents			
		*Review Sheet Summary			
X	X	*Application form			
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X	X	*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			
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X	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			
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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	Site Plan			
	X	Product Detail			
Х	X	Location Map			
Х	X	Listing of Abutting Property Owners			
	-+				



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

Receipt	
Date	
Rec'd By	

File No.

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND US
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub			•	
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use			· · · · · · · · · · · · · · · · · · ·		
[] Zone of Annex					
[] Variance					
[] Special Use					
[] Vacation					[] Right-of-Wa [] Easement
X Revocable Permit			1600 North Ave	C-1	Motel/Resta
PROPERTY OWNER		[] DEVELOPER		REPRESENTATIVE	
Jann Er	+1				
Jann Ertl Name 1600 North AL		Name		Name	
Address Grand Junction		Address n.Co 81501		Address	
City/State/Zip 303-245-5770		City/State/Zip		City/State/Zip	
Business Phone No.		Business Phone No.		Business Phone No.	

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.

ann

Signature of Person Completing Application

194

Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

GENERAL PROJECT REPORT

The Peachtree Inn is located at 1600 North Avenue across the street from Lincoln Park. There is an apron of pavement approximately 14' wide and a 3' sidewalk between the North Avenue roadway and the Peachtree Inn building. The restaurant presently has a revocable permit from the city that allows planters and tables along the apron for the outside enjoyment of the guests.

In order to make the apron of pavement more eye-appealing, we would like to install four (4) attractive street lights, and to install a landscaped fountain on the corner of 16th Street and North Avenue.

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REVIEW COMMENTS

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FILE # 194-94

TITLE HEADING: Revocable Permit - Decorative Lighting in the Right-of-way

LOCATION: 1600 North Avenue

PETITIONER: Jann & Jan Ertl (Peachtree Inn)

PETITIONER'S ADDRESS/TELEPHONE:

1600 North Avenue, Suite C Grand Junction, CO 81501 245-5770

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., , 1994.

CITY UTILITY ENGINEER	•	11/9/94
Bill Cheney		244-1590

Adequate backflow prevention devices are required if the fountain is approved as a part of this proposal.

GRAND JUNCTION FIRE DEPARTMENT	11/17/94
Hank Masterson	244-1414

The Fire Department has no problems with this proposal.

CITY TRAFFIC ENGINEER	11/21/94
David Tontoli	244-1567

1. Existing double arm street lighting is present in the center median of North Avenue.

2. The lighting was designed to serve both the pedestrians and vehicular traffic.

3. Other lighting will deteriorate the existing design. Denied.

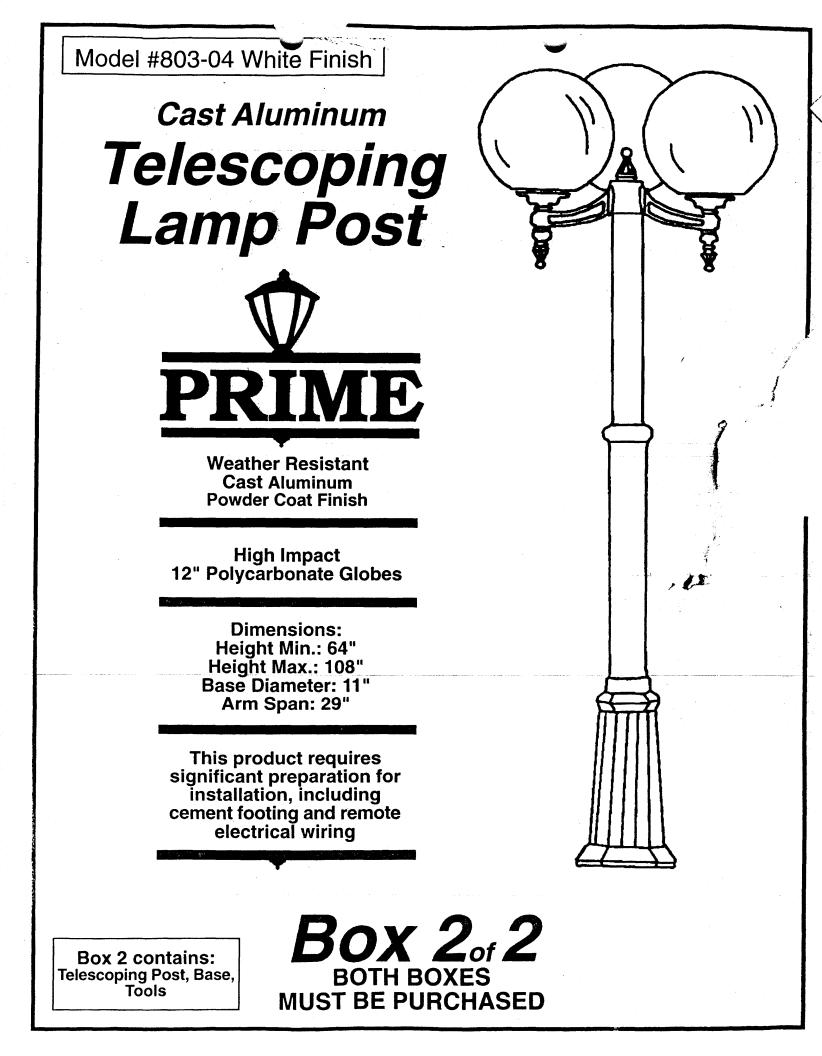
CITY DEVELOPMENT ENGINEER	11/23/94	
Jody Kliska		244-1591

Any lighting installed in the right-of-way, especially this close to the driving lane, needs to comply with the State Standards for Safety including the pole, the base, and the height of the lights. The proposed lights do not appear to meet those standards. Decorative lighting on North Avenue should be done for a longer area than just one property. The proposed lights would be susceptible to vandalism. I recommend not allowing installation in the right-of-way.

FILE #194-94 / REVIEW COMMENTS / page 2 of 2

COMMUNITY DEVELOPMENT DEPARTMENT	11/23/94
Kristen Ashbeck	244-1437

- 1. If streetscape enhancement is intended, preference is that it be accomplished through a consistent corridor design for an entire section of North Avenue rather than on a property-by- property basis such as this proposal.
- 2. Since North Avenue is a State Highway right-of-way, Colorado Department of Transportation comments must be obtained before further processing this request.



Peachtree Inn

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LEGAL DESCRIPTION

Lots 1,2,3,4,5,6,7,8,9, and 10 in Block 4 of PARK PLACE HEIGHTS, together with vactated alley adjacent to said Lots as vacated and described by Ordinance No. 1689 recorded July 8, 1977 in Book 1111 at Page 739, EXCEPT Beginning at a point on the North line of Lot 5, Block 4 Parkplace Heights Subdivision which is South 89°11'40" West, 20 feet from the Northeast corner of said Lot 5; thence South 101.07 feet to a point which is 15 feet North of the South line of said Lot 5; thence South 45°24'10" East 21.06 feet ta point on the South line of said lot 5, which is South 89°11'40" West 5 feet from the Southeast Corner of said Lot 5; thence North 116.07 feet to the North line of said Lot 5; thence North 89°11'40" East 20 feet to the Point of Beginning, Mesa County, Colorado.

Legal Description and Easements of record provided by Abstract and Title Company of Mesa County Inc. No. 880820 C-5 dated January 30, 1989.

SURVEYOR'S CERTIFICATE:

I hereby certify this Improvement Survey Plat was prepared for Modern Federal Savings and Loan Association and Columbia Savings and Loan Association, the improvement locations being based on a property survey made under my direct supervision February 13, 1989.

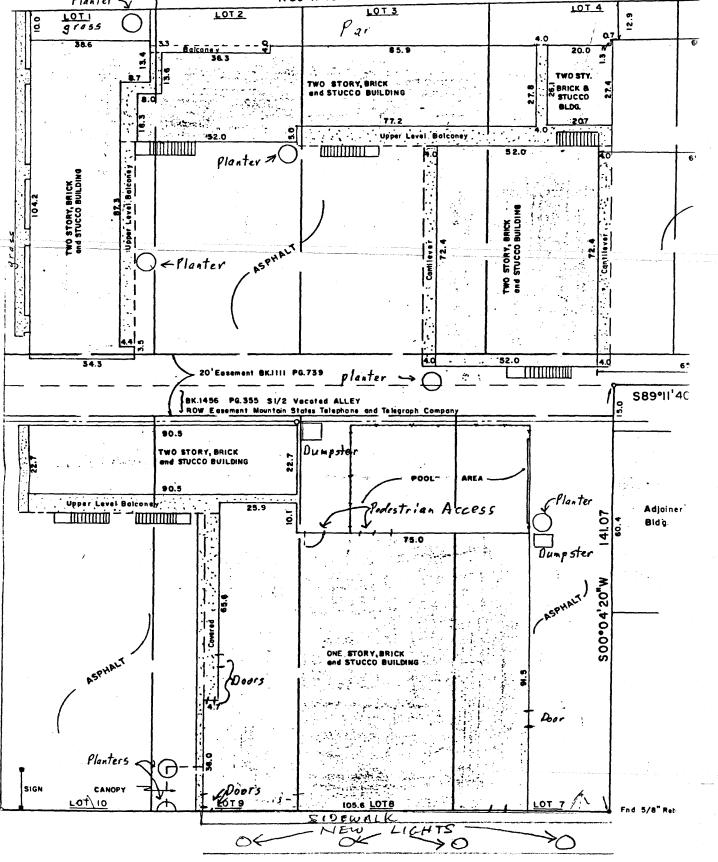
I further certify that the improvements on the above described parcel, on the above date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachements upon described parcel by improvements on any adjoining parcels, except as indicated, and that there is no apparent evidence or sign of any easements crossing or burdening any part of said parcel except as shown.

lessie N. Cos Cecil D. Caster

Registered Professional Land P.L.S. No. 24943



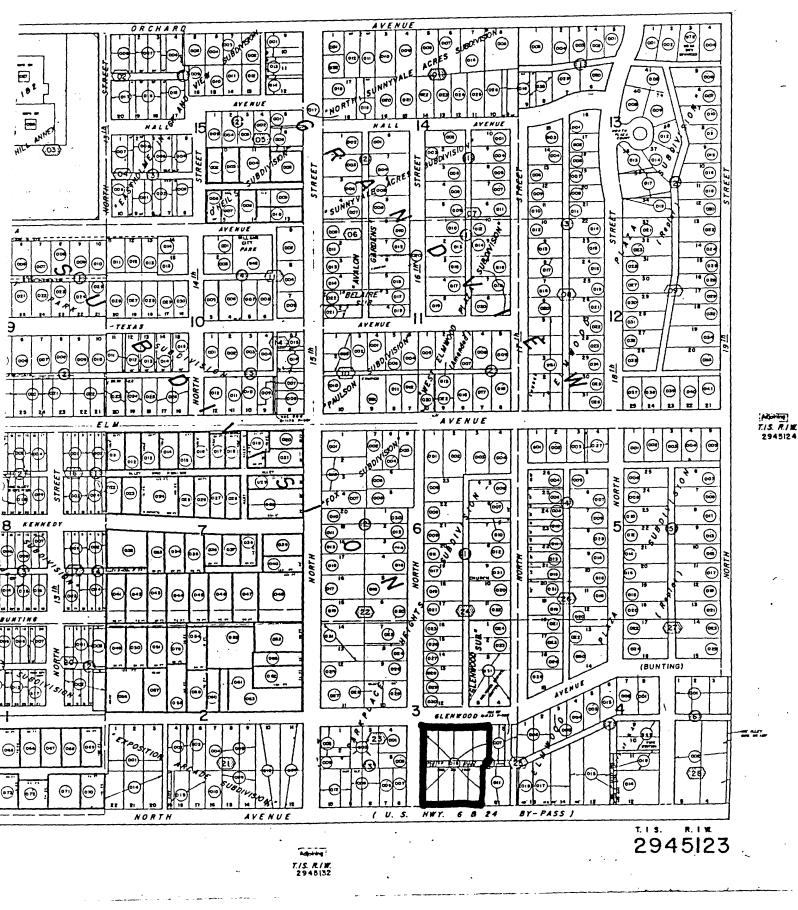
N 89°11'40"E 256.21 (Basis of Bearing)



NORTH AVE



Agoining T./S. R./W. 2945122



ABUTTING PROPERTY OWNERS

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Monument Camera 1660 North Ave. Grand Junction. Co 81501

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