

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.

<u>Name</u>	<u>Name</u>	<u>Name</u>
<u>John & Terresa Hanna</u>		
<u>118 Main Street, Grand Junction, CO</u>	<u>Address</u>	<u>Address</u>
<u>242-9949</u>	<u>Business Phone</u>	<u>Business Phone</u>

T-Bone (Restaurant)
Name of Development

120 North 7th, Grand Junction, CO
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.
- a) Title of development.
 - b) Zoning of property.
 - c) Location of property.
 - d) Locations and dimensions of all structures, proposed and existing.
 - e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - i) Adjacent land uses and locations.
 - j) Names and addresses of all adjacent property owners.
 - k) Appropriate space for certification of approval by the president of Council and City Planner.

Conditional Use - Liquor License

T-Bone Restaurant

Adjacent Property Owners

2945 144 17 001
American Oil Co.
J. D. Stewart
1102 Security Life Building
Denver, CO 80202

2945 144 17 003
William Pantuso
Box 2654
Grand Junction, CO 81501

2945 144 17 005
Wentronics
725 Rood
Grand Junction, CO 81501

2945 144 17 012
Leonard Ong
6825 Walker Ave.
Bell, CA 90201

2945 144 18 002
Mountain Bell
800 Main
Grand Junction, CO 81501

2945 144 18 003
Jack and Pat Enterprises
634 Main
Grand Junction, CO 81501

2945 144 18 005
Aryl Aldred
547 West Greenwood Drive
Grand Junction, CO 81501

June 1, 1978

Mr. and Mrs. John Hanna
118 Main Street
Grand Junction, Colorado 81501

RE: FILE #53-78 CONDITIONAL USE - RESTAURANT LIQUOR LICENSE

Dear Mr. and Mrs. Hanna:

The Grand Junction Planning Commission, at their regularly scheduled meeting of May 30, 1978, approved your request for conditional use. Approval was subject to your working with the Grand Junction Parking Authority in addressing off-street parking availability.

This item will be heard before the Grand Junction City Council on June 7, 1978.

Sincerely,



Karl G. Metzner
Planner I

KGM:cjr

Subdivision CONDITIONAL USE - LIQUOR LICENSE

Date May 3

Item # 53-78

Petitioner JOHN + TERRESA HANNA
120 N. 7th St

STAFF Review Agencies Comments

Review Agencies Comments

Be directed to committee
parking w. the parking
activities.

City Engineering - questions
whether parking will be
addressed.

City Fire Dept. - water &
hydrants O.K.

Action Taken
P.C. Approved 30 MAY 78

C.C. Approved 6 June 78

Comments

Action Taken
P.C. _____

C.C. _____

Comments

SUBJECT TO REVIEW
COMMITTEE

ITEMS REQUIRED FROM DEVELOPER
 Check Utility Agreement Title Investigation
 Drainage Landscaping Covenants
 Improvements Guarantee Annexation Other (Specify)