

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

CONSTANCE JOUFLAS

Name

Name

Name

319 BELAIRE DR.

Address

Address

Address

GRAND JUNCTION - 243 1477

Business Phone

Business Phone

Business Phone

JOUFLAS' RESTAURANTS

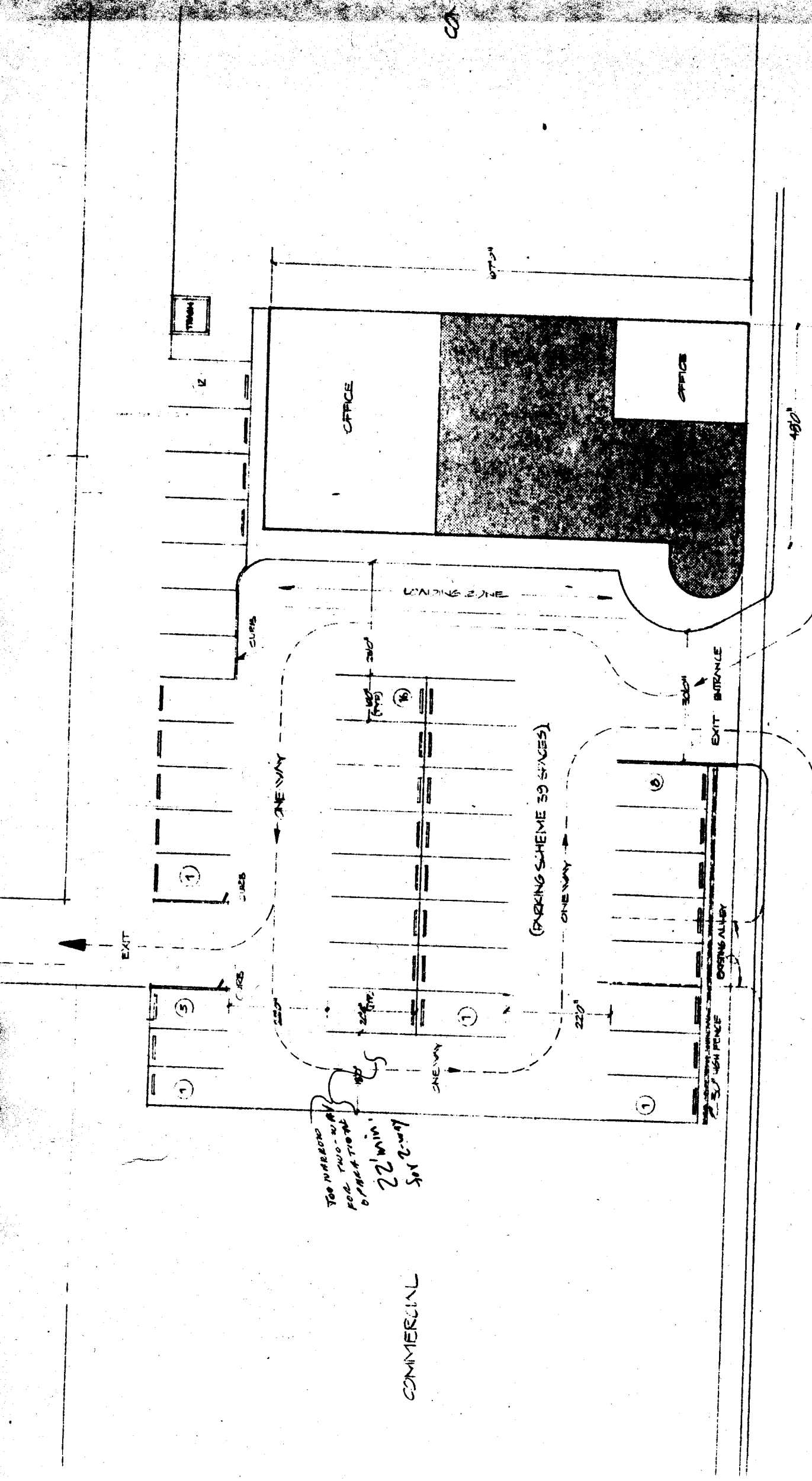
Name of Development

"^{N.E.} CORNER 7th & NORTH"

Common Location of Development

Legal Description:

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
- Title of development.
 - Zoning of property.
 - Location of property.
 - Locations and dimensions of all structures, proposed and existing.
 - Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - Adjacent land uses and locations.
 - Names and addresses of all adjacent property owners.
 - Appropriate space for certification of approval by the president of Council and City Planner.



CA



TOO NARROW
FOR TWO-WAY
OPERATION
22' min.
Spd 2-way

COMMERCIAL

NORTH AVE.

ARROWS
CIRCULATION INDICATED
ONE WAY OPERATION - HOWEVER
TWO

CONDITIONAL USE AREA



480'

TRAFFIC ROUTE

(PARKING SCHEME 39 SPACES)

LOADING ZONE

EXIT ENTRANCE

EXISTING ALLEY

5' HIGH FENCE

EXIT

CURBS

CURBS

CURBS

300'

16'

ONE WAY

ONE WAY

220'

ONE WAY

12

TRUCK

OFFICE

OFFICE

16

1

1

5

1

1

1

1

1

1

1

1

1

1

Property owners within 500 feet of 7th and North Avenue

2945 114 18

006
007 Joufflas, Chris
008 319 Belaire, Grand Jct.

009 Dorrance, Harriette
1155 Lakeside Dr., #504

010 Rankin & Co. Inc.
768 North Ave.

001 Taylor, Mary
763 Glenwood

002 Knapp, Aimee
759 Glenwood

003 McClurg, William
751 Glenwood

004 Knowles, George
733 Glenwood

005 Knowles, Ester
727 Glenwood

114 19

001 First National Bank

002 Roy Van Zante
464 Main St.

003 Brown, Vivian
825 Glenwood

004 Parry, Russell
835 Glenwood

005 Pantuso, William
Box 2654

006

021 Van Deren, R.
1950 Wadsworth,
Lakewood, Co. 80215

022 Moss, H. & Fern
5418 Garford St.
Long Beach, Ca., 90815

2945	114	19	017	Cornes, Velva 212 Country Club Park
			018	Krieger, Dale 810 North Ave.
	114	17	013	Guccini, M. 846 Glenwood Ave.
			014	Colescott, R. 836 Glenwood
			015	Orendorf, T. & B. 824 Glenwood
			016	McClurg, W. & L. 751 Glenwood
			017	Ryan, G. & M. 804 Glenwood
			004	Hoisington, D. & G. 833 Bunting
			003	Long, Earl & L. 825 Bunting
			002	Kerns, C. & R. 815 Bunting
			001	Brown, Shirley 182 Sunlite Dr.
	114	16	001	Daniels, G. & G. 769 Bunting
			002	Kirkpatrick, J. & W. 757 Bunting
			003	Campbell, R. & L. 636 Santa Clara Ave.
			004	American Lutheran Church 1350 No. 7th
			005	Hoisington, D. & G. 833 Bunting
			006	Swan, Audrey 727 Bunting
			007	Hostetler, N. 1236 7th St.

2945 114 16

008 Crouch, Homer
1226 No. 7th

009 Boggs, J. & T.
1214 No. 7th

010 Tapp, Lewis
720 Glenwood

011 Boggs, T. & J.
1214 No. 7th

012 Keir, Charles
730 Glenwood

013 Miller, G.
740 Glenwood

014 Crissey, Virgil
Box 162

015 Laycock, T. & D.
760 Glenwood

114 15

023 Walker, Esther
768 Bunting

024 Glendenning, G.
760 Bunting

025 Ress, E.
750 Bunting

026 Campbell, R. & T.
636 Santa Clara Ave.

027 Reynolds, Hilda
730 Bunting

028 Smith, Robert
119 So. 2nd
Lebanon, Pa. 17042

951 Church

2945	114		031	Warren, Earl 1305 No. 7th
			032	Warren, Georgia 1305 No. 7th
			033	Dewey, Richard 2236 Tiffany
			034	Clodfilter, F. 760 Elm
			035	Dewey, Carl 2365 Teller Ct., #4
			036	Williams, Harry 653 Rood
			043	Schmidt, L. c/o Safeway Stores Box 5927 T.A.
2945	113	23	001	Safeway
	113	00	006	Hall, W.R. 2518 Highway 6 & 50
2945	141	01	001	American Oil Co. attention I.D. Stewart 1102 Security Life Bldg. Denver, Co. 80202
			002	Bray, Roxie 1041 No. 7th
			003	Bray
2045	141	02	001	Flynn, J. & C. 165 Willowbrook
			002	Stortz, H. 775 Kennedy
			003	
			004	Monte, C. & Y. Box 3080
			005	Pinger, H. 548 Hwy. 50

2945 141 02

006

Pinger, T.
253 E. Parkview Dr.

008

Pinger, H.
548 Hwy. 50

009

Haworth, Wm.
2946 B $\frac{1}{2}$

010

Stortz, H. & D.
775 Kennedy

011

012

013

Pinger, H.
548 Hwy. 50

014

2945 141 03

001

Owen, P. & J.
177 Edlun Rd.

003

Owen, V. c/o City Market
Box 729

004

Prinster Bros. Inc.
Box 729

005

006

10

001

Laycock, E.
950 N. 8th

002

Mendicelli, A. & F.
948 N. 8th

003

Busby, L. & E.
922 N. 8th

004

Davis, Carl
825 Belford

005

Luepschen, N.
837 Belford

11

001

Shultz, Walter
2005 Overlook Dr.

2945 141 11

002 Hamilton, G.
946 N. 7th

003 Boldt, L.
725 Belford

004 Davis, Carl
825 Belford

005 Crenshaw, Marion
192 Belmont

006 Bowhay, R.
751 Belford

015 Svaldi, M. & D.
Star Rt. 48
Morrison, Co. 80465

016 Brodah, Beth
923 N. 8th

12

005 Walker, J. & D.
944 Bunting Ave.

142 06

001 Hughs, J. & L.
609 North Ave.

002

003 Shafer, M.
609 North Ave.

004 Murray, Mellis
629 North Ave.

005 Schafer, Chris
1915 N. 9th

006 Scott, L.
Box 1144

007 Grim, L.
2878 B Rd.

008 White, Glen
616 Belford

009 Robideau, K.

010 Buttolf, C. & A.
2856 ½ Bunting Ave.

January 30, 1978

Ms. Constance Joufflas
319 Belaire Drive
Grand Junction, CO 81501

RE: File #13-78 - Conditional Use -- Restaurant Liquor License

Dear Ms. Joufflas:

The Grand Junction Planning Commission, on January 26, 1978, approved your Conditional Use application for Restaurant Liquor License at 7th and North. Approval was of the revised plan and subject to the vacation of the alley.

This item will be heard before the Grand Junction City Council on March 15, 1978. This schedule has been arranged so as to coincide with your Liquor License hearing. Please contact us if you have any questions concerning this item.

Sincerely,

Karl G. Metzner
Planner I

KGM:dlw

CC: Loran Dake
Horizon's West

13-18
City
County
Development
Department

CITY OF GRAND JUNCTION--MESA COUNTY--COLORADO 81501
359 WHITE AVE--ROOM 60--DIAL (303) 243-9200 EXT. 343

March 30, 1979

Mrs. Connie Jouflas
319 Belaire Drive
Grand Junction, Colorado 81501

Dear Mrs. Jouflas:

As a condition attached to the granting of the liquor license for Aurelios, two things were to be done to improve access:

1. The north alley right-of-way was to be increased to 22 feet (an additional 7 feet of right-of-way).
2. The curb cut on Glenwood was to be widened to reflect this increased alley width.

There was no definite requirement as to whether the seven feet (7) would be to the west or to the east or part from each, although it was assumed it would be from the undeveloped land to the west. When the south section of alley was vacated, you gained 15 feet of North Avenue frontage for your development and we feel that the deed for the extra width of the north section is overdue. The plan presented and made part of the final permission also included some landscaping at the front of the parking lot.

Since the conditional use included the above action, the liquor license is in jeopardy until the alley is widened and landscaping provided. Please let us know when this will be accomplished.

Sincerely,

Don Warner
Planner Analyst

DW/mcw

Subdivision Conditional Use - Liquor License - ~~Small~~
 Date 4 JAN 78 Item # 13-28 Joufflas Restaurant
 Petitioner Constance Joufflas
N.E. CORNER 7^{1/2} & North

Handwritten:
 1/21/78 check 2
 Craig, submit.

Review Agencies Comments

City Engineering - parking space blocks trash area. Both one way entrances from N. Ave should be angled. Recommend one cut if lot can be arranged to fit. Alley is heavily used now. Alley on S. 1/2 of block is not needed by city - it should be vacated.

Review Agencies Comments



Action Taken

P.C. 1/26/78 Approval
 C.C. _____

Comments

Subject to revised plan & subject to the vacation of the alley.

Action Taken

P.C. _____
 C.C. _____

Comments

Handwritten:
 Mick
 Corp



ITEMS REQUIRED FROM DEVELOPER

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