

Subdivision Conditional Use - Esccondido Lig. Lic.

Date 2-10-77

Item # 9-77

Petitioner Levi Lucero

Preliminary Review Agencies Comments

Final Review Agencies Comments

Eng. - req. power of ATNY for full cost of 28 1/2 rd.imps.
DRAINAGE SHOULD GO N.W. INTO EXISTING DITCH. ELIMINATE MIXED PARKING PATTERNS
PARKS - NO NEW PLANTINGS OF ELM.
DOES NOT INDICATE EXISTING & PROPOSED.
FRUIT TREES WILL REQUIRE GREAT DEAL OF MAINTENANCE.

Action Taken

P.C. Approved Feb 23, 1977

C.C. Approved Apr 6 1977

Comments

Subject to above conditions.

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

ESCONDIDO

SITE INFORMATION

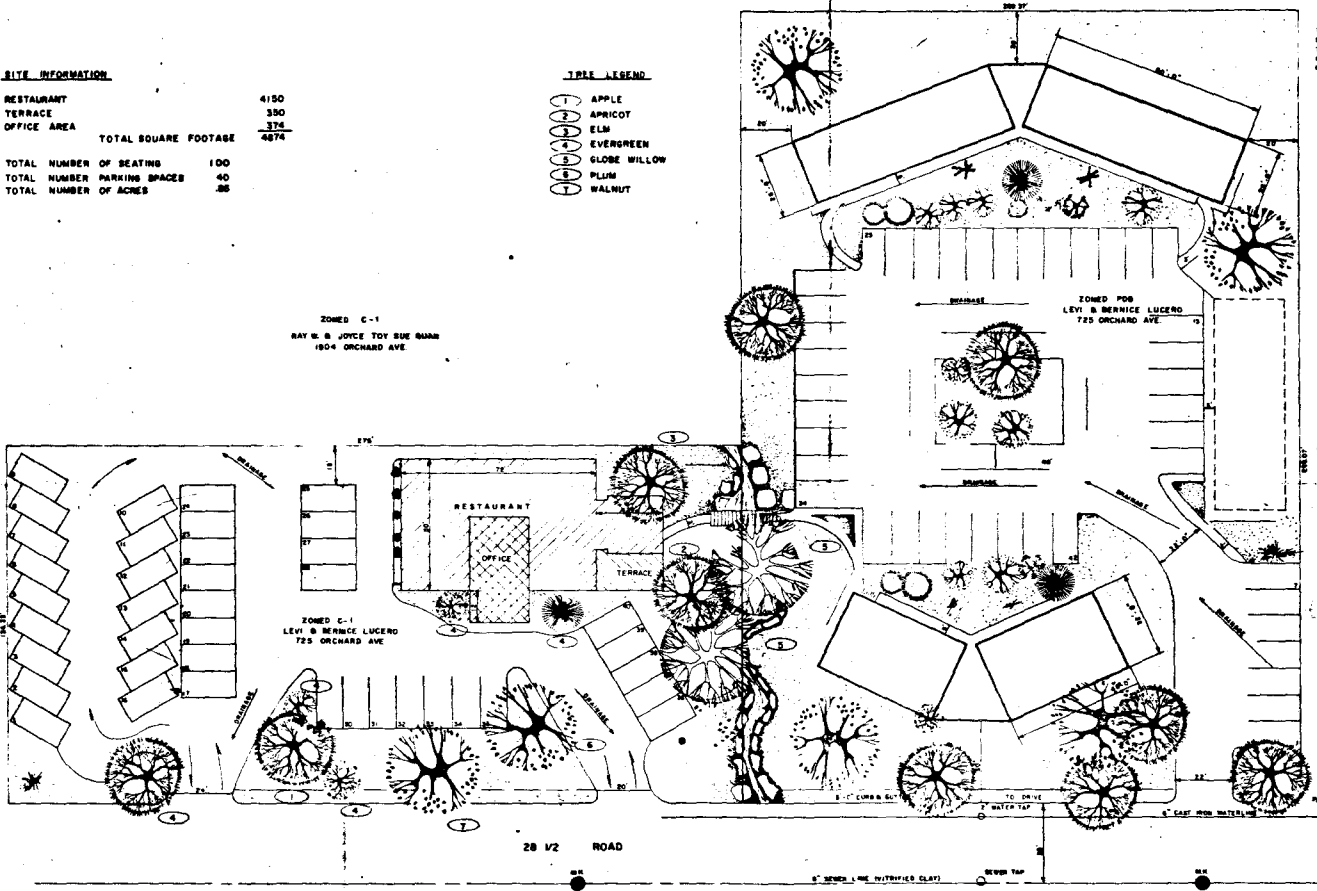
RESTAURANT	4150
TERRACE	330
OFFICE AREA	374
TOTAL SQUARE FOOTAGE	4874
TOTAL NUMBER OF SEATINGS	100
TOTAL NUMBER PARKING SPACES	40
TOTAL NUMBER OF ACRES	.26

TREE LEGEND

- 1 APPLE
- 2 APRICOT
- 3 ELM
- 4 EVERGREEN
- 5 GLOBE WILLOW
- 6 PLUM
- 7 WALNUT

LEGAL DESCRIPTION

THE NORTH 270 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30N, RANGE 1 EAST OF THE 10TH MERIDIAN, IN THE CITY OF GRAND JUNCTION



ZONED R-1-D
C. J. BUCKLEY JR. & P.A. BUCKLEY
1340 GRAND AVE.

COMPLETION EXPECTED WITHIN 6 MONTHS
AFTER APPROVAL

PRESIDENT OF COUNCIL

DIRECTOR OF DEVELOPMENT

PLOT PLAN: SCALE: 1" = 20'

PREPARED FOR
LEVI LUCERO

BY
LEWIS DRAFTING SERVICE
1200 4TH AVENUE
GRAND JUNCTION, COLORADO

June 14, 1977

TO WHOM IT MAY CONCERN:

The site for Escondido Restaurant at 509 28-1/2 Road is not within the area delineated as Flood Plain by the Corps of Army Engineers and H.U.D.

Don Warner
Senior City Planner

DW:bc

9-77
66-79

7/2
KP
FYL & file

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUL 2 1993

June 29, 1993

Mr. Tony Perry
759 Horizon Dr., Suite A
Grand Junction, CO 81506

Dear Mr. Perry:

This letter is being written in response to your letter that I received on 6/28/93 regarding your complaints of the Rafter's Bar. I understand your concerns and have discussed them with Jim Benton.

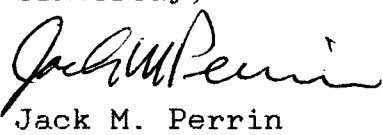
In the past, we have made every effort possible to contain the sounds of the established business and keep the noise to a minimum, such as: insulating walls and windows, building a fence, etc. As agreed, we will take further steps in an effort to accommodate your concerns.

In defense of Mr. Benton's business operation, I disagree with the majority of your accusations. I have personally visited the establishment with other business people and have not experienced any of the claims mentioned in your letter other than some abusive language which is common place these days, even on the campus of Mesa State College.

I realize the inherent problems of an apartment complex being next to a bar establishment, but this should have been taken into consideration when purchasing the apartment complex.

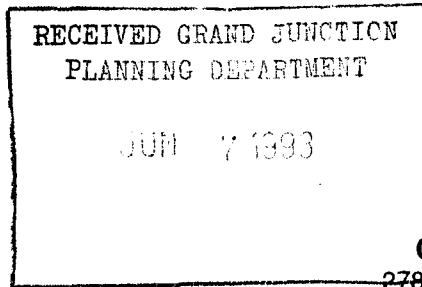
I assure you we will make every effort possible to address your concerns.

Sincerely,



Jack M. Perrin

- cc: Darold Sloan, Chief of Police
- Mark Achen, City Manager
- Dan Rosenthal, City Council Member
- ✓ Larry Timm, Director-Community Development
- Martyn Currie, PD-Operations Division



Handwritten notes:
1/21
1/21
1/21
1/21



GRAND JUNCTION POLICE DEPARTMENT
2784 Crossroads Blvd. (303) 244-3560 Fax (303) 244-3611
Grand Junction, Colorado 81506

June 3, 1993

Mr. Tony Perry
759 Horizon Drive, Suite A
Grand Junction, Colorado 81506

Dear Mr. Perry:

The City Manager and I appreciate the opportunity to become aware of a very real problem which exists near your apartment complex on 28-1/2 Road, Grand Junction. There is no question the compatibility of a bar in such close proximity to a residential area presents obvious problems.

As the City Manager stated, he will pursue the zoning or land use issues of the past to see how this incompatibility was created. In the mean time I would like to recap the issues covered during our meeting which was attended not only by the three of us but by your manager and Mr. Jim Benten who owns the Rafters Bar. If Mr. Benten and you can work together on this, it is possible some of your concerns and problems can be minimized. As we stated, we doubt your problems will ever be totally eliminated but it might be possible to reduce them. The following is a list of issues we agreed should be pursued:

1. Mr. Benten said he will move all customer parking south of his business. He will make the east spaces, parking spaces closest to your apartment, employee parking only. This should reduce the noise related to vehicles leaving his business in the late evening hours.
2. Mr. Benten said he will move his outdoor activities to the south part of his property to reduce noise.
3. Mr. Benten said he will employ private security to monitor customer activity as it relates to the exterior portion of his business. Security will monitor parking lot noise, pedestrian movements around his business and try to deal with the ditch problem while coordinating with the police department for enforcement of violations.
4. The police department and the code enforcement department will pursue the transient and trash issue located west of both properties.

Mr. Tony Perry
June 3, 1993
Page 2

5. The police department crime prevention unit will contact you and Mr. Benten to see if we can assist you in lighting, pedestrian movement issues and general security concerns as it relates to both properties.

Again, thank you for bringing this problem to our attention. We will make every attempt possible to assist you in relieving or reducing the problems which exist. If you or have any additional concerns, please feel free to contact me.

Sincerely,



Darold G. Sloan
Chief of Police

/rd

cc: Mark Achen, City Manager
Dan Rosenthal, City Council Member
Jim Benten, Owner of Rafters
✓ Larry Timm, Director-Community Development
Martyn Currie, PD-Operations Division