

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

 Location: 517 N. 154 St

 Project Name: Quinn's Subs

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 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	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51	TOTAL REQ'D.
● Application Fee <u>\$100.00</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	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	1	1	1	1
● Evidence of Title	VII-2	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-2	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	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	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	1	1
○ Grading and Drainage Plan	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 <i>on site plan</i>	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 Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

GENERAL PROJECT REPORT

QUIZNO'S CLASSIC SUBS

517 North First Street
Grand Junction, Colorado

The general intent of this project is to convert an existing gas station and restaurant into a Quizno's Classic Subs franchise restaurant.

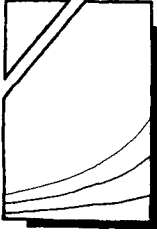
The existing facility consists of a single building of 1,500 square feet on a .529 acre site which is essentially entirely paved with either concrete or asphalt. The site currently has access from both U.S. Highway 6 & 50 and North First Street. The access from the highway includes a separate ingress and egress driveway.

The proposed changes to the facility are primarily remodeling the interior to accommodate changes in the food service equipment and adding approximately 151 square feet to the building for a freezer, walk-in cooler and a small manager's office. These interior changes will also require upgrading the existing electrical service within the building.

The existing facility currently uses approximately 725 square feet for seating/service. This is the same area that will be used for seating/service in the new facility. Therefore, the interior seating capacity will not change. On the exterior of the building, there is an existing patio dining area of approximately 300 square feet (20 occupants). The petitioner is proposing to add about 300 square feet to the exterior dining area.

At this time, the property is only being leased (short term) and the petitioner intends to keep the extent of the changes to the site to a minimum. These minimal changes include removing the gas station use from the site, restripping of the parking area and increasing the seating capacity of the patio. Landscaping will be provided only in areas currently available to be landscaped. The petitioner plans to provide more extensive site improvements in the future after the property is purchased. Those future improvements may include eliminating the southern most driveway on First Street and providing more curb, gutter and walks within the site.

The elimination of the existing gas station use should offset any change in the Transportation Capacity Payment caused by the increase in the seating capacity of the patio.



Gregory S. Robson
Architecture & Planning

July 27, 1995

Ms. Kathy Portner
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, Colorado 81501

re: Quizno's Subs, 517 N. 1st Street (file #SPRG-95-124)

Dear Kathy:

This letter is in response to the Review Comments on the proposed Quizno's restaurant, 517 N. 1st Street. Three copies of this letter are attached as required by the Review Comments.

Mesa County Building Department

Two sets of sealed plans will be submitted to the Building Department for plan review and Building Permit.

Grand Junction Fire Department

No response is required.

City Development Engineer

1. On-site definition of the Highway entrance will be included in the final plans.
2. The seating capacity of the restaurant is 42. The seating capacity of the existing patio is 20 and the seating capacity of the proposed patio expansion is 20. Total capacity is 82.
3. Either bumper blocks or concrete curbing will be provided on the building side of the parking to keep cars away from the building. Parking spaces will not be striped within 20 feet of the driveway on 1st Street.
4. At this time the tenant does not want to abandon the southern driveway on 1st Street.
5. Although not indicated, the dimensions of the parking stalls shown on the submitted plans are 9'-0" wide by 18'-6" long with a 25'-0" drive aisle. The length was drawn at 16'-0" but a 2'-6" car overhang was intended. The face of the existing

2721 North 12th Street, Suite 26, Grand Junction, CO 81506
(303) 245-0294 fax: (303) 245-1726

REVIEW COMMENTS

Page 1 of

FILE #SPR-95-124

TITLE HEADING: Site Plan Review - Quizno's Subs

LOCATION: 517 N 1st Street

PETITIONER: DJS Foods, Inc. (Spike Howard)

PETITIONER'S ADDRESS/TELEPHONE: 2467 Commerce Blvd.
Grand Junction, CO 81505
434-5078

PETITIONER'S REPRESENTATIVE: Greg Robson

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

7/8/95
244-1656

We need 2 sets of sealed plans for our review. Need to allow 10-14 days for our plan review.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

7/10/95
244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/17/95
244-1591

1. The entrance from Highway 6 & 50 needs to be defined on-site for circulation, especially since the proposed patio expansion will cut off driving around that side of the building.
2. Please provide seating capacity information for the building to determine the parking requirements.
3. The row of parking adjacent to the building needs bumper blocks to keep cars from parking too close to the building. I don't understand the line drawn across the parking all the way to the curb on 1st Street. Please don't stripe any parking within 20' of the driveway entrance to avoid stacking problems.
4. If the southern driveway on 1st Street will not be used, it should be closed or blocked.
5. Please show the dimensions of the parking stalls and aisle. It appears the configuration may not meet the requirements of the code.

CITY UTILITY ENGINEER
Trent Prall

7/14/95
244-1590

WATER - City - already connected.

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 potential change in plant investment fees for sewer. The following information will be requested by Utility Billing:
 - a. hours of operation
 - b. number of employees
 - c. what food will be served on (paper plates or washable plates)
 - d. seating capacity

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

7/20/95
244-1446

See attached comments.

Comments not received yet from

SPR-95-124

Quizno's Subs., 517 N. 1st Street

Community Development Department Comments

Kathy Portner

7/20/95

1. Please indicate the seating capacity inside the building and on the expanded patio so the parking requirement can be calculated.
2. Show the location of the existing tree on the site and indicate whether it is to be saved.
3. The south driveway along 1st Street should be blocked off in some way. A line of planters would be acceptable.
4. The parking stall and aisle dimensions must meet the attached requirements. The aisle width appears to be too narrow. The required length of 18.5' for stalls includes area for car overhang. Perhaps some of that length can be accommodated with an overhang into the area along the north property line labeled "weed fabric and large cobble rock".
5. Parking blocks or curbing should be provided for the spaces adjacent to the building.

Copy sent to Aug Robson 8/4/95

SPR-95-124
Quizno's Subs., 517 N. 1st Street

Community Development Department Final Staff Recommendations
Kathy Portner
8/4/95

1. With a seating capacity of 82, 28 parking spaces must be provided on-site to include the required number of handicap spaces.
2. The existing mature tree on-site must be shown on the revised site plan.
3. At this point we are not requiring that the south driveway be permanently closed, but that it be blocked off in some way. At a minimum the access should be closed off to traffic with a rope, chain or cable. Staff would recommend you consider blocking it off with a row of planters.

As per section 32-36 of the Code of Ordinances, City of Grand Junction Colorado, at some point in the future the City could require that the south driveway be removed.

4. The parking stall and aisle dimensions must meet the standards as set forth in section 5-5-1.K of the Zoning and Development Code. The stalls and aisle must be dimensioned on the revised plans.
5. The revised plan must show the curbing or parking blocks proposed for the parking along the building.
6. The revised site plan shall include defined on-site circulation from the entrance off Highway 6 & 50. The circulation shall be defined with raised curbing or similar method.

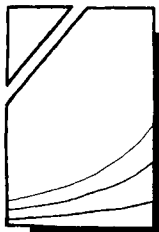
Based on the additional square footage being added for the office use and the expanded patio, a Transportation Capacity Payment (TCP) of \$1,000 is required.

8. Petitioner must contact the Industrial Pretreatment section at Persigo Sewer Treatment Plant (244-1489) to confirm that a grease interceptor is not required. Confirmation in writing is required. Persigo's determination can be confirmed via electronic mail to the Community Development Department.

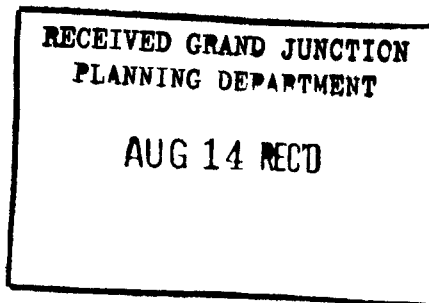
9. City Utility Billing will determine if there will be a change in the plant investment fee.
10. Four sets of the revised site plan must be submitted for final review and approval. A separate sign permit is required for all signage and must be obtained by a licensed sign contractor.

*Waived as per 7
body khs ka - credit
given for previous
900 station use.
Not required
as per Jan -
Persigo*

Jody - Please respond. KP



Gregory S. Robson
Architecture & Planning



August 14, 1995

Ms. Kathy Portner
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, Colorado 81501

*TCP WAIVED
DUE TO GAS
STATION REMOVAL
IN PAST YEAR -
CREDIT GIVEN
Jody / [Signature]
8-21-95*

re: Quizno's, 517 N. 1st Street, Grand Junction

Dear Kathy:

I am writing on behalf of DJS Foods, Inc., the petitioner for the new Quizno's Restaurant at 517 N. 1st Street, to request a reconsideration of the Transportation Capacity Payment (TCP) of \$1,000.00 that is being required for the project.

Based on the Final Staff Recommendations dated 8/4/95, this TCP is being required because of the additional square footage being added for the office use and the expanded patio. The proposed addition is only 151 square feet of which only 40 square feet are being used as office space. The remaining space is for a walk-in Cooler and Freezer. Also, the expanded patio only adds 20 occupants to the site and, since this is a patio, these occupants will only be seasonal.

Additionally, please consider that the previous use of the site was essentially the same restaurant use (without the office and the expanded patio) along with a gas station. (The gas station was closed in May of this year and the underground tanks were removed in June.) It would appear the small office and additional seasonal occupants has a lesser impact on the site than the previous gas station use. (Any chance, of a rebate?)

Please review this information and reconsider the TCP requirement. Thank you and feel free to contact me if you should have any questions.

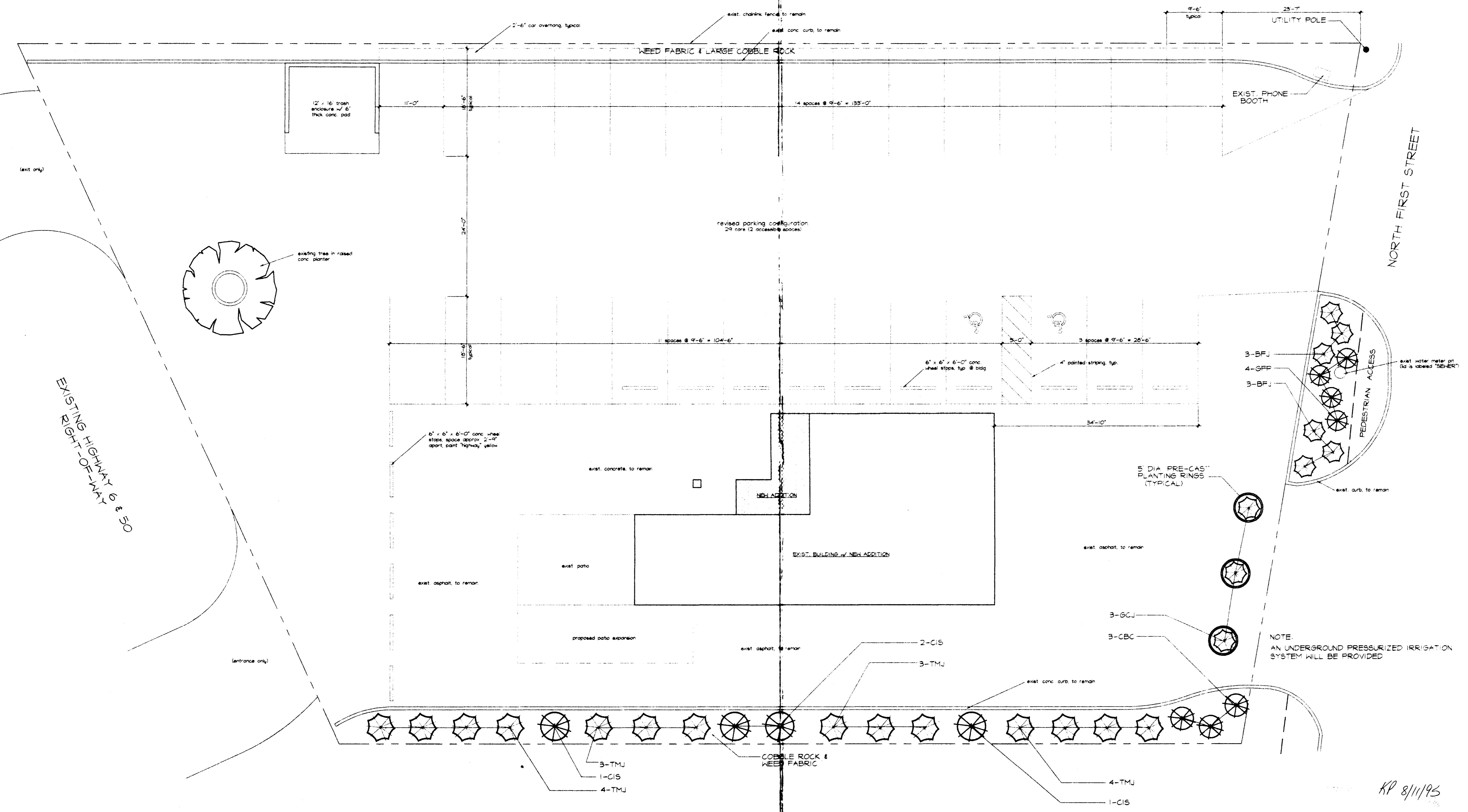
Sincerely,

[Handwritten Signature]
Gregory S. Robson, NCARB
Architect

2721 North 12th Street, Suite 26, Grand Junction, CO 81506
(303) 245-0294 fax: (303) 245-1726

To: Kathy Portner
From: Dan Tonello
Subject: Quizno's Restaurant
Date: 8/23/95 Time: 2:50p

In regard to our recent telephone conversation, The Quizno's Restaurant to be located at 517 N. 1st Street will not be required to install a grease interceptor.



PLANT LIST:

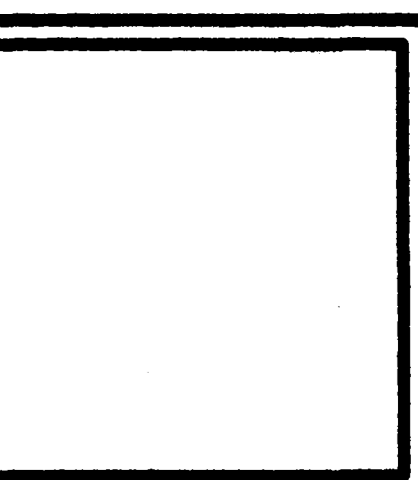
KEY:	COMMON NAME:	BOTANICAL NAME:	QUAN.	SIZE:
BFJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	6	5 GAL.
CBC	CRANBERRY COTONEASTER	COTONEASTER APICULATA	3	5 GAL.
CIS	CISTENA PLUM	PRUNUS CISTENA	4	5 GAL.
GPP	GOLDFINGER POTENTILLA	POTENTIAL FRUTICOSA	4	5 GAL.
TMJ	TAM JUNIPER	JUNIPERUS TAMARISCIFOLIA	14	5 GAL.
GCJ	GOLD COAST JUNIPER	JUNIPERUS CHINENSIS	3	5 GAL.



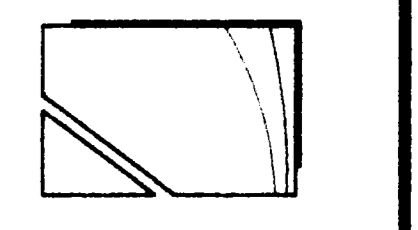
SITE/LANDSCAPING PLAN

1/8" = 1'-0"

KP 8/11/95



Gregory S. Robson
 Architecture & Planning
 Suite 26
 2721 North 12th Street, Grand Junction, Co 81506
 (970) 245-0294 fax: (970) 245-1728



Quizno's CLASSIC SUBS



517 N. First Street
Grand Junction, Colorado

ISSUE DATE:
 August 10, 1995

A1

LANDSCAPE DESIGN by:
LANDSCAPE SPECIALTIES
 2004 N. 12th Street, Suite 30
 Grand Junction, Colorado 81501
 (970) 243-4147