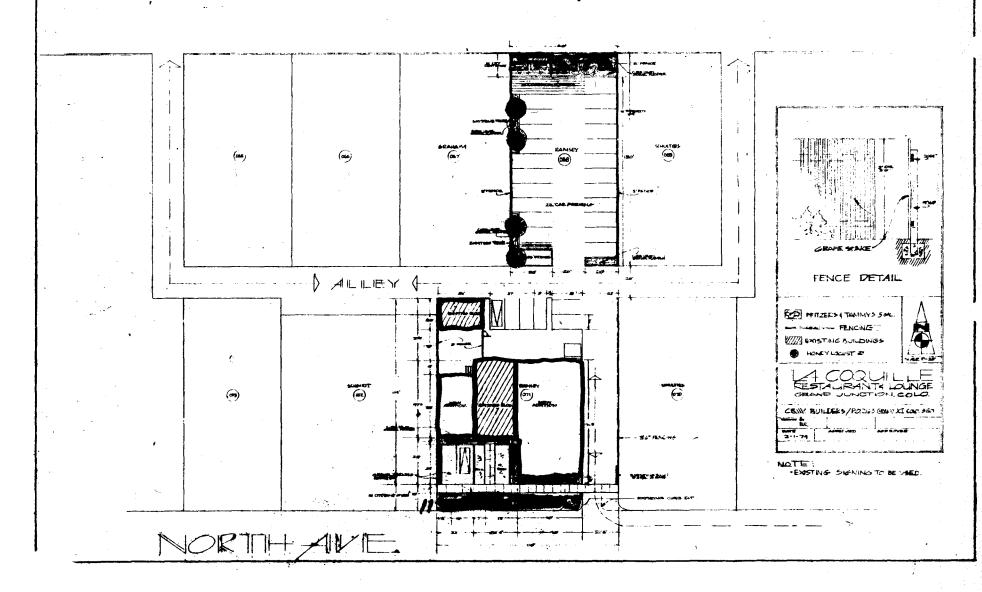
Table of Contents

File		1975-0020			
Date_		1/26/00 Project Name: La Coquille Rezoning			
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the			
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There			
e	а	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been			
s e	n n	included.			
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a			
t	d	quick guide for the contents of each file.			
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed			
		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.			
X	X	*Summary Sheet – Table of Contents			
		Application form			
Ì	1	Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
	_	Evidence of title, deeds			
_		*Mailing list			
\dashv	-	Public notice cards Record of certified mail			
		Legal description			
\dashv	-	Appraisal of raw land			
\dashv		Reduction of any maps – final copy			
	\dashv	*Final reports for drainage and soils (geotechnical reports)			
-	-+	Other bound or nonbound reports			
	_	Traffic studies			
	\neg	Individual review comments from agencies			
		*Consolidated review comments list			
Ì		*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:			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
	X	Follow-Up .			
X		Review Sheet			
X	X	Site Plan			
X	X	Planning Commission Minutes - ** - 3/27/74			
X	X	Letter from George Graham to Planning Commission – 1/17/74			
X	X	Petition and Application to amend PDB Zoning			
X		Letter from George Graham to Planning commission – 2/6/74			
X	X	Letter from Stephen Johnson to Fred Ramsey – 7/22/75			
\dashv					

Date Receiv	red: Item #_5-
Request:	Consider reganing petition inno- ,46 acres from R. & and C/ to PNB
Location:	Sto 14 of Lect. 12, Do. of Bouth Goe
Petitioner:	James 7. 9 Gertrude Bamsuy
Address:	Phone:
Advertised:	2/11/74 (yes) Date: 2/11/74
To Planning	Comm: 2/27/1974
Action:	
.	2/6/4/
Advertised:	
Advertised: To City Cou	
To City Cou	

GLENWOODAVE



PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.
TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION
Gentlemen:
We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit: TRACT 1 Beginning at a point 50 feet North and 475.84 feet East of the Southwest Corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence East 110 feet, thence North 114 feet, thence West 110 feet, thence South 114 feet to the point of beginning, EXCEPT rights of way as described in documents recorded in Book 279 at Page 123 and in Book 210 at Page 453; AND EXCEPT easement as described in document recorded in Book 399 at Page 380; AND EXCEPT tracts dedicated as an alley and as a road as described in document recorded in Book 453 at Page 136 of the records of the Mesa County Clerk and Recorder in the City of Grand Junction, Mesa County, Colorado, designated as 1320 North Avenue; TRACT 2 A tract of land in Grand View Subdivision, being more particularly described as follows: Beginning 519.4 feet East and 184 feet North of the Southwest Corner of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence North 115 feet, thence East 66 feet, thence South 115 feet, thence West to the point of beginning, designated as 1311 Glenwood Avenue. Containing .046 acres, more of less, do respectfully
petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from Cl & R3 respectionelyto PDB zone.
Respect fully submitted,
met nonse
Yestrula Karnag
STATE OF COLORADO)
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 5th day of February By James F. Ramsey and Gertrude Ramsey for the purposes therein set forth.
My commission expires: Angust 9, 1975
Sunn S. Krahan Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

IMPACT STUDY

Presented in connection with Petition and Application for Rezoning by James F. Ramsey and Gertrude Ramsey attached hereto.

LOCATION

The Rezoning Application requests Zone change of
Lot presently known as 1320 North Avenue, and lot presently
known as 1311 Glenwood Avenue, from Cl and R3, respectively,
to PDB. The essential purpose of such zoning changes is to
provide parking for restaurant located at 1320 North Avenue,
known as LaCoquille Restaurant on the lot known as 1311 Glenwood
Avenue.

NEED FOR ADDITIONAL ZONE CHANGE

Additional parking is required in connection with the increase of restaurant facilities as shown on maps accompanying this application. It is planned to enlarge the restaurant for the purpose of accommodating additional customers, and for community benefit as community growth increases.

IMPACT ON OTHER AREA, DEVELOPED AND UNDEVELOPED

The impact on the neighborhood would be moderate or nonexisting as any increased traffic flow would reach peak during the evening hours after domestic and college traffic is reduced.

DISTANCE TO VARIOUS COMMUNITY CENTERS

The property proposed for zoning change is near the intersection of Twelfth Street and North Avenue, approximately one mile from downtown Grand Junction.

ACCESS TO AREA: TRAFFIC PATTERNS

Access to proposed parking lot would be through a driveway running parallel to the east boundary of the present restaurant (Lot 070). Access also to the parking lot is through present

alleyways. It is considered that cars parked on the parking lot would have no difficulty in leaving same through the present alleyways between North Avenue and Glenwood Avenue as shown on map attached.

ACCESSABILITY OF UTILITIES

No problem is involved in connection with utilities as utilities now exist to the present restaurant, and no additional utilities would be required for the proposed parking lot.

IMPACT ON CITY FACILITIES

There would be no additional impact on city facilities for sewer, water, sanitation, fire and police as all such facilities are presently available at the present restaurant.

PETITION AND APPLICATION TO AMEND PDB ZONING

STATE OF COLORADO)) ss. COUNTY OF MESA) TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION
Gentlemen:
James F. Ramsey requests that the Planning Commission amend the original approved PDB for the lots located at 1320 North Avenue and 1311 Glenwood Avenue pursuant to the attached plans submitted herewith. Respectfully submitted, James F. Ramsey
STATE OF COLORADO)) ss.
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 28th day of December, 1977, by James F. Ramsey for the purposes therein set forth.

Notary Public Gary R. Cowan

My commission expires: October 8, 1978.

GRAHAM, WEBSTER & WISE

ATTORNEYS AT LAW

GEORGE S. GRAHAM H.K.WEBSTER HUGH D. WISE THE COIT BUILDING

521 ROOD AVENUE - P.O. BOX 2266

GRAND JUNCTION, COLORADO 81501

LINCOLN D. COIT
OF COUNSEL
AREA CODE 303
TELEPHONE 242-4614

January 17, 1974

Planning Commission of the City of Grand Junction Grand Junction, Colorado

Gentlemen:

The undersigned are attorneys for Gertrude Ramsey and James F. Ramsey, commonly known as Fred Ramsey, who own the La Coquille Restaurant at 1320 North Avenue, Grand Junction, Colorado.

They are contemplating an addition to the restaurant to increase the size and improve the facilities, and in connection with such addition hope to be able to utilize a lot immediately behind the restaurant which has the number of 1311 Glenwood Avenue as a parking lot. To accomplish this use, it appears necessary to change the zoning of such lot so that parking thereon would be permissible. A preliminary plan showing the projected new construction and the use of the parking facilities have been submitted to the Planning Office. The Planning Office has suggested that both the property facing on North Avenue and the property facing on Glenwood Avenue be changed to Planned Business (PDB).

The Ramseys hope to proceed with the remodeling as soon as possible and had hoped it could be commenced in the early spring. Due to the time factors involved in zoning changes, it would be helpful if this matter of the change could be expedited as much as possible. It is accordingly requested that the application and such zoning changes as may appear proper could be considered by you at your meeting of February 27th.

This letter is written at the suggestion of Rick Cisar who has been kind enough to advise that he would discuss the matter with you at a luncheon meeting to be held shortly.

Yours very truly,

GRAHAM, WEBSTER & WISE

GSG:em

JOHNSON'S

1350 NORTH AVENUE

P. O. BOX 666

DIAL 242-4292



July 22, 1975

Mr Dred Ramson La Coquille Contamental Restaurant 1320 March dus, Grand Jennition Dear Dred:

We have no intention to change am policy of allowing your customers to park on the ivertend of our paved parking lat in front of the green bouse on North avenue. This should provide you with spool for twelve additional cars any evening. (We are not open often 5:00 PMI) also there will be several additional spaces for your luncteon trade. We feel that the monor in which your aperate your business is as asset to the community and are pleased to kelp you in this way.

Slaphen B Johnson J. Owner, Johnson Hour of Glowers