

Table of Contents

File 1981-0067 - (2 of 2)

Project Name: The Grand River Yacht Club – Conditional Use

Date 2/28/02

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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	X	Main Street Elevation
X	X	Review Sheet Summary	X	Floor Plan (scanned in first file)
X		Review Sheets		
X	X	Planning Commission Public Hearing - ** – 9/27/83		
X		Letter from Jerome Michael, The SARJER Co. to Bob Goldin re: re-opening the Board of Trade Restaurant – 8/18/83		
X		Letter from Donald J. Fleisjer to City of Grand Junction re: Sarjer co. has a valid lease, as of 8/1/83 to 7/31/94 with the Main Street Arcade for operation of a bar restaurant – 8/31/83		
X	X	Development Schedule		
X	X	Memo from Skip Grkovic, Executive Director to Karl Metzner re: DDA supports the CUP request for the Grand River Yacht Club – 8/30/83		
X		DDA Application		
X		Vicinity Map		

2945-143-15-001 #67-81, 2/2
Barbara D. Freeman
Box 2359
Grand Junction, Co 81501

2945-143-15-007 #67-81
Emma Meachum 2/2
306 Main Street
Grand Junction, Co 81501

2945-143-15-019, 020
APPLICANT PROPERTY OWNER
* E. Peirce c/o Don Fleisher
620 E. Hyman #67-81, 2/2
Aspen, Co 81611

2945-143-15-941
Grd. Jct. Parking Authority, Inc.
City Hall
Grand Junction, Co 81501
#67-81, 2/2

2945-143-22-001 and 002
Amos L. Rasa
P.O.Box 2328
Grand Junction, Co 81502
#67-81, 2/2

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628
#67-81, 2/2

2945-143-15-004 #67-81, 2/2
Fred Palmer
2248 Tiffany Drive
Grand Junction, Co 81501

2945-143-22-003, 004, 005
Roland Raso #67-81, 2/2
P.O.Box 2328
Grand Junction, Co 81501

*Jerome H. Michael
336 Main St.
Grand Junction, CO 81501
#67-81, 2/2

2945-143-15-005 #67-81, 2/2
Home Loan & Investment
P.O.Box 100
Grand Junction, Co 81502

2945-143-22-023 #67-81, 2/2
First National Bancorporation
15th Floor
633 17th Street
Denver, Co 80202

*Conni McDonough
The Cornerstone
930 Main St.
Grand Jctn., CO 81501
#67-81, 2/2

2945-143-15-021 #67-81, 2/2
Ronald J. & Barbara J. Mack
538 Village Way
Grand Junction, Co 81503

2945-143-22-024 #67-81, 2/2
U. S. Bank of Grand Junction
4th and Main
Grand Junction, Co 81501

2945-143-15-014 #67-81
J.M. Sampliner Est. 2/2
c/o J.S. Gormley
P.O.Box 1508
Grand Junction, Co 81502

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

2945-143-15-013 #67-81
M.L. Mason 2/2
2621 N. 12th Street
Grand Junction, Co 81501

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

2943-143-15-010
Richard H. Will & Marilyn S.
625 North 11th Street
Grand Junction, Co 81501
#67-81, 2/2

2945-143-15-009
Sally L. Wagner
351 McFarland Court
Grand Junction, Co 81503
#67-81, 2/2

2945-143-15-008 #67-81
Dale Shreeves 2/2
128 Hillcrest Manor
Grand Junction, Co 81501

919
Kim

DEVELOPMENT SCHEDULE

Remodel construction commenced on August 9, 1983 for the interior expansion and modifications of space leased by the Main Street Arcade Building for The Grand River Yacht Club Restaurant.

Completion of the construction is estimated for October 1, 1983.

REVIEW SHEET SUMMARY

FILE NO. 67-81 (old file # for Board of Trade) TITLE HEADING Expansion of Conditional Use DUE DATE 9/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Main Street Arcade/Donald Fleisher/Jerome H. Michael. Location: 336 Main Street. A request for an expansion of a Hotel-Restaurant Liquor license on approximately .02 acre in a retail business zone.

PETITIONER ADDRESS c/o Donald Fleisher, Box 7946, Aspen, CO 81612

ENGINEER Conni McDonough, The Cornerstone, 930 Main St., Grand Jct., CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/6/83	City Police Dept.	No comments or objections.
9/6/83	City Fire Dept.	This office has no objections to the proposed remodeling. All new construction must meet Uniform Fire Code and Building Codes. A new occupant load must be computed and posted.
9/12/83	City Planning	<p>The Grand River Yacht Club Restaurant is leasing that space formerly occupied by the Board of Trade Restaurant at 336 Main Street. The remodel of these premises is in accordance with the approved site plan and conditional use expansion of the former Board of Trade. The conditional use (expansion of the liquor license) was reverted in February due to no activity (interior remodel, streetside deck) begun within the one-year timeframe.</p> <p>The use and zoning is compatible with surrounding properties. In addition, the development is in accordance with the Downtown Development Authority's Plan of Development and the City's Shopping Park Street Vendor Ordinance.</p> <p>Trash pickup should be coordinated with City Sanitation.</p> <p>Signage must be in compliance with City sign regulations.</p> <p>All building and fire codes must be met. Planning has no objection to the expansion of the Conditional Use request provided that all other agency concerns are resolved.</p>

Review Sheet Summary mailed 9/14/83

GJPC MINUTES OF 9/27/83

MOTION: (COMMISSIONER TRANSMEIER) "MADAME CHAIRMAN, I MOVE WE FORWARD ITEM #67-81, CONDITIONAL USE, EXPANSION OF HOTEL-RESTAURANT LIQUOR LICENSE FOR THE GRAND RIVER YACHT CLUB, TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, PER STAFF AND REVIEW AGENCY COMMENTS."

COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0.

August 18, 1983

Bob Goldin
c/o Grand Junction Planning
Grand Junction, CO

Dear Mr. Goldin:

I am in the process of re-opening the "Board of Trade" restaurant at 336 Main Street in accordance with the architectural plans submitted by Duane Reading in the summer of 1981. The plans for this remodel were approved at that time.

The intended use for the space remains the same; a full service restaurant serving lunch and dinner with food, liquor, wine and beer offered.

With the approval of the city council, I shall extend our seating onto the sidewalk for outdoor dining and drinking during the months of the year when the weather is suitable.

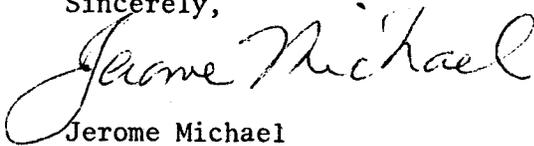
The restaurant will be open seven days a week from 11:00 a.m. to 2:00 a.m., except Sunday when we will close at midnight.

The occupancy rating as designated by the fire marshall is 165. I shall have seating, including bar stools for 140.

Curb side parking is available on Main Street and Third Street as well as a parking area north of the Main Street Arcade building.

I anticipate opening the restaurant around October 1, 1983.

Sincerely,



Jerome Michael
President

The SARJER Company
dba The Grand River Yacht Club
336 Main Street
Grand Junction, CO 81501
243-7332

V

Grand Junction
Downtown Development Authority

200 North Sixth Street, Suite 204 P.O. Box 296

Grand Junction, Colorado 81502

Phone (303) 245-2926

August 30, 1983

MEMO

TO: Karl Metzner, Director
Grand Junction Planning

FROM: Skip Grkovic, Executive Director *SGP*

SUBJECT: Grand Junction Yacht Club Project

Jerry Michael, owner of the proposed Grand River Yacht Club (to occupy the space previously occupied by The Board of Trade), asked me to write you this memo.

The Downtown Development Authority supports the Conditional Use request for the Grand River Yacht Club. A business of this type ranks very high on the DDA's Retail Recruitment priority list. Mr. Michael's proposal to incorporate a sidewalk seating area into his project is in accordance with the DDA's Plan of Development and the City's Shopping Park Street Vendor Ordinance. The permit for his sidewalk cafe has been approved by this office and is in process in the City Clerk's office.

Because the Grand River Yacht Club will be occupying space previously utilized as a restaurant and retail store, no new off-street parking should be required. The sidewalk seating area will be utilized only a portion of the year and because no other sidewalk vendors require parking, it also should be exempt.

On behalf of the Downtown Development Authority I encourage you, the Planning Commission, and the City Council to act favorably on Mr. Michael's Conditional Use request. If you have any questions please don't hesitate to call.

GMG:lo

cc: Jerry Michael
Neva Lockhart

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

September 2, 1983

To: (From:) Neva Lockhart From: (To:) Jim Bragdon
City Clerk Transportation Engineer *JB*

SUBJECT: REVOCABLE PERMIT - THE GRAND RIVER YACHT CLUB

The SARJER Company has requested a revocable permit for a "street side deck" at the Grand River Yacht Club at 336 Main Street. The deck, which is an extension of the restaurant, will extend four feet into the sidewalk. A sketch of the proposed deck is attached.

Since this project is the first of its kind on Main Street and there appears to be enough room for pedestrians to safely pass, I do not foresee any reason that it will create problems. I would, therefore, recommend that the revocable permit be issued.

I would also like to note that the owner of the Grand River Yacht Club was advised that should the deck create a pedestrian safety problem, the City has the right to revoke the permit.

Attachment

cc - Jim Patterson
Ken Reedy
✓ Janet C.-Stephens
Conni McDonough
The SARJER Company
File