

Date Received: _____

Item # 5-74

Request: Consider rezoning petition involving
.46 acres from R-3 and C1 to PNB

Location: _____
Location: S&W 1/4 of Sect. 12, Do. of North Ave., So.

Petitioner: James F. & Gertrude Ramsey

Address: _____ Phone: _____

Advertised: 2/11/74 (yes) Date: 2/11/74

To Planning Comm: 2/27/1974

Action: _____

Advertised: yes Date: 3/8/74

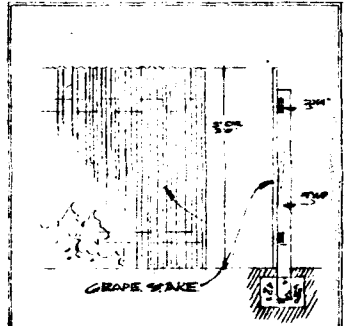
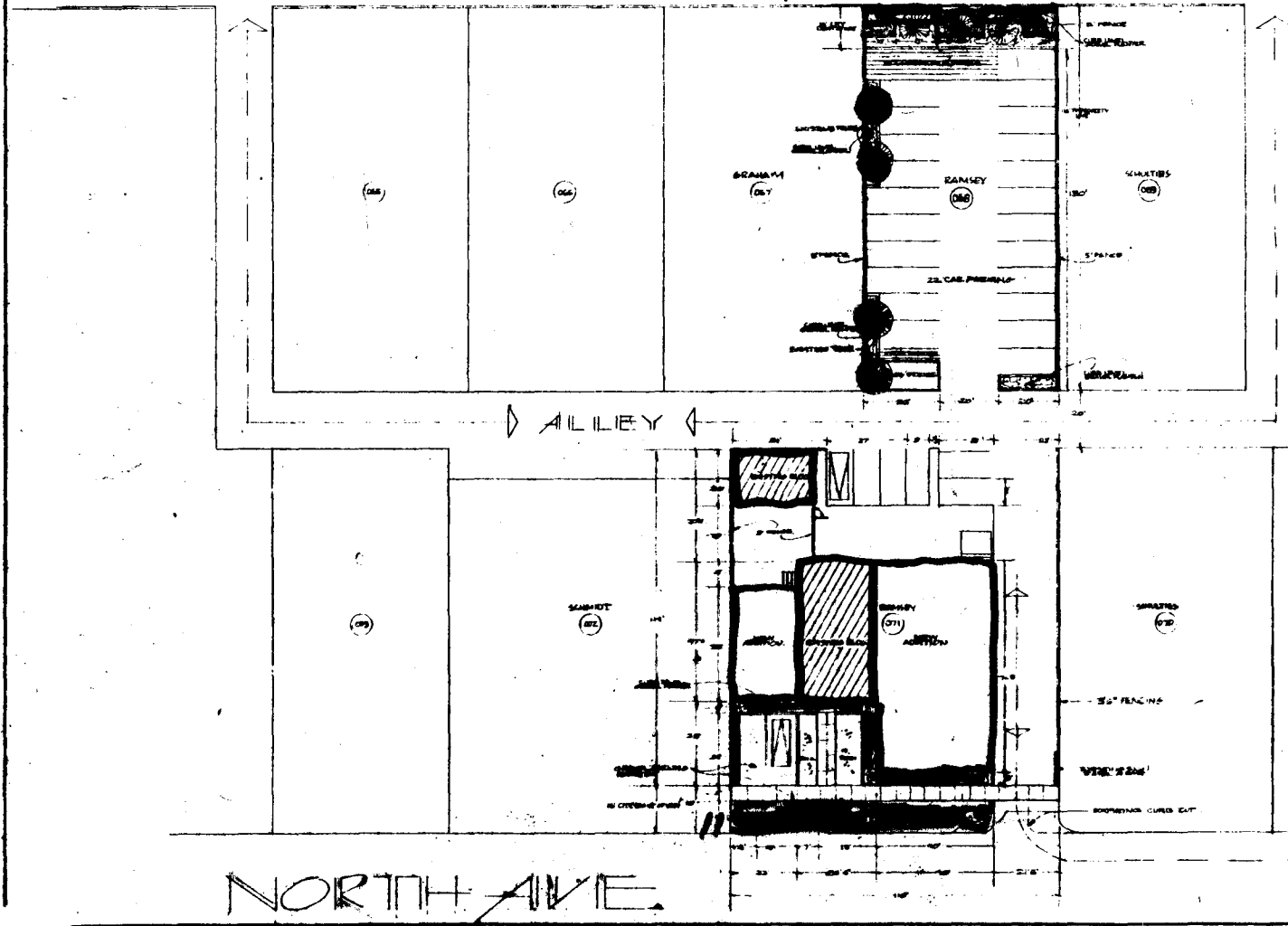
To City Council: 4/3/74

Action: Approved

Comments: _____

N. 13TH AVE

GLENWOOD AVE



FENCE DETAIL

- PFITZER'S TAMMY'S 50'
- FENCING
- EXISTING BUILDINGS
- HONEY LOCUST 2'



LA COQUILLE
 RESTAURANT & LOUNGE
 GRAND JUNCTION, COLO.

CEW BUILDERS/ROD'S GRANITE CONTRACTORS

DATE: 3-11-74 APPROVED: APPROVED

NOTE:
 *EXISTING SIGNING TO BE USED.

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 C1 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 non-existing 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.

GRAHAM, WEBSTER & WISE

ATTORNEYS AT LAW

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

GEORGE S. GRAHAM
H. K. WEBSTER
HUGH D. WISE

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

By George S. Graham
George S. Graham

GSG:em

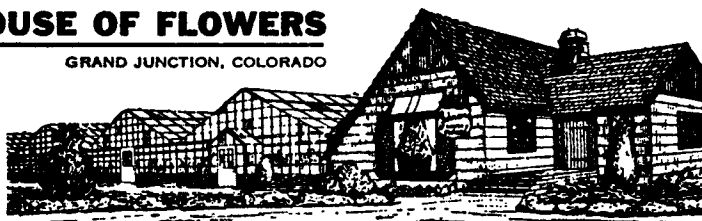
JOHNSON'S HOUSE OF FLOWERS

1350 NORTH AVENUE

GRAND JUNCTION, COLORADO

P. O. BOX 668

DIAL 242-4292



July 22, 1975

Mr. Fred Ramsey

La Coquille Continental Restaurant

1320 North Ave., Grand Junction

Dear Fred:

We have no intention to change our policy of allowing your customers to park on the west end of our paved parking lot in front of the greenhouse on North Avenue.

This should provide you with space for twelve additional cars any evening. (We are not open after 5:00 P.M.) Also there will be several additional spaces for your luncheon trade.

We feel that the manner in which you operate your business is an asset to the community and are pleased to help you in this way.

Yours truly,

Stephen B. Johnson Jr.
Owner, Johnson House of
Flowers