

Table of Contents

File COU-1995-004.4

Date 7/14/99

P r e s e n t e d	S c a n n e d	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p>
---	---------------------------------	---

x	x	*Summary Sheet – Table of Contents
x	x	Application form
		Receipts for fees paid for anything
x	x	*Submittal checklist
x	x	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
x		Individual review comments from agencies
x	x	*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

x		Planning Clearance – Isys Query
x	x	Site Plan
x		Fax from Kathy to Gerald Williams
x		Restaurant floor plan
x		E-mail to Marcia Rabideau from Jody Kliska
x		Project status report
x		Driveway diagram
x		Assessor's map
x		Commercial lease - warehouse

DATE SUBMITTED: 6/28/95

CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: FANNON BENSON

ADDRESS: 2533 H ROAD

PHONE: 741-5363

APPLICANT'S NAME: KEN BORN

ADDRESS: 850 SOUTH AVENUE

PHONE: 743-6433

LOCATION OF PROPERTY: 850 SOUTH AVENUE

TAX PARCEL #: 2945-144-40-0111

EXISTING USE: WINE HOUSE

PROPOSED USE: WALK UP RESTAURANT

OTHER: _____

FOR OFFICE USE ONLY

ZONE: I-1 SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: see file # COU-95-4.4

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]
Signature

APPROVED BY: Kathy Porter

DATE APPROVED: 6/28/95

General Project Report

This building was a retail tire shop in the past. The new proposed use is that of a walk-up restaurant. This project will be located at 850 South Avenue. It is on the corner of South Avenue and 9th Street. This will be a walk-up restaurant for workers in the area. The square footage is 800 sq. ft.

REVIEW COMMENTS

Page 1 of 2

FILE #COU-95-4.4

TITLE HEADING: Change of Use - Walk-Up
Restaurant

LOCATION: 850 South Avenue

PETITIONER: Pamela Benson

PETITIONER'S ADDRESS/TELEPHONE: 2585 H Road
Grand Junction, CO 81505
241-5363

PETITIONER'S REPRESENTATIVE: Ken Born

STAFF REPRESENTATIVE: Michael Drollinger

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN
RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

CITY FIRE DEPARTMENT
Hank Masterson

6/9/95
244-1414

The Fire Department has no problems with this proposal. The hydrant located at the Southeast corner of 9th and South provides adequate fire protection. For building permit clearance, submit plans for hood extinguishing system to the fire department for our review and approval.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/9/95
244-1591

Please provide a site plan with the following information: 1) Location of building relative to South Avenue and 9th Street; Parking area and number and location of parking spaces; Driveway locations and widths.

Transportation Capacity Payment - \$1,238 - \$700 (credit for past retail use) - \$538.00.

CITY UTILITY ENGINEER
Trent Prall

6/12/95
244-1590

SEWER - CITY

1. Restaurant may require grease interceptor per City Code 38-51. Please contact Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant.
2. Please contact Utility Billing (244-1580) for more information regarding plant investment fee for sewer. The following information will be requested by Utility Billing: 1. hours of operation; 2. number of employees.
3. What type of plates will food be served on - paper plates or washable plates?

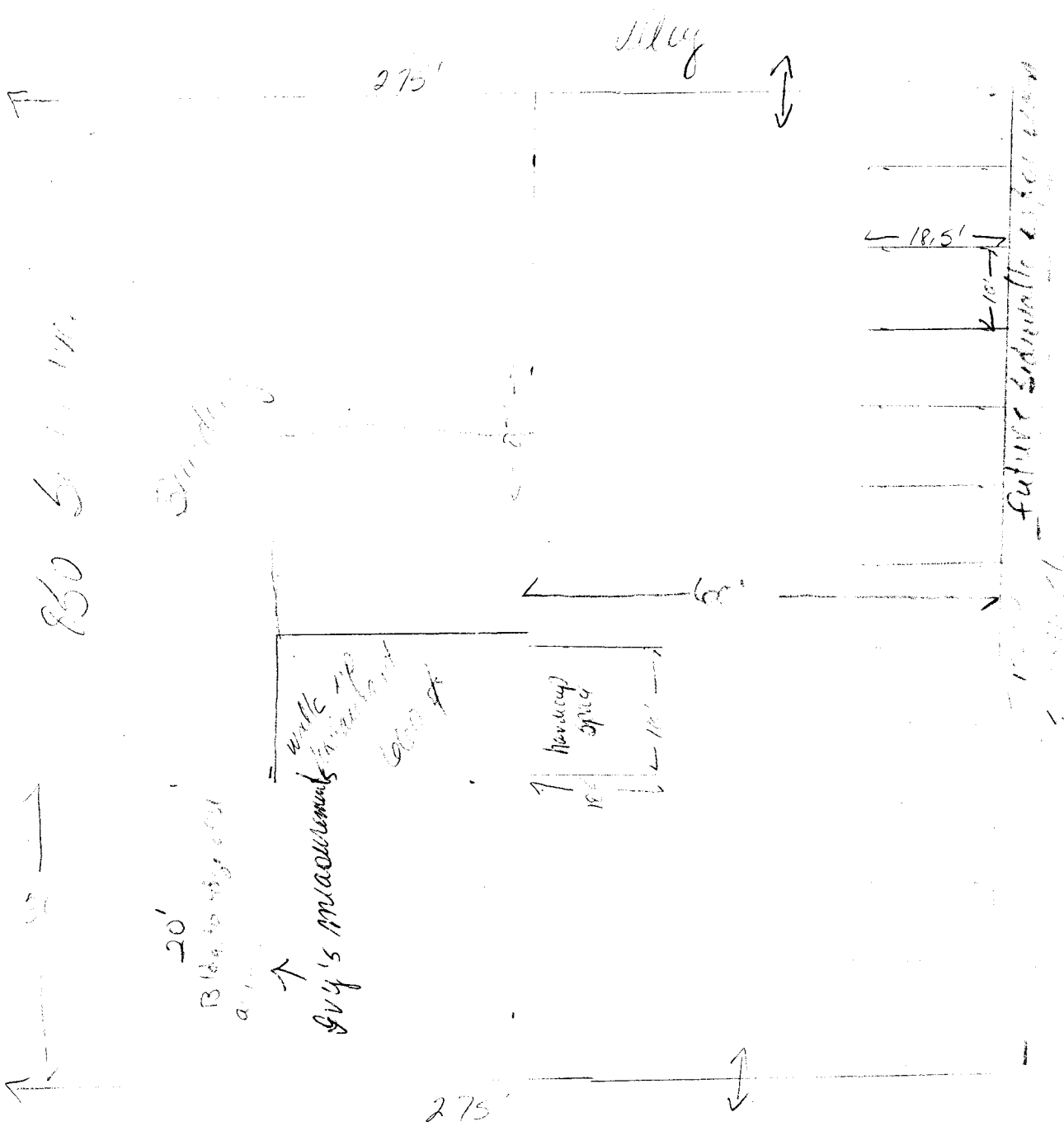
COMMUNITY DEVELOPMENT DEPARTMENT
Michael Drollinger

6/13/95
244-1439

No comment.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES:

City Attorney



Sandy, D.M.

ACCEPTED KP 8/22/95
 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.

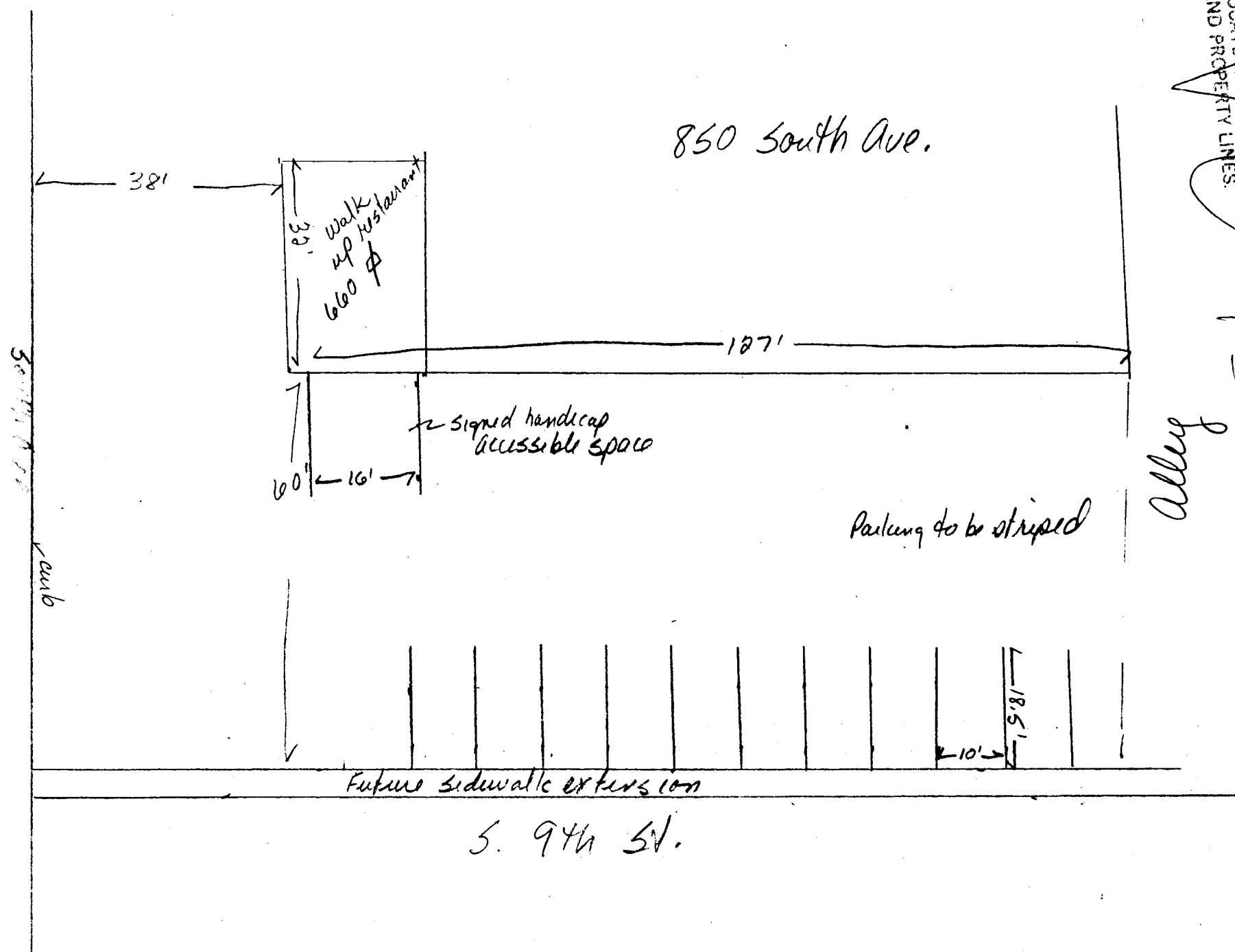
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

1/12/95

D

Alley

850 South Ave.



South Ave

sub

Future sidewalk extension

S. 9th St.

Parking to be striped

signed handicap accessible space

60' 16'

187'

381

33'

walk up restaurant
660 sq ft

18.5'

10'

