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File 1979-0079
 Date 11/29/00

Project Name: Oasis Restaurant – Conditional Use – Liquor License

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
X	X	*Summary Sheet – Table of Contents
		Application form
		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
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*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:

X	X	Action Sheet - TABLED			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Site Plan			
X	X	Letter from Sue Drissel to Richard Wayne Brown re: item approved with conditions – 11/5/79			
X		Conditional Use Application			
X	X	Addendum to Conditional Use Application			
X	X	Handwritten notes to file – 12/7/82			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 79-79
Zone C-2
Tax Area Code _____

Activity Cond. Use - Liquor License - Oasis

Phase N/A Date Neighbors Notified _____

Date Submitted 1 Oct 79 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 30 Oct 79

Review Agencies 10 Review Period - Return By _____

- | | |
|---|---|
| <u>Send</u> | <u>Send</u> |
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>City</u> |
| _____ COUNTY HEALTH DEPARTMENT | _____ IRRIGATION _____ |
| _____ COUNTY SURVEYOR | _____ DRAINAGE _____ |
| _____ COMTRONICS | _____ WATER (UTE, CLIFTON) _____ |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER _____ |
| _____ MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES _____ |
| _____ PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D. - Ed VanderTook</u> |
| <input checked="" type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> <u>City TRANS. ENGINEER</u> |
| _____ STATE GEOLOGICAL | _____ |
| _____ STATE HEALTH - RADIOLOGICAL | _____ |
| _____ TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>OPC</u>	<u>30 Oct 79</u>	<u>Re approval subject to SW. meeting in council by staff if demand of me speed up work & for 1/2 hr to have indication & still on near lot to downtown area.</u>
<u>CC</u>	<u>11/20/79</u>	<u>PETITIONER WITHDREW ITEM.</u>
<u>CIC +</u>	<u>12/19/79</u>	<u>tabled until the petitioner is present.</u>

Common Location 352 North Ave.

Staff Comments
Petitioner not present - no rep. No lease on rear parking lot - a letter of commitment is on file in Nevada records for the liquor license.

Pd. [Signature] for 1/2 hr.

- Original Documents
- | | | | |
|-------------------------|----------|----------------------------|---------------|
| _____ Imp. Agreement | \$ _____ | Appraisal x .05 = \$ _____ | Open Space; |
| _____ Imp. Guarantee | | Receipt # _____ | Check # _____ |
| _____ Covenants | | Open Space Dedication | |
| _____ Power of Attorney | | | |
| _____ Dev. Schedule | | | |

REVIEW SHEET SUMMARY

FILE # 79-79

DATE SENT TO REVIEW AGENCIES 10-3-79

ITEM: CONDITIONAL USE - LIQUOR LICENSE
FOR OASIS RESTAURANT

DATE DUE 10-15-79

PETITIONER: Richard and Betty Brown
LOCATION: 352 North Avenue

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-11-79	CITY ENG.	Public sidewalks are needed on both North Avenue and 4th Street. "Driveway entrances" at the corner are too close to the corner and encourage parked cars right at the corner thus causing sight problems and potential conflicts between existing vehicles and on-street traffic. (Note: I am writing these comments on the hood of a car which is parked exactly 4 ft. from the curb cut right at the corner.) Parking in the rear lot is disorganized with no pavement markings and car trunks hanging out into 4th Street.
10-10-79	CITY TRANS. ENG.	There exists now a parking and congestion problem at this location, particularly with the 7 spaces that back out into N. 4th Street and the 8 spaces along North Avenue. A liquor license will probably not add to the problem very much.

DESIGN & DEVELOPMENT PLANNER

No comment.

STAFF RECOMMENDATION

Because application for a conditional use submits the site to review. Therefore the following comments of the review agencies should be addressed by the petitioner:

1. Public sidewalks needed on both North Avenue and 4th Street.
2. "Driveway entrances" too close to corner.
3. Rear lot should be lined with concrete curbing to contain parked cars from overhanging onto 4th Street.

GJPC 10-30-79

Recommend approval subject to S.W. question being resolved by staff and removal of one space on 4th and one on North to clear intersection and striping on rear lot to contain cars.

Exhibit B

Glenwood Ave.

109'

North 3rd Street

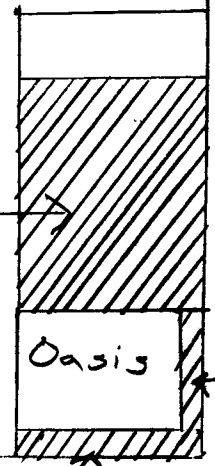
North 4th Street

North 5th Street

ADUJ



Parking
35 spaces



Oasis
7 spaces

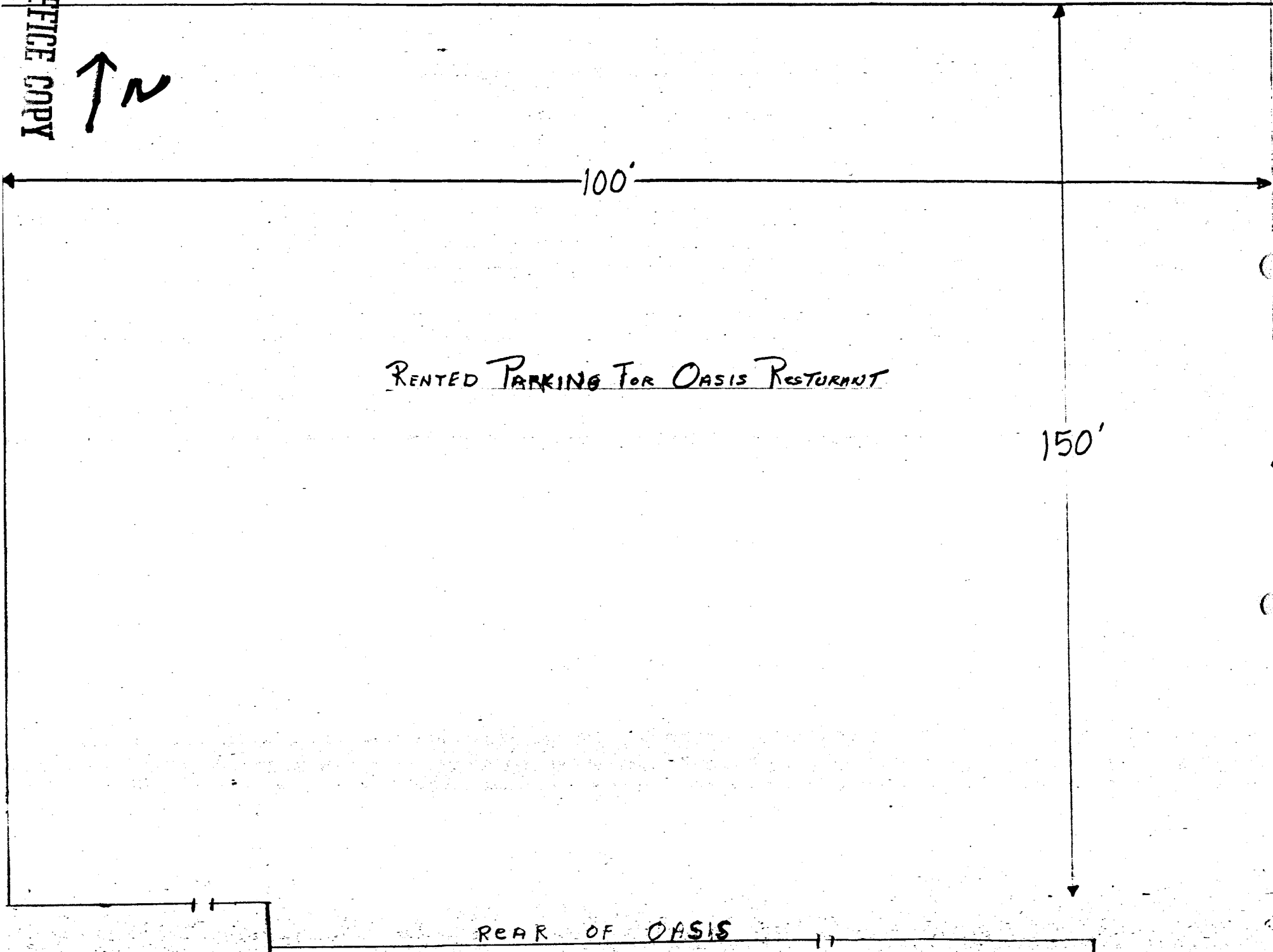
8 spaces

North Ave.

90% of traffic flow

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↑ N



RENTED PARKING FOR OASIS RESTURANT

150'

100'

REAR OF OASIS

ADDENDUM TO CONDITIONAL USE APPLICATION -
RICHARD WAYNE & BETTY JOE BROWN

2)

- a) The Conditional Use Application is submitted in connection with applicants plans to obtain a hotel and restaurant license for the Oasis Restaurant. Applicants have recently purchased the restaurant business and have a five (5) year lease on the property.
- b) The zoning of the property is, C-2. The contemplated use - Business Use 4.9. on premises consumption of liquor or fermented malt beverage licensed premises - is consistent with the C-2 zoning. Applicants have filed for the appropriate liquor licenses.
- c) The property is located at 352 North Avenue, Grand Junction, Colorado, with a legal description as follows:
South 75 feet of lot 4, Block 5, Shafford Rogers addition in Section 11, Township 1 South, Range 1 West of the Ute Prime Meridian, Mesa County, Colorado, except for the portion of the premises leased to the Guitar Center.
- d) The location and dimensions of all structures, are shown in the site plan attached hereto as Exhibit A.
- e) There are no plans at this juncture to change the existing landscaping and screening.
- f) A traffic circulation plan is attached hereto as Exhibit B. The following points based on a survey of traffic patterns in the area indicate that:
 - about 90% of traffic for the Oasis is derived from the East bound and West bound lanes of North Avenue, which turns off North onto North 4th Street, and thence into Oasis parking spaces.
 - about 10% of the traffic for the Oasis funnels off of North 5th Street, then West onto Glenwood Avenue, thence South onto North 4th Street to the Oasis parking spaces.

The Oasis has about 50 parking spaces available for its clientele. Eight are on the restaurant frontage facing North avenue; 7 are on the 4th Street frontage; and about 35 are in the parking lot immediately to the North of the Oasis, which is leased from Gay Johnson's.

The application for a hotel and restaurant liquor license probably would only minimally effect existing traffic flow patterns. It would, however, lengthen into the evening the number of hours during which Oasis business traffic would occur.

- g) A drainage plan is not applicable.
- h) There are no known site limitations other than those of record.
- i) Adjacent land uses and locations;

Guitar Center, 344 North Avenue
Quality Meat Co., 340 North Avenue
Pools, Patios 'n Things 330 North Avenue
Fabricare Service, 304 North Avenue
Gay Johnson's, 402 to 410 North Avenue
Denning Lumber Co., 432 North Avenue
Rock Shop, 450 North Avenue
Western Neon Signs, 456 North Avenue
Wright Mobil Service, 459 North Avenue
Automotive Cleaning, 441 North Avenue
Grand Junction Laboratory, 435 North Avenue
Rottman-Darnell Agency, 417 North Avenue
Crawford & Company Insurance Adjusters, 425 North Avenue
New York Life Ins. Co., 425 North Avenue
Income Tax Review, Inc., 425 North Avenue
Wightman, Fromm & Co., 425 North Avenue
Andy's Liquors, 401 North Avenue
Star Service Station, 345 North Avenue
Lamm Realty, 337 North Avenue
Crazy J Motel, 329 North Avenue
Mesa County Farm Bureau, 1025 North 4th Street
Water Treatment Company, 1156 North 4th Street
Home Appliance and Kitchen Center, 1155 North 4th St.
Warehouse Market, Corner of Glenwood & 4th Street

- j) Names and addresses of all adjacent property owners.

Fred Palmer, 304 North Avenue
W.C. Kurtz, Jr. 31 Sunset Drive
Quality Meat, 340 North Avenue
U.S. Bank, Trust, Gay Johnson, P.O. Box 908
Gay Johnson, 410 North Avenue
Denning Lumber, 432 North Avenue
Sara Wolf c/o Sara Decker, 643 26 Road
R.E. Grogan, P.O. Box 401
Dale Dumont & Edward, 1022 North 3rd Street
Tony Santy, 315 North Avenue
Barbara Newsom, 333 North Avenue
Star Petroleum, 800 N. Skinner, St. Louis, Missouri
Mesa County Farmer Bureau, 1025 North 4th Street

Reece Camella Santy, 1015 North 4th Street
V. M. Rottman, 500 Pinyon
V.M. Rottman, 500 Pinyon
Janet Bauer, 435 North Avenue
William G. Huber, 2330 North 22nd Street
Mobil Oil Company, P.O. Box 900, Dallas, Texas
Edna McElvain, 1025 North 5th Street

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