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File 1994-0213

Name: Quizno's Subs-Village Fair - 1133 Patterson Rd.- Planned Development

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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		*Review Sheet Summary
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
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		Public notice cards
		Record of certified mail
X	X	Legal description
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		*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
X	X	*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	Village Fair Subdivision Plat as Amended-GIS Historical Maps - **
X		Abstract & Title Co. of Mesa Country, Inc.	X	X	Sign Plan
X		Notes to file	X	X	Finished Floor Elevations
		Hazardous Waste Notification – 11/28/94	X		Site Plan – to be scanned
X		E-mail to Gail Woodmansee from Kristen Ashbeck re: open spaces fees	X		Planning Commission Notice of Public Hearing mail-out – sent 1/3/95
X	X	Appraisal of Vacant Land – 4/27/95			
X	X	Planning Clearance – 8/10/95 - **			
X	X	Quizno's Amended Subdivision – GIS Historical Maps - **			
X		Floor Plan			
X		Partial Site Plan			
X		Elevation Map			
X	X	Landscape / Planting Plan – to be scanned			
X	X	Drainage Plan			

27/94

20:30

NO. 906 002



DEVELOPMENT APPLICATION
Community Development Department
250 North 5th Street Grand Junction, CO 81505
(303) 244-1430

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Receipt
Date
Rec'd By
File No. 213 74

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

Table with 6 columns: PETITION, PHASE, SIZE, LOCATION, ZONE, LAND USE. Includes rows for Subdivision Plat/Plan, Rezone, Planned Development (with handwritten '1133 Patterson', 'PB', 'Restaurant'), Conditional Use, Zone of Annex, Text Amendment, Special Use, and Vacation.

PROPERTY OWNER, DEVELOPER, REPRESENTATIVE
DJS FOODS INC.,
DBA QUIZNAS GRAND JCT.
90 RICHARD WATSON
2267 COMMERCE BLVD.
GRAND JCT, CO, 81505
303-242-1336
OR PREFER 303-434-5078

NOTE: Legal property owner is owner of record on date of submittal.
THIS APPLICATION AND CITY APPROVAL IS CONTINGENT UPON (CONT.
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal...

Del Howard - President DJS FOODS 11-22-94
Signature of Person Completing Application Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary
11/29/94
... THE PURCHASE OF THE PROPERTY

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MESA NATIONAL BANK
131 N 6TH STREET
GRAND JUNCTION, CO 81501

CONNIE J. BENNETT
P.O. BOX 2041
GRAND JUNCTION, CO 81502-2041

VILLAGE FAIR INC
C/OREAL ESTATE SERVICE
P.O.BOX 1082
GRAND JUNCTION, CO 81502

CITY OF GRAND JUNCTION
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
Community Development Dept.

RONALD RYAN
1101 PATTERSON ROAD
GRAND JUNCTION, CO 81506

HILLTOP FOUNDATION INC.
2721 NORTH 12th STREET
GRAND JUNCTION, CO 81506

JONNIE L BALDWIN
1112 BELFORD AVENUE
GRAND JUNCTION, CO 81501

HILLTOP FOUNDATION INC.
C/O DENNIS L. STAHL
1100 PATTERSON ROAD
GRAND JUNCTION, CO 81506

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT REVIEW

Location: Village Faire - 12th & Patterson

Project Name: Quienos Subs

ITEMS 1133 Patterson

DISTRIBUTION 213 94

DESCRIPTION

Due 1st working day of month for hearing 1st Tuesday following month

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. (8 sets)
- City Sewer/Dev. Auth. Police
- County Planning
- County Bldg. Dept.
- Irrigation District
- Drainage District
- Water District - 4th
- Sewer District
- U.S. West
- Public Service
- GVRP
- CDOT
- Corps of Engineers
- Walker Field

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TOTAL REQ'D.

19

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. (8 sets)	City Sewer/Dev. Auth. Police	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District - 4th	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field	TOTAL REQ'D.
● Application Fee <u>\$350</u>	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	
● 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	
8 1/2 x 11 ● 11"x17" Reduction of Assessor's Map	VII-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																			
○ Deeds	VII-1	1		1			1																
○ Easements	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	1	1	8	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	1	8	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			
○ 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																				
○ 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													
● Final Drainage Report	X-5,6	1	2																				
○ Stormwater Management Plan	X-14	1	2																		1		
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																		1		
● Full size 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: 11/22/94
Conference Attendance: Kristen Ashbeck, Spike Howard, John Weber, Ward Scott
Proposal: QUIZOS SUBS
Location: 1133 Patterson
Tax Parcel Number: 2945-111-27-005
Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Related Files:

Additional ROW required?

Area identified as a need in the Master Plan of Parks and Recreation?

X Parks and Open Space fees required? Estimated Amount: 5% value raw land

X Recording fees required? Plan + impr agy. Estimated Amount: \$15.00

Adjacent Half street improvements/fees required? TCP

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

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 [Signature]
Signature(s) of Petitioner(s)

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

HAZARDOUS WASTE NOTIFICATION

Company Name D.J.S Foods Inc / D.B.A. Quizno's of G.J.
mailing
Address 2467 Commerce Blvd / 1133 Patterson Rd Site
City Grand Jct State CO Zip Code 81505

Contact Person Del Howard Title President

Phone 303-434-5078

213 94

Name of POTW Persigo

NPDES Permit # CO-00430053

Address _____ City _____ State _____

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HAZARDOUS WASTE INFORMATION

Name of Waste _____

EPA Hazardous Waste Number _____

Type of Discharge Continuous _____ Batch _____ Other _____

IF MORE THAN 100 KILOGRAMS OF ANY HAZARDOUS WASTE PER CALENDER MONTH IS DISCHARGED TO THE SEWER, PLEASE INCLUDE THE FOLLOWING ITEMS OF INFORMATION FOR EACH HAZARDOUS WASTE.

Hazardous Constituent Information:

Name of Constituent	Mass in Wastestream (this month)	Mass in Wastestream (next 12 months)	Wastestream Concentration
_____	_____	_____	_____
_____	_____	_____	_____

HAZARDOUS WASTE HAULER INFORMATION

Company Name _____

Address _____

City _____ State _____ Zip _____

Name of Chemical(s) _____

Quantity Hauled during last two years _____

I certify that I have a program in place to reduce the volume and toxicity of hazardous wastes generated to the degree I have determined to be economically practical.

Signature _____ Date _____

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INDUSTRIAL PRETREATMENT PERMIT APPLICATION

City of Grand Junction, Colorado
Department of Public Works and Utilities
250 North 5th Street
Grand Junction, Colorado 81501

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(A) ORGANIZATIONAL INFORMATION:

- (1) Company Name D.J.S. Foods, Inc. / D.B.A. Quizno's of G.J.
- (2) Mailing Address 2467 Commerce Blvd Grand Jct., CO 81505
- (3) Premise Address 1133 Patterson Rd Grand Jct., CO 81506
- (4) Chief Executive Officer Del Howard, President
Name Title
- (5) Signing Official: Del Howard, President
Name Title
- (6) Person to contact concerning information provided herein:
Del Howard, President
Name Title
303-434-5078
Tele. No.

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate, and complete.

_____ Date _____ Signature of Official
(Seal, if applicable)

(B) ACTIVITY INFORMATION:

- (1) Standard Industrial Classification Code(s) for all processes where wastewater is created or discharged, according to the Standard Industrial Classification Manual, Bureau of the Budget, 1972, as amended:

Category B 5812

(2) Brief narrative description of manufacturing or service activity at premise address: Quizno's services serves submarine sandwiches, salads, chips and desserts. We are quick service and use only single service plastic and paper items for customers. We will not have any fryers, hoods or gas steam tables.

(3) Principal raw materials used that create wastewater discharge (type and amount; average and maximum per day): none

(4) Process catalysts used: N/A

(5) Are major processes batch or continuous? no

If batch, average number of batches per 24-hour day: N/A

(6) Describe manufacturing or service facilities and processes on the premises: Total sq feet will be 1925. We will slice meats for sandwiches, prep vegetables for salads and sandwiches. People walk up to the counter to order and their food is served in paper wrapper or in plastic containers. The drinks are served in paper cups.

(7) Please list each product produced by type, amount, process, or processes and rate of production: N/A

(8) Are processes subject to seasonal variation? No
If YES, explain, indicating months of peak operation: _____

(9) Shift Information:

(a) Shifts normally worked (X):

	SUN	MON	TUES	WED	THUR	FRI	SAT
LUNCH							
DINNER	X	X	X	X	X	X	X
1st							
2nd	X	X	X	X	X	X	X
3rd	X	X	X	X	X	X	X

(b) Average number of employees per shift:

1st - 0 -
 2nd 5
 3rd 5
 Total Between 8- and - 10

(c) Shift times:

1st -
 2nd 9th 9:00 AM - 4:00 PM
 3rd thru 4:00 PM - 10:00 PM

(d) Type of employees: food service and food prep
mainly minimum wage high school and college.

(e) ~~Normal~~ operating months (circle): J F M A M J J A S O N D, or
FULL YEAR.

(f) Describe exceptions to a, b, c, or e above: Christmas, Thanksgiving
and easter, we will be closed

(g) Proposed or actual hours of operation of wastewater pretreatment system:

None

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(C) WATER USE AND WASTEWATER DISCHARGE:

(1) Raw Water Sources (City, private well, other):

SOURCE	GALLONS/OPERATING DAY		AVERAGE MONTHLY GALLONS	METERED? (YES OR NO)
	AVERAGE	MAXIMUM		
City	1500	2000	45,000	will be

(2) Describe any raw water treatment processes utilized: none

(3) Describe any water recycling or material reclaiming processes utilized: none

(4) List water consumption within the premises:

Type	Estimated Average Volume (Gallons Per Day)
(a) Cooling Water	<u>None</u>
(b) Boiler Feed	<u>None</u>
(c) Process	<u>None</u>
(d) Sanitary System	<u>None</u>
(e) Other	<u>None</u>

(5) List discharge or water losses to:

Outlet	Estimated Average Volume (Gallons Per Day)
(a) Municipal Sewer	<u>1500</u>
(b) Natural Outlet	<u>HEATING ROOFTOP 400 NBN TOTAL</u>
(c) Waste Haulers	<u>NA</u>
(d) Evaporation	<u>NA</u>
(e) Contained in Product	<u>NA</u>

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There are no fryers, hoods, Gas Steam tables.
We are a quick service restaurant using single service
paper and plastic items. Our washing will be in a
3-compartment sink where we will wash serving utensils,
cold pans and inserts for our electric soup holders.

(6) Please list average wastewater discharges to the sanitary sewer system for those SIC processes itemized in (B) previously.

SIC CODE	BRIEF PROCESS DESCRIPTION	GALLONS PER		INTERMITTENT OR STEADY DISCHARGE?
		OPERATING DAY	YEAR	

(7) Is wastewater given any form of pretreatment prior to discharge to the sanitary sewer? (Yes or No) _____

If YES, describe method of pretreatment and the pretreatment facilities:

SIC CODE	METHOD OF PRETREATMENT AND FACILITIES

(8) Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility? (Yes or No) nothing Hazardous to Spill

If YES, has the Plan been submitted to the Permits Section, Water Quality Control Division, Colorado Department of Health? (Yes or No)

(D) SEWER CONNECTION AND DISCHARGE INFORMATION:

(1) Please list plant sewer outlets, size and flow: (Assign sequential reference number to each sewer starting with No. 1).

REFERENCE NO.	SEWER SIZE (INCHES)	DESCRIPTIVE LOCATION OF SEWER CONNECTION OR DISCHARGE POINT	AVG. FLOW (GPD)
	4"	4"	(1500 GPD)

November 29, 1994

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QUIZNO'S CLASSIC SUBS
1133 PATTERSON ROAD
GRAND JUNCTION, CO 81501

VILLAGE FAIR SHOPPING CENTER

The Quizno's Franchise Corporation, which conducts business under the name The Quizno's Corporation (the "Company"), is engaged in the business of franchising restaurants (the "Restaurants") that operate using the registered service mark "Quizno's" and the name "Quizno's Classic Subs." The marketing strategy of the Company is to position the Restaurants between fast food and full-service dining. As a result of growing public awareness of the high fat, cholesterol and salt content of typical fast food products, the Company believes that consumers are looking for a healthy and tasty alternative to traditional fast foods. The Company also believes that today's busy families are looking for a more convenient and reasonably priced alternative to full-service dining. Quizno's Restaurants combine quick service, higher quality food products with a comfortable in-house dining area having a Italian deli-like ambiance.

Each Restaurant offers a menu of specially prepared submarine sandwiches, along with salads, pastas, soups, desserts and beverages. The menu also includes "Classic Lite" selections of submarine sandwiches and salads designed for consumers who are looking for a low-fat, healthy alternative to typical fast food products. The Company focuses on the quality of its food products and requires its franchisees to purchase higher priced ingredients. As a result, the food products offered in the Restaurants are generally of a higher quality than those of typical fast food operations. The Company believes that the submarine sandwiches offered in the Restaurants are distinctive in the market because they are served hot, prepared by baking in a conveyor oven, and because they are served on a proprietary recipe baguette style bread and most are dressed with a red-wine based Italian dressing that is prepared for the Company based upon a special recipe. All of the cheeses used in the Restaurants are dairy cheeses; no cheese foods or processed cheese is used. The Restaurants serve Italian meats, including wine-cured Genoa salami, pepperoni and capicola, an Italian spiced ham. The Restaurants' turkey breast is truly turkey breast; no pressed turkey, turkey roll or other substitute is used. All produce served in the Restaurants is sliced fresh daily.

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The Restaurants are designed to provide a comfortable dining area with an Italian deli feeling. Open kitchens, where every submarine sandwich is made to order, and brightly-lit deli cases displaying fresh salads, drinks and desserts, contribute to the ambiance of the Restaurants. The Restaurant's decor package includes framed reproductions of old Italian food product labels, hand painted Italian style posters and salamis and garlic hanging from the ceiling. The Italian theme is carried through in standard red and green seating fixtures against a black and white ceramic tile floor. Real wood trim adds a rich warmth to the dining room.

DJS Foods, Inc. has purchased the franchise rights to build three Quizno's Classic Subs in Grand Junction, Co. The 1133 Patterson location would be our first store in the area, with two more stores proposed by April 1997. We believe that Grand Junction has a need to a healthful alternative to the fast food that is offered currently in Grand Junction. Also the proposed site is the perfect use for the location because of the small size of the building and limited seating. We do not have fryers, hoods, grease traps, etc. so it is a relatively clean use which is compatible with the center which already has a full service sit-down restaurant.

The current land use in the area is a mixture of commercial office, retail, medical and some apartments, there is a vacant lot immediately to the west of the site. Access to the site is good, eastbound on Patterson it is an easy left turn on to the property through the existing curb cut. Westbound on Patterson there is a painted turnout in the center where a car can get out of traffic and wait to make the turn. Turning left out of the property is difficult if the traffic is heavy. A right turn is easily done into the traffic flow.

The hours of operation will be 11:00 AM until 9:00 PM, Sunday through Thursday. Friday and Saturday we will be open until 10:00 PM. If the hours need to be adjusted according to the market we will do that. The proposed Quizno's will seat 48 people, we believe that take out, catering and delivery will be a large part of our business. The signage will be the standard Quizno's building signs, also we would like to erect a monument type sign at the entrance to the property. Ideally construction could be started mid February 1995 with completion by April 1 1995.

REVIEW COMMENTS

Page 1 of 2

FILE # 213-94

TITLE HEADING: Planned Development
Review - Quiznos Subs

LOCATION: 1133 Patterson Road

PETITIONER: Spike Howard

PETITIONER'S ADDRESS/TELEPHONE: 781 S. Sedona Ct.
Grand Junction, CO 81506
434-5078/241-3730

PETITIONER'S REPRESENTATIVE: Spike Howard

STAFF REPRESENTATIVE: Kristen Ashbeck

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., DECEMBER 28, 1994.

CITY PARKS AND RECREATION DEPT.
Don Hobbs

12/06/94
244-1542

We need an appraisal for determining open space fees.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12//06/94
244-1656

No comments at this time.

CITY FIRE DEPARTMENT
Hank Masterson

12/06/94
244-1414

There is an existing fire hydrant on the South side of Patterson within 150' of the property, which will be adequate for this proposed building.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/15/94
244-1591

Transportation Capacity Payment = \$2,383.15.

An additional handicap space is required.

City ordinance prohibits increased runoff to adjacent property. The western boundary of the property should be protected, perhaps by curbing along west property boundary. Show parking lot grading.

CITY DEVELOPMENT ENGINEER (cont.)

Show trash container location.

Drainage fee \$6,083.75 assuming the existing inlet is not enlarged.

CITY UTILITY ENGINEER

12/12/94

Bill Cheney

244-1590

1. It is unclear from the submittal on what the petitioner is proposing to do with the existing water and sewer lines. If the sewer line is moved, the easement will have to be expanded to 15' for maintenance purposes.
2. Based on an average water demand of 1500 gpd, the sewer "Plant Investment Fee" is 1500 divided by 280 times \$750 = \$4,017.86. Water use from other stores of similar size should be looked at since 1500 gpd seems like a lot of water for this type of use.

Amount recalculated by Utility Dept 5/11/95

COMMUNITY DEVELOPMENT DEPARTMENT

12/15/94

Kristen Ashbeck

244-1437

See attached comments.

1. City staff approves of the general site design--building in the front, parking behind. Any approval shall be based on this plan, with no parking area allowed between the building and the street.
2. Previous Village Fair files and City Parks and Recreation Department have no record of open space fees ever having been paid for this parcel or the entire Village Fair project. Therefore, submittal of an appraisal of the raw land of this parcel (Lot 5) is required. Open space fees shall be calculated at 5% of the appraised value of the raw land.
3. PARKING. Number of parking spaces provided appears adequate; however, need to know total seating capacity in order to determine the parking requirement. Will the patio be used for outdoor seating? If so, need to know approximately how many. Parking requirement = 1 space per 3 seats of total seating capacity (indoor & outdoor).

Curbing is required along the western property line.

Parking stall dimensions given do not meet standards (see attached). Revise plan to reflect these standards. If 28 spaces are still provided, 2 handicapped stalls are required.

The existing parking lot light will be sufficient to light the southern end of the new parking area. Suggest providing another light or lights on the building to provide light in the northern part of the parking lot.

4. LANDSCAPING. The total amount and location of proposed landscaping shown on the plan is acceptable; however, a more detailed landscape plan is required that addresses the following:
 - indicates species and planting size of all plants (minimum shrub size is 5 gallons and minimum tree size is 1-1/2" caliper)
 - what is groundcover in planting areas? grass? bark? other?
 - landscaping in the right-of-way (between property line and curb) is required.
 - An underground, pressurized irrigation system is required in all landscaped areas--place note on plan that a system will be provided.
 - Curbing is required around all landscaped areas.

5. SIGNS. Signage is approved as part of a planned development. Need detail of proposed freestanding sign.

Will there be signs on any other facades? If so, need details also.

6. Please amend the Project Tabulations on the plan to reflect correct information: zoning is Planned Business (PB), typo-Floor Area "Ratio", Parking Required is one per 3 seats (not 1 per 100 sf), Parking Stall size--see attached standards from Zoning and Development Code.

City Planning:

12-28-94

Re: Monument Sign

The covenants do not specify the type or size of sign. We have submitted our plans to the Architectural Control Committee in early November 1994 but they have not responded so we are not sure if we will be able to have the monument sign.

Keeler Realty has a sign on the corner of 12th and Patterson and the appx. size is 76" H x 52" W it is (2) two feet off the ground from the bottom of the sign on a pole. It has appx. 27.40 sq feet of sign area.

The proposed monument sign on the blueprints has appx. 25.84 sq feet of sign area with an 8' x 2' brick base.

Re: Open Space Fees

We believe that open space fees might have been paid and Ward Scott and the city are researching to find out.

STAFF REVIEW

FILE: 213-94

DATE: January 4, 1995

REQUEST: Amended Final Plan - Village Fair Shopping Center

LOCATION: Southwest Corner 12th Street and Patterson Road

APPLICANT: DJS Foods, Inc.

STAFF: Kristen Ashbeck

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Restaurant

SURROUNDING LAND USE:

NORTH: Hilltop Rehabilitation Hospital
SOUTH: Village Fair Shopping Center - Parking
EAST: Village Fair Shopping Center
WEST: Business - Dentist Office

EXISTING ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: RMF-64
SOUTH: PB
EAST: PB
WEST: Limited Business (B-1)

STAFF ANALYSIS:

Zoning/Relationship to Comprehensive Plan. The petitioner is proposing a Quizno's Classic Submarine Sandwich establishment on Lot 5 of the Village Fair Amended Subdivision at 1133 Patterson Road. The approved plan for the Village Fair Shopping Center proposed a 3-story office building for this parcel. A proposal for a restaurant at this location requires an amendment to the Final Plan for Village Fair. The development is consistent with the intent of the Patterson Road corridor guidelines which promote commercial and business development near the 12th and Patterson intersection.

Access/Circulation/Parking. Access to the site is from the existing curb cut along the eastern lot line. The curb cut currently provides access to the overall Village Fair development and to the parking behind the western wing of the center. The Village Fair plat already provides for this common access arrangement and is far more desirable than another curb cut on Patterson Road.

The parking requirement for the proposed restaurant is 28 spaces as shown on the plan, including 2 accessible spaces. Appropriate curbing and lighting have also been provided on the revised site plan. The Transportation Capacity Payment (TCP) has been calculated at \$2,383.15 which shall be paid prior to issuing a Planning Clearance.

Drainage. The developer is proposing to drain the site to the south to an existing storm drain inlet that feeds into a line that runs west and eventually into the Buthorn Drain. Due to the impact of this new run-off on the existing system, payment of a drainage fee in the amount of \$6,083.75 will also be required prior to issuing a Planning Clearance. The developer must also provide a more detailed grading plan for the new parking area to ensure proper drainage of the site.

Signage. Signage for a site is considered part of the approval for the Amended Final Plan. The sign allowance for this parcel is 126 square feet which may be distributed across the site however the developer proposes. In this case, the developer is proposing a total of approximately 150 square feet with one freestanding monument sign and three wall signs. Therefore, the sign plan must be revised to keep the signage within the total allowance for the site. The developer has stated that approval by the Architectural Control Committee is required in order to install the freestanding sign.

Landscaping. The total square footage of landscaping is adequate. Staff recommends that the areas shown as rock mulch on the north side of the building and in the Patterson Road right-of-way be grass with street trees in the right of way. This would be more consistent with the landscape scheme already developed for the Village Fair Shopping Center and the landscaping regulations of the Zoning and Development Code.

Open Space Fees. Previous Village Fair files and the City Parks and Recreation Department have no record of open space fees ever having been paid for this parcel or for the entire Village Fair project. Therefore, submittal of an a certified appraisal of the raw land of this parcel (Lot 5) is required and payment of open space fees in the amount of 5 percent of the appraised value is required prior to issuing a Planning Clearance.

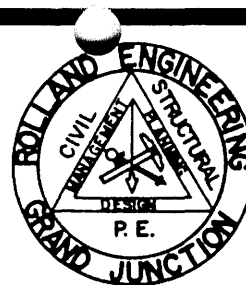
STAFF RECOMMENDATION: Approval of the Amended Final Plan for the Village Fair Shopping Center provided the applicant agrees to and or will resolve the following issues and design details prior to issuing a Planning Clearance for a Building Permit.

- 1) revise landscape plan to address staff comments above;
- 2) provide City Development Engineer with a parking lot grading plan for review/approval;
- 3) provide Community Development Department with a revised sign plan indicating signage not to exceed a total of 126 square feet, with the freestanding sign to be a monument style sign not to exceed 8 feet in height; and
- 4) payment of the TCP, Open Space Fees and Drainage Fees.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item 213-94, I move that we approve the Amended Final Plan for the Village Fair Shopping Center subject to the applicant resolving the issues stated in the staff recommendation.

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(303) 243-8300



March 15, 1995

Jody Kliska
City Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: Quizno's Site Plan and Drainage Fee.

Dear Jody,

Enclosed is the Site Plan for the proposed Quizno's for your review. Also, as we discussed I have calculated the drainage fee for the site. The original plan submitted was unclear as to the area of the Quizno's site. The fee calculations are as follows:

Area = 84' X 169'	= 0.32 acre
C ₁₀₀ (Developed)	= 0.95
C ₁₀₀ (Historic)	= 0.70

$$\text{FEE} = \$10,000(0.95-0.70)(0.32)^{0.70} = \$1,126.02$$

Thank you for all your help looking for Buthorn Drain records.

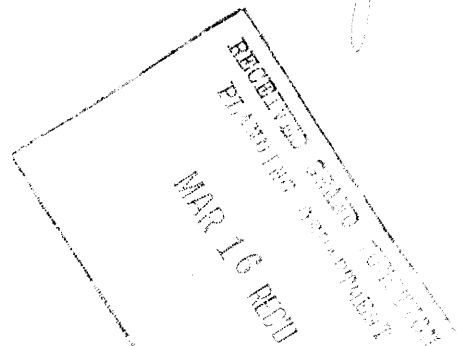
If you have any questions please contact me.

Sincerely,
ROLLAND Engineering

Thomas D. Rolland, P.E.

cc: Spike Howard

file: quiznos1.wpd



#213-94 NOTES

5/2/95 KKA

Char Wren

1. ✓ Waiting on a slightly revised landscape plan addressing concerns of ACCO. I told them I'd accept different species but not entirely getting rid of landscaping in parking lot.
2. ✓ Make sure drainage info submitted by Rolland 3/15/95 is okay w/ Jody.
3. ✓ Also need an appraisal to determine Open Space Fees.
4. ✓ Prior to Planning Clearance need TCP, Open Space and Drainage fees.
5. ✓ Also need revised sign plan that does not exceed allowance -- see staff report

TCP - \$2,383.15
Drainage -
Open Space \$3,950

#213-94



City Of Grand Junction, Colorado
Community Development Department
250 North Fifth Street
81501-2668

5/4/95

Phone conversation with Spilo Howard
434-5078.

Agreed that they could replace the
deciduous trees in the parking lot
with 6' Austrian Pines
He will bring in a copy of the plan
for us to sign off on.

Kathy Postma



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

November 24, 1995

Mr. Del Howard
DJS Foods, Inc.
781 S. Sedona Court
Grand Junction, Colorado 81506

Dear Spike,

This letter is to congratulate you on the opening of the Quiznos restaurant at 12th Street and Patterson Road and express our appreciation for the high quality professional standards you exhibited throughout the development process. Your project was completed as proposed with a unique architectural design and site details such as landscaping, pedestrian walkways, and parking commensurate with the level of detail in the building itself. Quiznos will serve as an example to others we work with of a successful infill development project. On behalf of the Community Development Department, I wish you equal success with your new business venture.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

SITE DEVELOPMENT

GROUND LEVEL SQ. FT. = 44,475 SQ. FT.

UPPER LEVEL SQ. FT. = 20,000 SQ. FT.

TOTALS = 64,475 SQ. FT.

@ 1 PARKING SPACE PER 300 = 215 PARKING REQUIRED

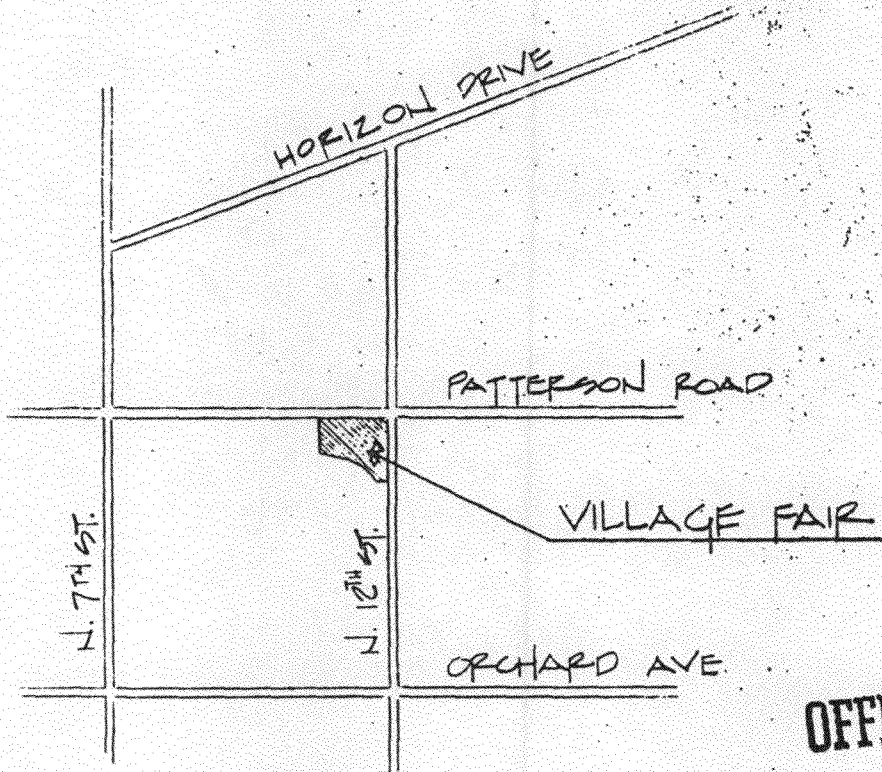
291 PARKING SPACES PROVIDED

LOCATION MAP

213 94

NO SCALE

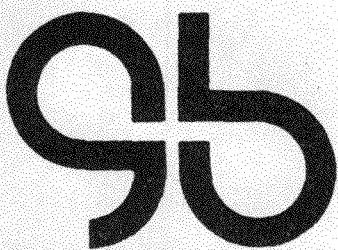
Original
Do NOT Remove
From Office



OFFICE COPY
#89-79
(202)

**Village Fair Shopping Park
Final Development Plan**

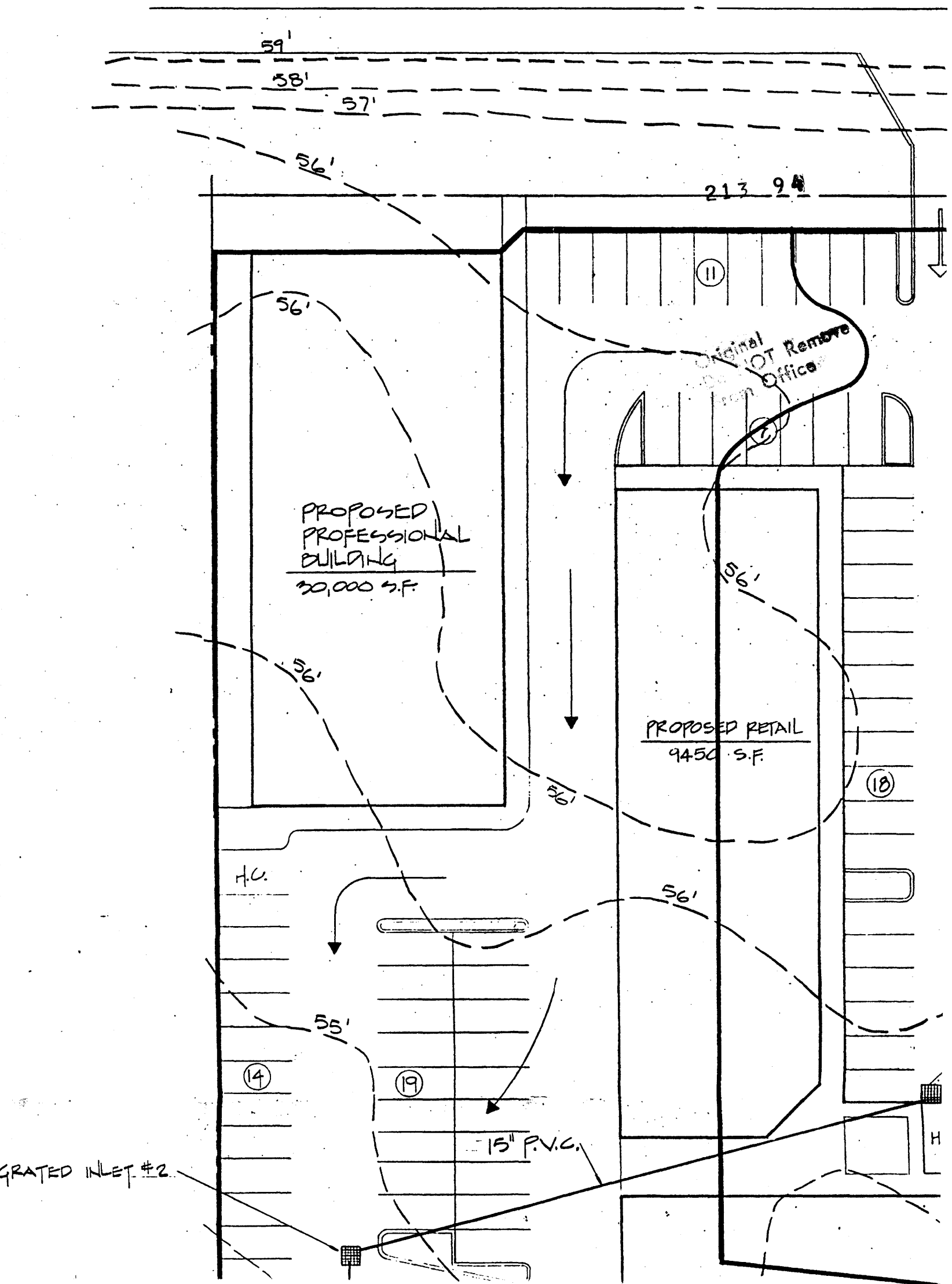
date
10/81
drawn
G&B
title
DRAINAGE
PLAN

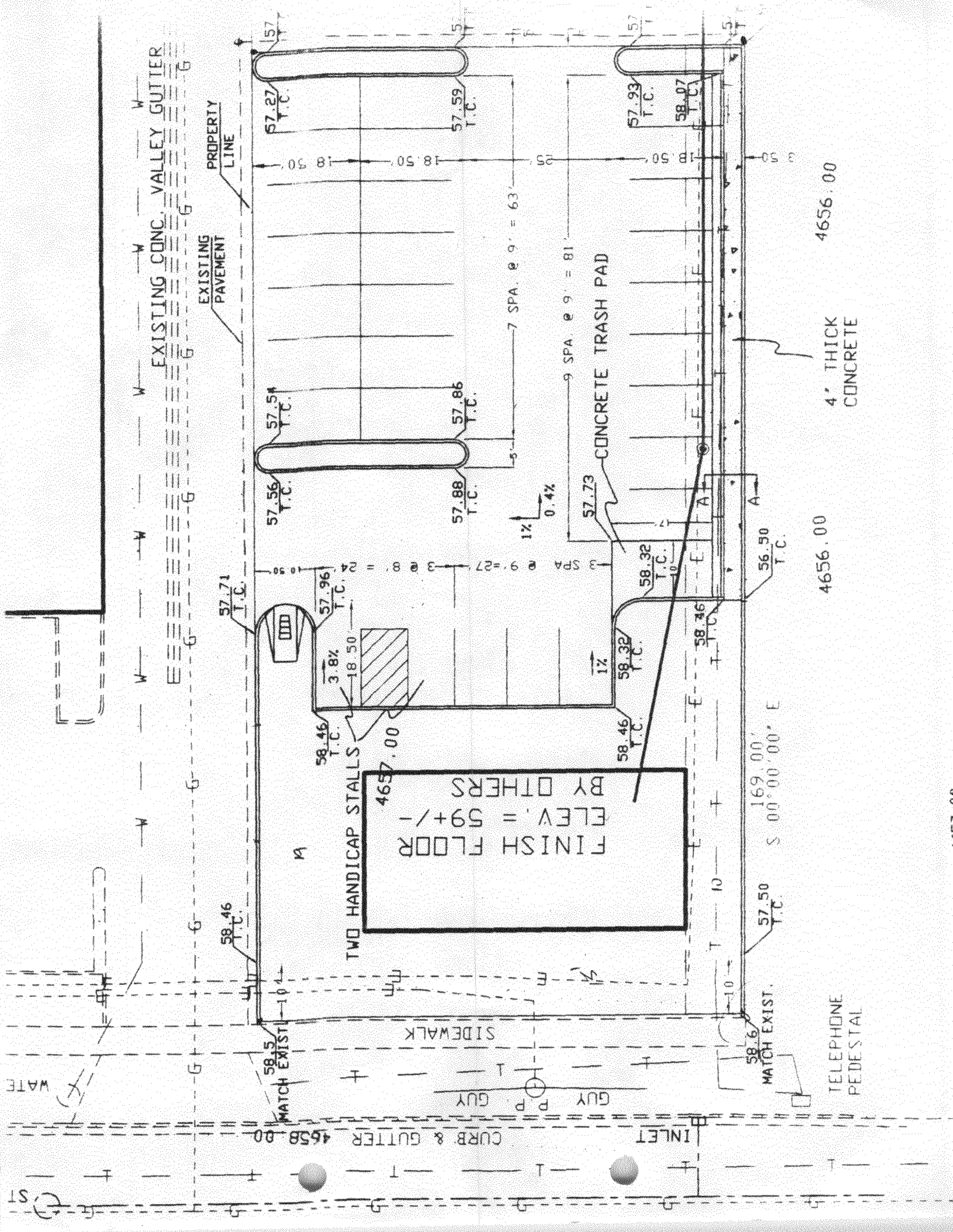


**gray • brenner
architects • planners**

2721 north 12th, suite 1 • 245-1308 • grand junction, colo 81501

sheet
THREE
of 4





EXISTING CONC. VALLEY GUTTER

EXISTING PAVEMENT

PROPERTY LINE

FINISH FLOOR
ELEV. = 99+/-
BY OTHERS

TWO HANDICAP STALLS

CONCRETE TRASH PAD

4" THICK CONCRETE

WATER

SIDEWALK

GUY P. GUY

CURB & GUTTER 4558.00

INLET

MATCH EXIST.

TELEPHONE PEDESTAL

57.71 T.C.

58.46 T.C.

57.56 T.C.

58.46 T.C.

58.5 T.C.

57.96 T.C.

58.46 T.C.

58.5 T.C.

3.8%

18.50

58.5 T.C.

4657.00

57.86 T.C.

58.32 T.C.

58.46 T.C.

58.5 T.C.

57.88 T.C.

58.32 T.C.

58.5 T.C.

1%

1%

0.4%

1%

7 SPA. @ 9' = 63'

9 SPA. @ 9' = 81'

3 SPA. @ 9' = 27'

10'

57.27 T.C.

57.54 T.C.

57.71 T.C.

57.86 T.C.

57.96 T.C.

57.93 T.C.

57.86 T.C.

58.32 T.C.

58.46 T.C.

58.5 T.C.

58.07 T.C.

57.86 T.C.

58.32 T.C.

58.46 T.C.

58.5 T.C.

57.50 T.C.

57.50 T.C.

56.50 T.C.

57.50 T.C.

58.6 T.C.

169.00' S 00°00'00" E

4656.00

4656.00

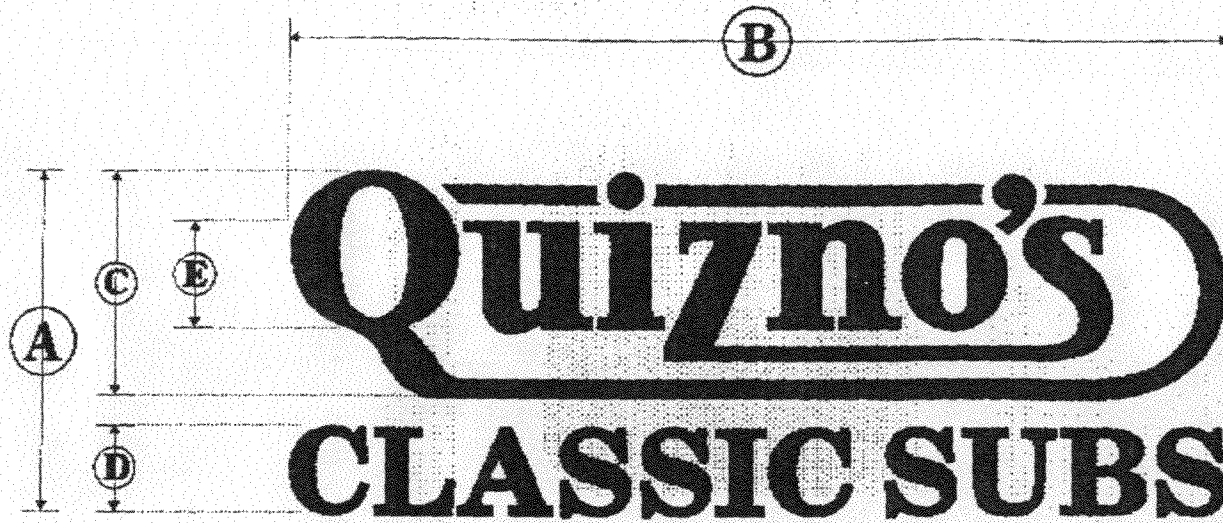
4657.00

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

LOT 5 IN VILLAGE FAIR - AS AMENDED

Original
Do NOT Remove
Town Office

213 94



SHEET METAL PAN-CHANNEL LETTERS WITH 5" RETURNS

"QUIZNO'S" COPY PAINTED TO MATCH #2030 GREEN PLEX WITH #2030 GREEN PLEX FACES, 1" GREEN TRIM AND 60MA 6500 WHITE NEON ILLUMINATION 11c2/TUBE AS REQ'D.

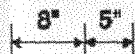
"CLASSIC SUBS" COPY PAINTED TO MATCH PMS #032C RED WITH #2415 RED PLEX FACES, 1" RED TRIM AND 30MA CLEAR RED NEON ILLUMINATION 1/TUBE

* NOTE: (RACEWAYS AS REQ'D.)

"QUIZNO'S" MOUNTED ON 8" DEEP SHEET METAL RACEWAY CUSTOM SHAPPED TO OUTLINE OF LOGO AND PAINTED TO MATCH ADJASENT BUILDING COLOR

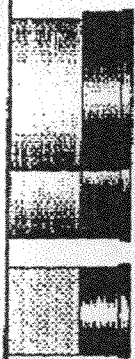
"CLASSIC SUBS" MOUNTED ON 8" DEEP BY 12" MAX HEIGHT SHEET METAL RACEWAY PAINTED TO MATCH ADJASENT BUILDING COLOR (HEIGHT TO MATCH LETTER HEIGHT UP TO 12")

END VIEW



S/F STACKED PAN-CHANNEL LETTER DISPLAY

(SEE SCHEDULE FOR SIZING)



END VIEW ON RACEWAYS

A = Height	B = Length	C = Quizno's	D = Classic Subs	E = Ic Ltrs	Sq Ft.
4'-8"	12'-9"	36"	13"	17"	59.5
3'-10 1/2"	10'-5 1/4"	30"	11 1/4"	14 1/4"	40.45
3'-8"	9'-9 1/2"	28"	10 1/2"	13 1/2"	35.9
3'-2"	8'-7"	24"	9"	11 1/2"	27.2



FIRM: QUIZNO'S
 DESIGN # 94-270
 DATE: 3/24/94
 SALES: MARK KERSTING
 DESIGNER: BRYON SACK
 DENVER, COLORADO

NOTICE TO CUSTOMER

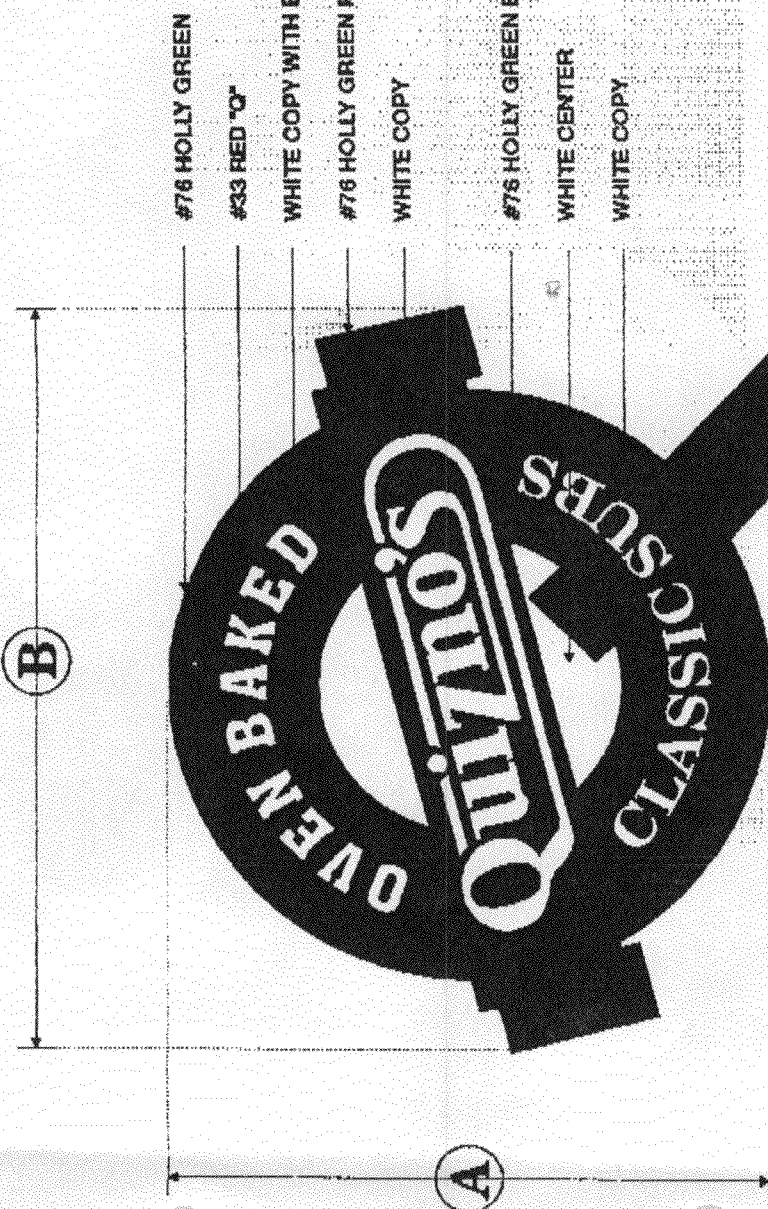
The colors depicted on this rendering may not match actual colors on finished display.



Please refer to color callouts WESCO for approved color specifications

WORK ORDER #		
PRODUCTION:	DATE	BY
APPROVAL:		
CLIENT:		
SALES:		
DESIGN:		
ESTIMATING:		
ENGINEERING:		
EXPEDITING:		

SHEET METAL PAN SHAPE WITH 5" RETURNS
 PAINTED TO MATCH #2030 GREEN PLEX WITH #7328
 WHITE PLEX FACE, FIRST SURFACE VINYL GRAPHICS
 AS NOTED, 1" GREEN TRIM AND T-12 CW HO 800MA
 FLUORESCENT ILLUMINATION



#76 HOLLY GREEN

#33 RED "Q"

WHITE COPY WITH BLACK OUTLINE

#76 HOLLY GREEN RIBBON

WHITE COPY

#76 HOLLY GREEN BORDER

WHITE CENTER

WHITE COPY

S/F INTERNAL ILLUMINATED LOGO-BUG

(SEE SCHEDULE FOR SIZING)

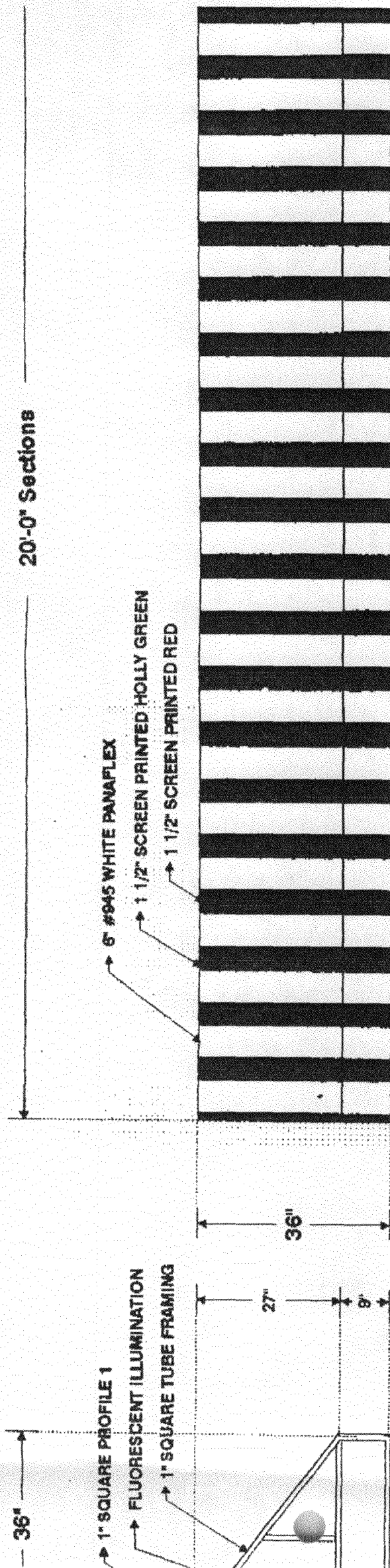
A = Height	B = Length	Sq. Ft.
48"	60"	20
36"	46"	11.5
30"	38"	7.92
24"	31"	5.16

WORK ORDER #	DATE	BY
PRODUCTION APPROVAL		
CLIENT		
SALES		
DESIGN		
ESTIMATING		

NOTICE TO CUSTOMER

The colors depicted on this rendering may not match actual colors on finished display.





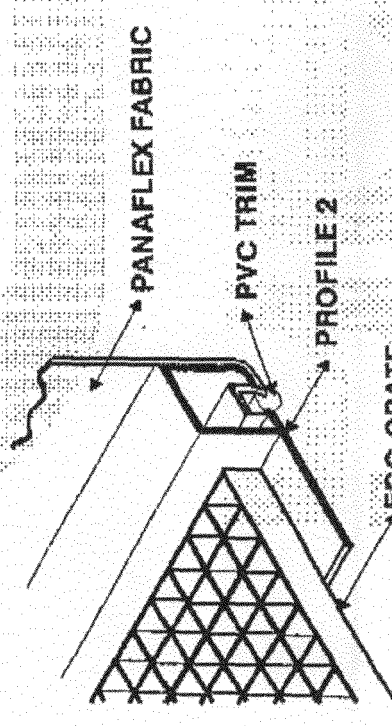
1" SQUARE PROFILE 1
 FLUORESCENT ILLUMINATION
 1" SQUARE TUBE FRAMING
 5" #945 WHITE PANAFLEX
 1 1/2" SCREEN PRINTED HOLLY GREEN
 1 1/2" SCREEN PRINTED RED
 1" SQUARE PROFILE 2
 EGG-CRATE SOFFIT

36"
 27"
 9"

FOUR POINT BACKLIT AWNING DISPLAY

SCALE 1/2" = 1'-0"

FOUR POINT 36"x36" BACKLIT AWNING DISPLAY
 CONSTRUCT FROM 1"x1" ALUMINUM SQUARE TUBE FRAMING
 AND 1"x1" PROFILE ATTACHMENT SYSTEM
 COVER WITH QUIZNO'S APPROVED 3M #945 PANAFLEX, WITH
 PATTERN REPEAT OF 10 1/2", AND GREEN PVC INSERT
 (5" WHITE, 1 1/2" GREEN, 1 1/2" RED, 1 1/2" GREEN)
 FLUORESCENT STRIP FIXTURE ILLUMINATION
 ACRYLIC EGG-CRATE SOFFIT



Height Length
 36" 20'-0" Sec

NOTICE TO PURCHASER
 WORK PROJ

20'-0" Sections

36"

SECTION VIEW

QUIZNO'S SITE PLAN



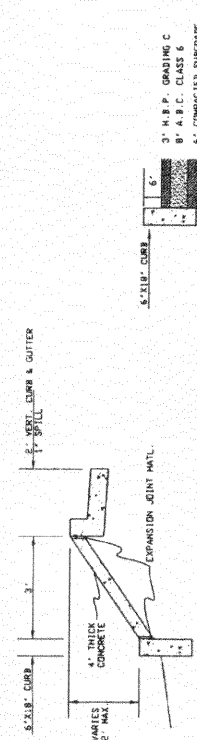
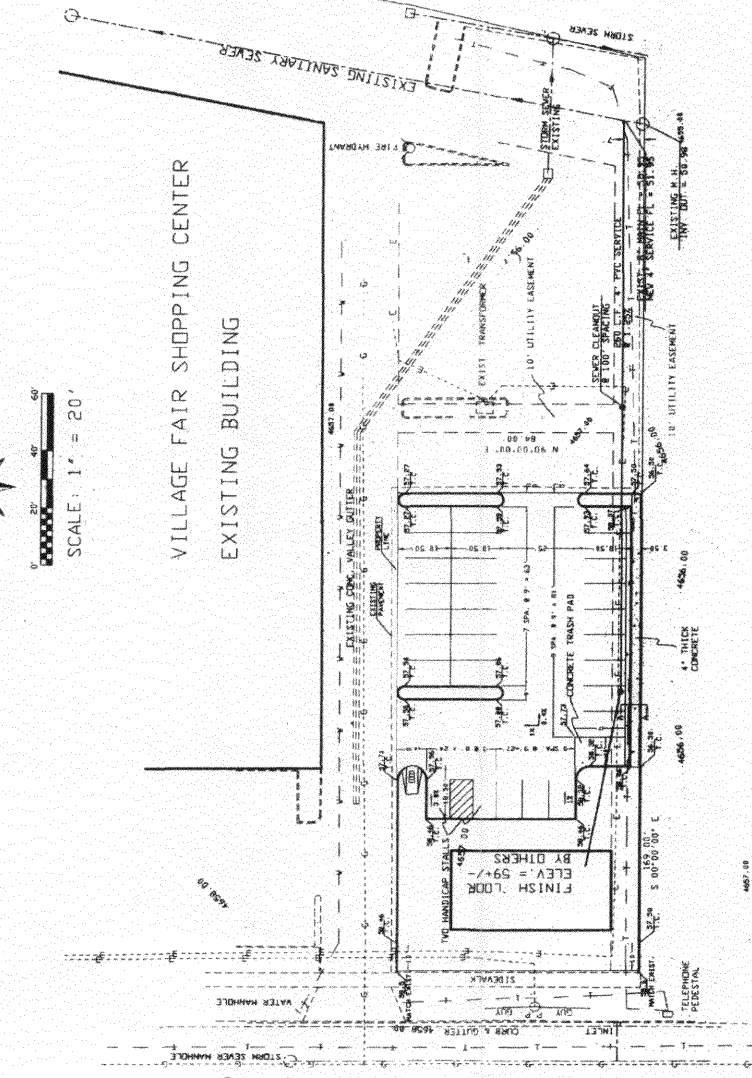
SCALE: 1" = 20'

VILLAGE FAIR SHOPPING CENTER
EXISTING BUILDING


- LEGEND**
- WATER LINE ---|---
 - GAS LINE - - - - -
 - ELECTRIC LINE - - - - -
 - TELEPHONE LINE - - - - -
 - TOP OF CURB - - - - -
 - EXISTING CONTOUR - - - - -

NOTES

- 1. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
- 2. ALL CURB SHALL BE 6" X 18"
- 3. ALL CURB, CURB AND GUTTER, GRAVEL, AND ASPHALT PAVEMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS
- 4. THE PARKING LOT STRUCTURAL SECTION SHALL CONSIST OF 4" OF COMPACTED SUBGRADE, 8" OF A.B.C. CLASS 6 CURB, CLASS 6, AND 3" OF HOT BITUMINOUS PAVEMENT GRADING C.
- 5. ANY L. STURBBANCE TO THE EXISTING PAVED SURFACE FOR NEW SEWER SERVICE LINE INSTALLATION, OTHER UTILITY INSTALLATIONS, OR ANY ACTIVITY WILL BE REPLACED WITH THE TYPICAL SECTION SHOWN BY THE CONTRACTOR
- 6. THE CONCRETE TRASH PAD SHALL CONSIST OF 6" OF CONCRETE PAVEMENT ON 4" OF A.B.C. CLASS 6
- 7. THE CONTRACTOR SHALL PERFORM ALL PAVEMENT MARKINGS FOR THE PARKING STALLS AND HANDICAP STALL DESIGNATIONS



TYPICAL PAVEMENT SECTION
SECTION A-A



ROLAND ENGINEERING INC.
402 S. JAMES ST. 104
GRAND JUNCTION, CO. 81503
PH: 243-4534 FAX: 243-4534

QUIZNO'S	
1133 PATTERSON ROAD LOT 5 VILLAGE FAIR AMENDED SUBDIVISION	
DATE: 10/15/98	DRAWN: J.M.
CHECKED: J.M.	SCALE: AS SHOWN
SHEET 1 OF 1	