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File 1981-0058

Project Name: Round the Corner Restaurant – Conditional Use – Beer & Wine License

Date 2/2/02

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		Review Sheet Summary			
X		Application form			
X		Review Sheets			
X		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	x	Parking Lot Diagram
X	X	Review Sheet Summary	X		Seating Diagram
X		Review Sheets	X		Letter from Thomas LaCroix to Planning re: pursuant of property to utilize as parking space – 9/24/81
X	X	Letter from Alex to Bob re: parking issue – 2/5/82	X	X	Letter from O. Reed Guthrie to Planning re: revokable permit to park on city ROW – 9/9/81
X		Letter from LaCroix to Bob Golden re: sent copy of parking agreement – 1/22/82	X	X	Development Schedule
X	X	Parking Agreement	X		Resolution - ** - City Council Minutes – 8/5/81
X	X	Certified letter from Mark Eckert to Mr. Guthrie and Mr. LaCroix re: parking problem – 12/1/81	X	X	Planning Commission Minutes - ** - 5/26/81, 6/30/81
X	X	Memo from Bob Goldin to Jim Wysocki re: Grand Junction Zoning and Dev. Reg. – 11/19/81	X	X	Impact and Development Statement
X		Letter from Thomas LaCroix to Alex Candelaria re: future purchase of additional parking space – 10/2/81	X		Public Notice Posting

IMPACT AND DEVELOPMENT STATEMENT

TO: DEVELOPMENT DEPARTMENT '
 CITY POLICE DEPARTMENT
 CITY FIRE DEPARTMENT

FROM: SHANARA, INC., property owners of
 Round the Corner Restaurant

RE: APPLICATION FOR BEER AND WINE LICENSE,
 CONDITIONAL USE

The restaurant known as 'Round the Corner is a popular franchise throughout the United States and is geared for patrons of all ages with particular emphasis toward a family-type environment. The restaurant is capable of seating approximately 150 persons at a time. The customer turnover rate is estimated at 500 persons per day. The hours of business will be 10:30 a.m. to 10:30 p.m. 'Round the Corner anticipates to be open for business on August 1, 1981.

We feel the impact on the community will be a favorable one, hoping to generate more retail business for the merchants in the rapidly growing Clifton area, as well as providing entertainment and affordable dining for the residential and business sanctions of the community.



SHANARA INC.

RESTAURANTS

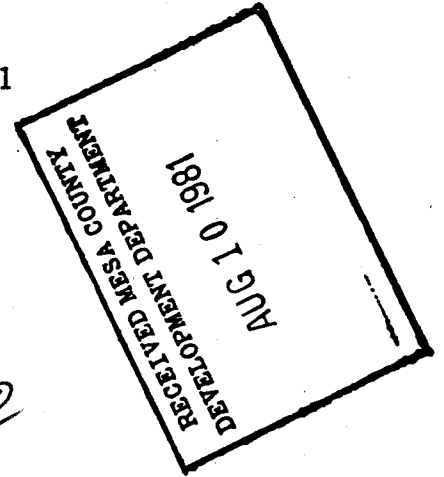
Grand Junction Development
559 White
Grand Junction, CO 81501

ATTN: Robert Golden

SUBJECT: Round-the-Corner Restaurant

August 10, 1981

OK
Don:
Any comments on these issues?
Bob



The purpose of this memo is to clarify the plans and intentions of the restaurant and the Flynn Subdivision to be sure we comply with City Code.

The restaurant is the first building to be approved and built in what is planned to be a mini-shopping center. It is anticipated that additional buildings will be added to the east of the restaurant and parking will continue east of our paved parking area.

The restaurant parking is as follows:

- 1) Thirty-five (35) spaces are presently striped in the paved area and four (4) additional spaces are available if needed, but are currently striped out to aid parking traffic flow.
- 2) Fifteen (15) spaces are leased across North Avenue immediately South of the restaurant paved parking area for employee parking if needed, until the shopping center is built.
- 3) Four (4) employee parking spaces are in the gravel, Area #3, North of the restaurant building.
- 4) Four (4) spaces are available in Area #1, but are presently striped as "No Parking" because parking was not shown in our original plans for this area. We would like to re-strip this area to accomodate four parallel parking spaces.

There is presently a gravel area (Area #2) between 29 Road to paved Area #1 that covers a tiled drain ditch. We are willing to consider some kind of curb or fence to restrict parking in this area. In view of the fact that 29 Road is going to be widened and the fact that we would like to parallel park on the paved Area #1, we would suggest (2) "No Parking Between" signs in the gravel area.

We have not done the landscaping at the NE Corner of 29 Road and North Avenue but will do so when it is practical. There are currently several obstacles to be considered.

- 1) The open ditch along the east side of 29 Road is an obstacle, and there are two power poles also in the corner as plans for 29 Road and North Avenue develop, the corner will probably be changed.
- 2) No irrigation water is available.
- 3) We would request that we not be required to do this landscaping until spring, so that we may see how the shopping center plans progress and how the plans for any intersection development may occur.

It is the best interest of our business to have the area as functional and attractive as practical, therefore, we pledge our cooperation toward this end and would request your guidance and suggestions for the completion and changes.

We would respectfully request that we be issued a CO, acknowledging that the additional landscaping must be completed.

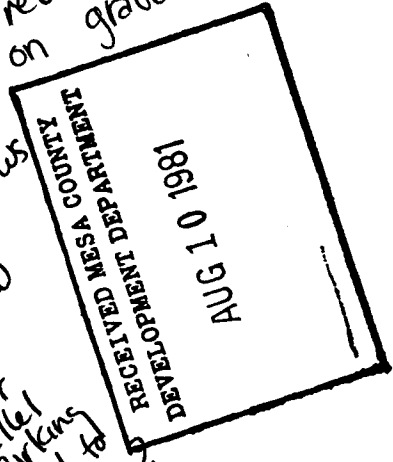
Thanks for your help and consideration.

Sincerely,

O. Reed Guthrie

ORG:m1

Don - we need to issue a revocable permit to prevent parking on gravel covering the piped ditch area. Site pt. shows parking on the gravel. - How about for parallel parking next to bldg.



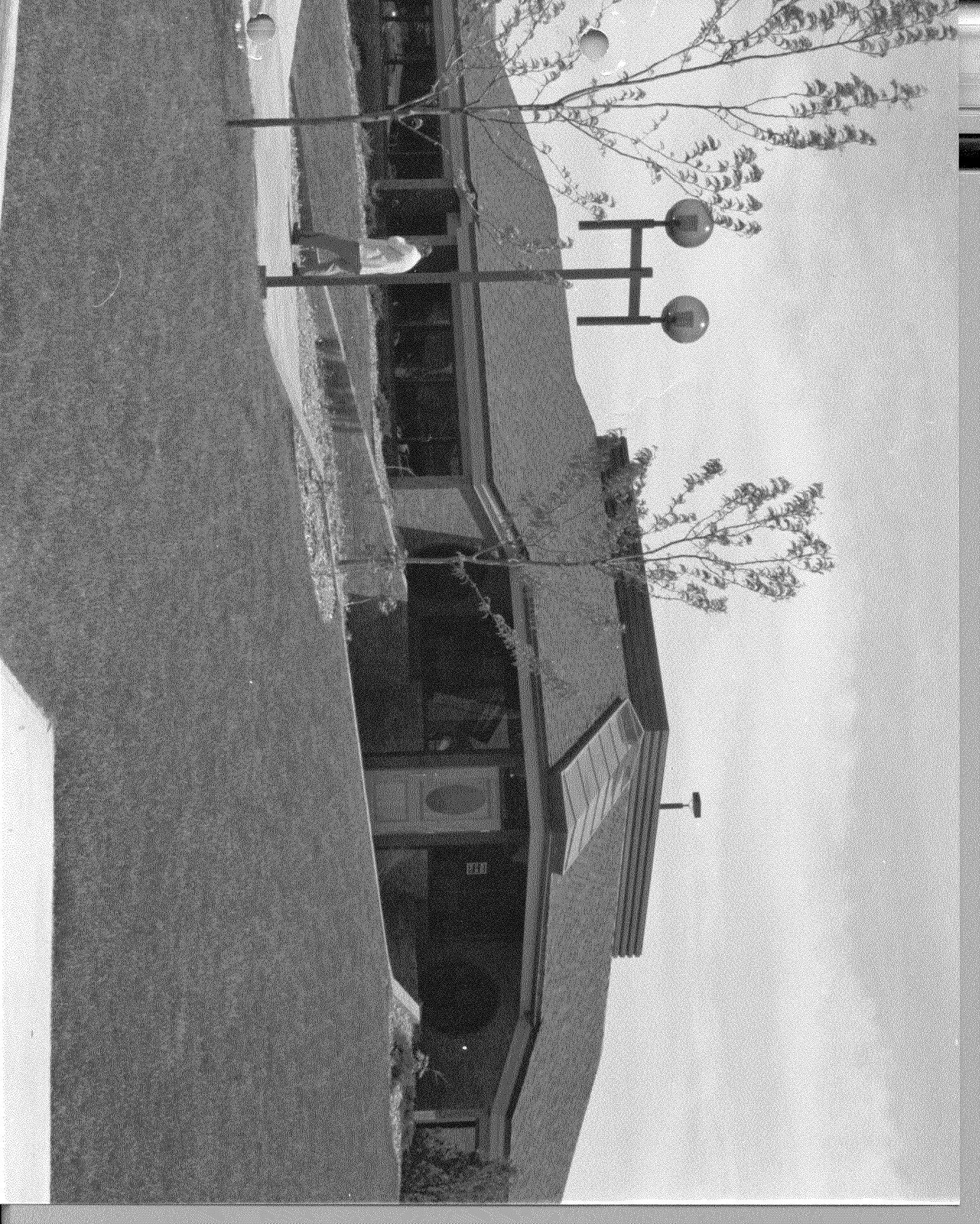
Mark S. Eckert, Senior Planner

Subscribed and sworn to before me this 10 day of Aug, 1981.

Carmen Abeyta
Notary Public

My Commission expires March 5, 1985

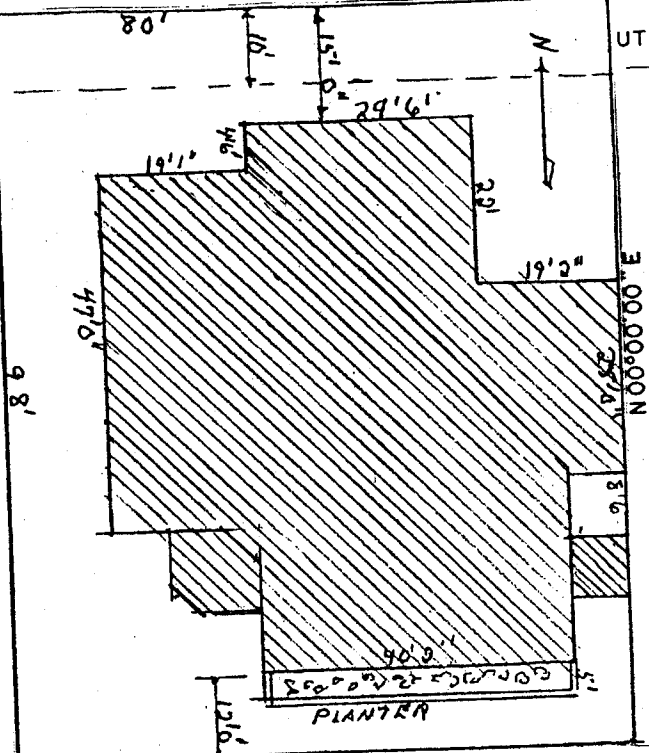




50.00'

80'

UTILITY EASEMENT



S 89° 53' 41" E

100'

260.00'

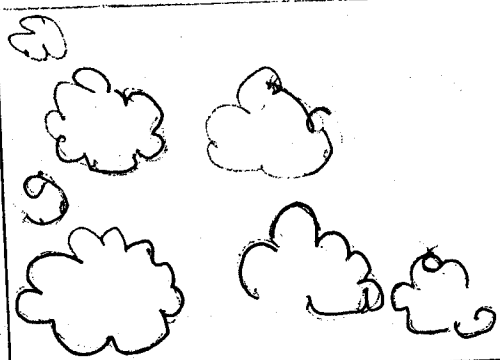
N 00° 00' 00" E
162.00'

we

Parking for 60 cars -
 this parking to be part of
 Shopping Center parking when
 shopping center built on lot 1
 of Flynn Subdivision.

LOT 1

150'



219.00'

N 89° 53' 41" W

50.00'

NAIL

CHAIN LINK FENCE

REBAR



CITY LIMIT

10' UTILITY EASEMENT

NORTH PROPERTY LINE

CITY LIMIT

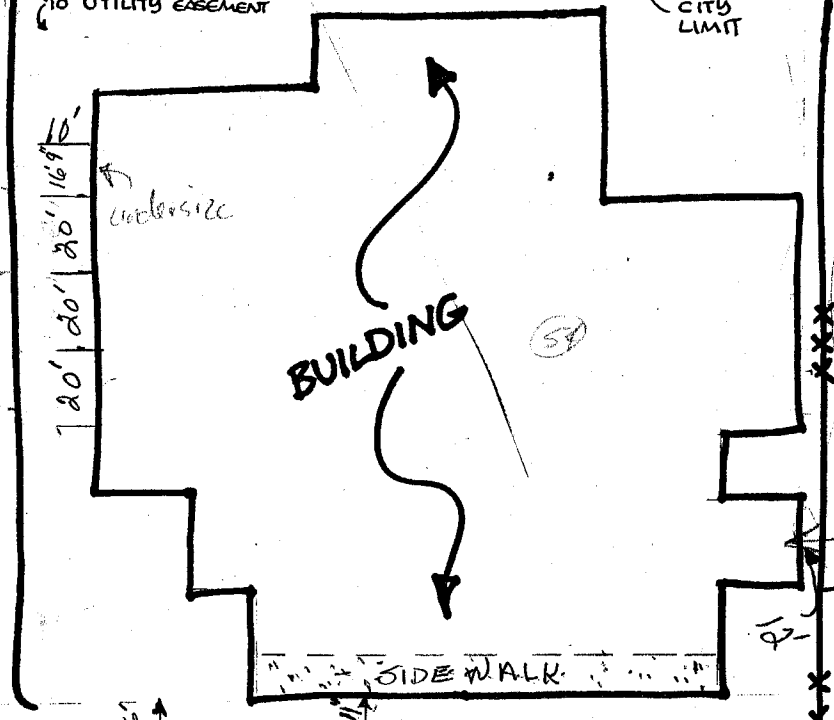
ROUND-THE-CORNER

PARKING DIAGRAM

49 AVAILABLE SPACES

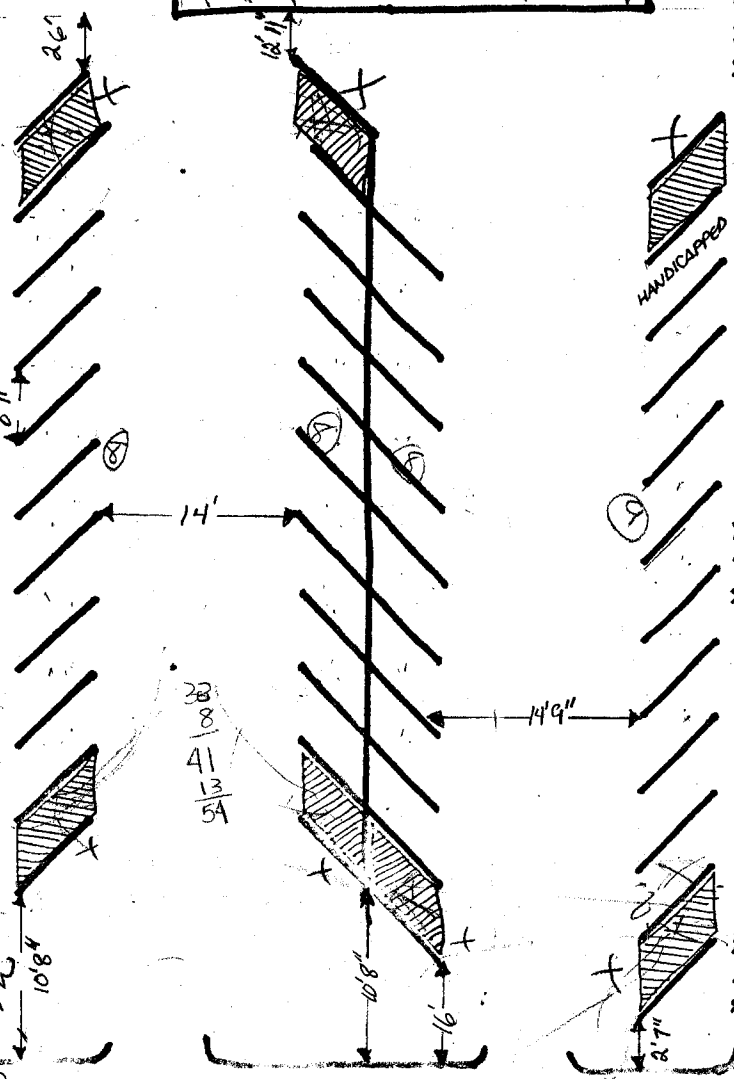


INDICATES QUESTIONABLE PARKING



APPROX 256'

-29 ROAD-



33

41

13

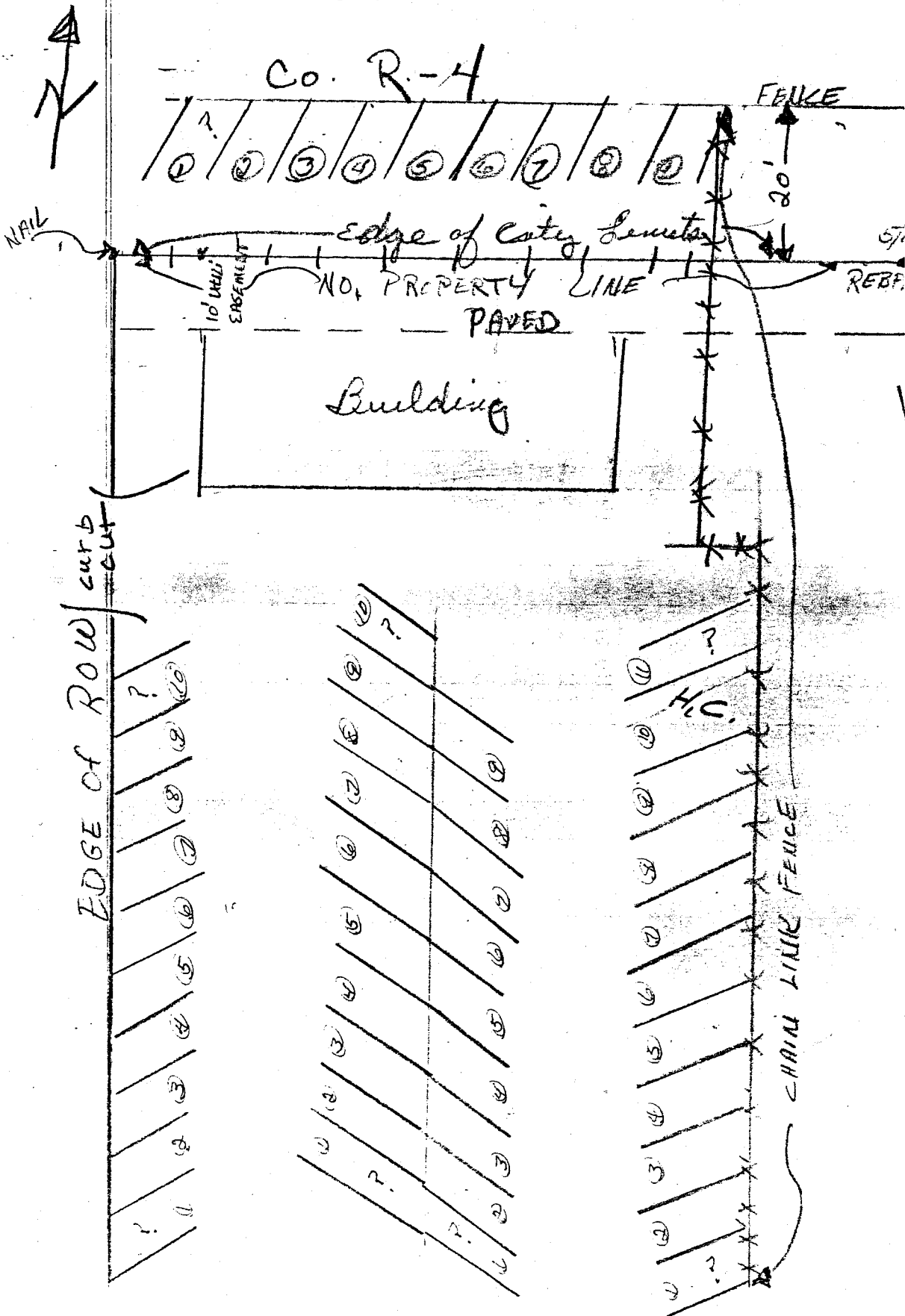
54

MAP NOT TO SCALE

NORTH AVE

NOT TO SCALE

Co. R-4



Field check on 11/10/11 - total 41 units shown.

[Fig. #1b]

29 Rd.

D.Tal

68'

130'

13 Spaces

2903 North Ave

60'

5' 161'

190' RESTAURANT Property

Sign RT C parking

Sign RT C parking

18.5'

18.5'

Letter to the...

1) All will look

2) letter by Thurs
-> signage etc.

3) Clarify...

Letter to the Dept

(13)

(5)

24' ISLE

office

Alex-

Thursday

60 Spaces

109

10

2/1

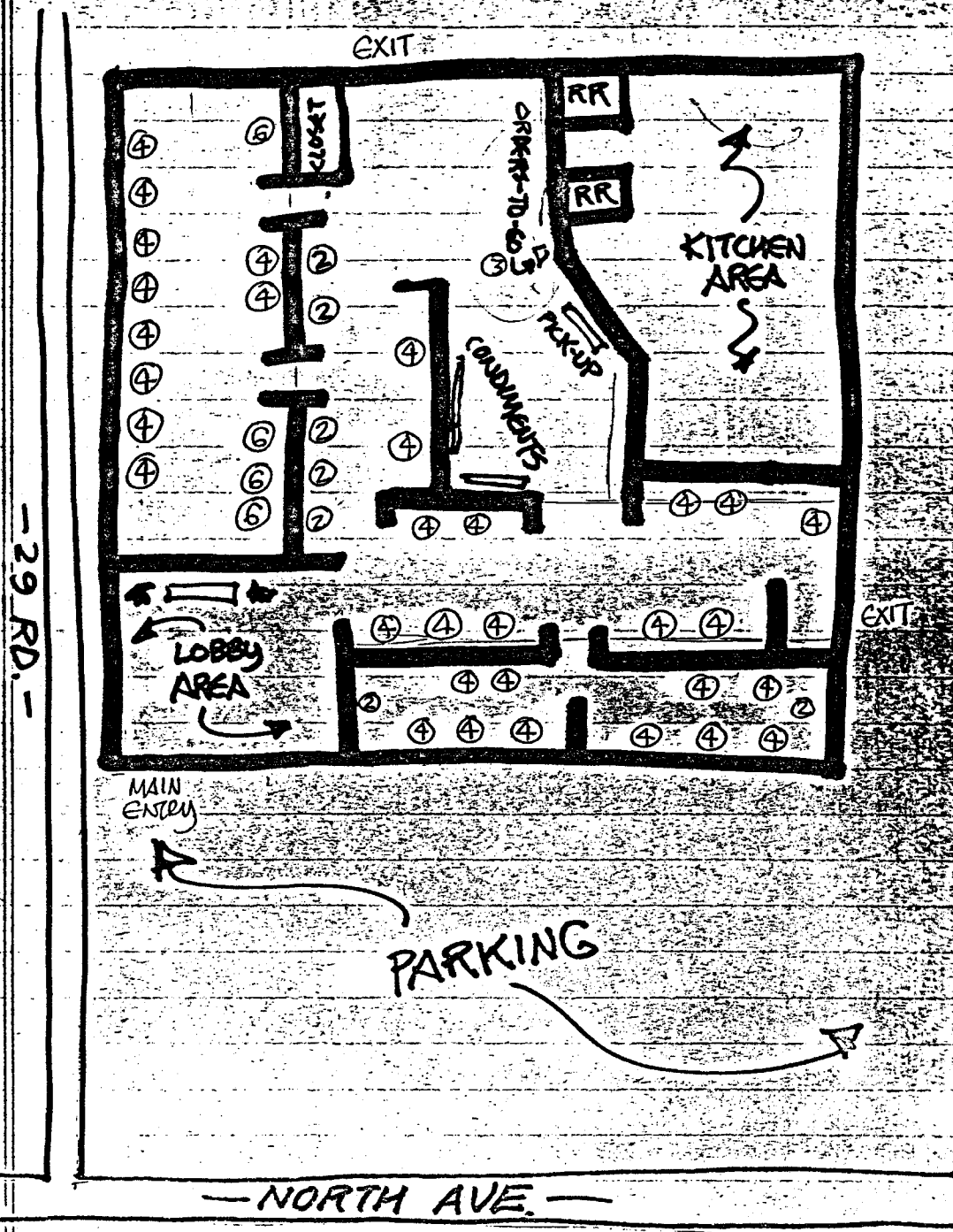
ORIG

2/15/22

10

10

10



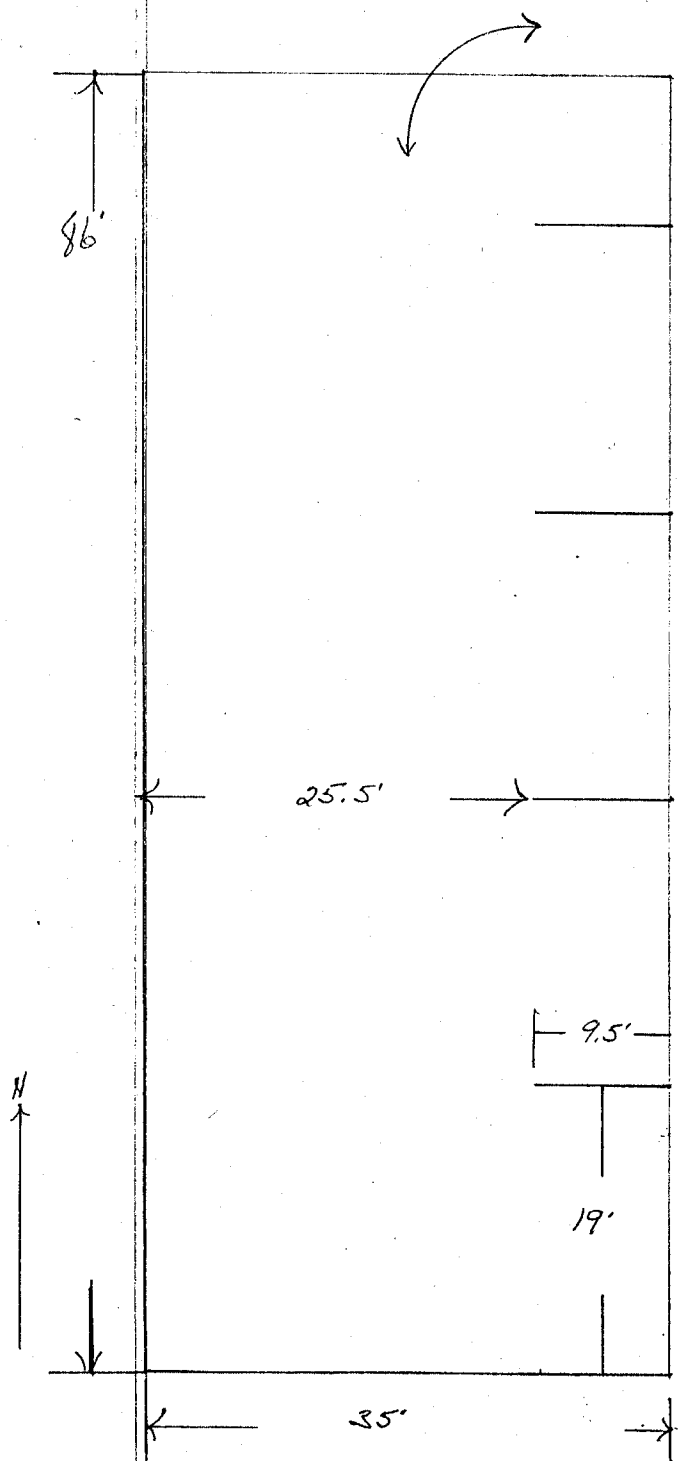
ROUND-THE-CORNER
SEATING CAPACITY

169 TOTAL SEATS

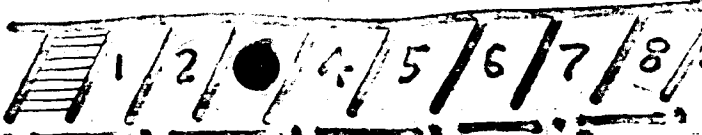
FIG. 1

RTC Property
190'

4 Spaces
504 29 Rd

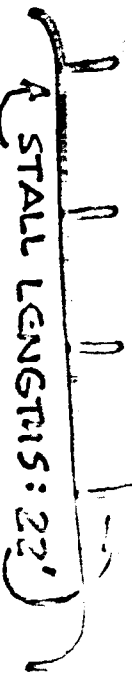


8 SPACES

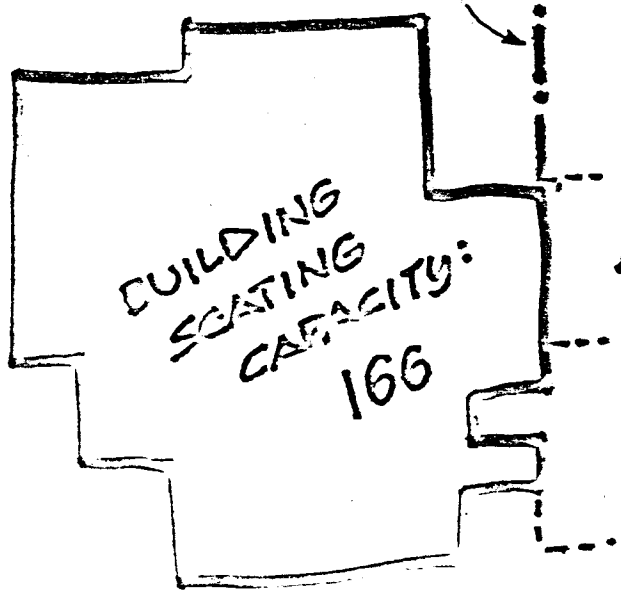


NEED LEASE AGREEMENTS

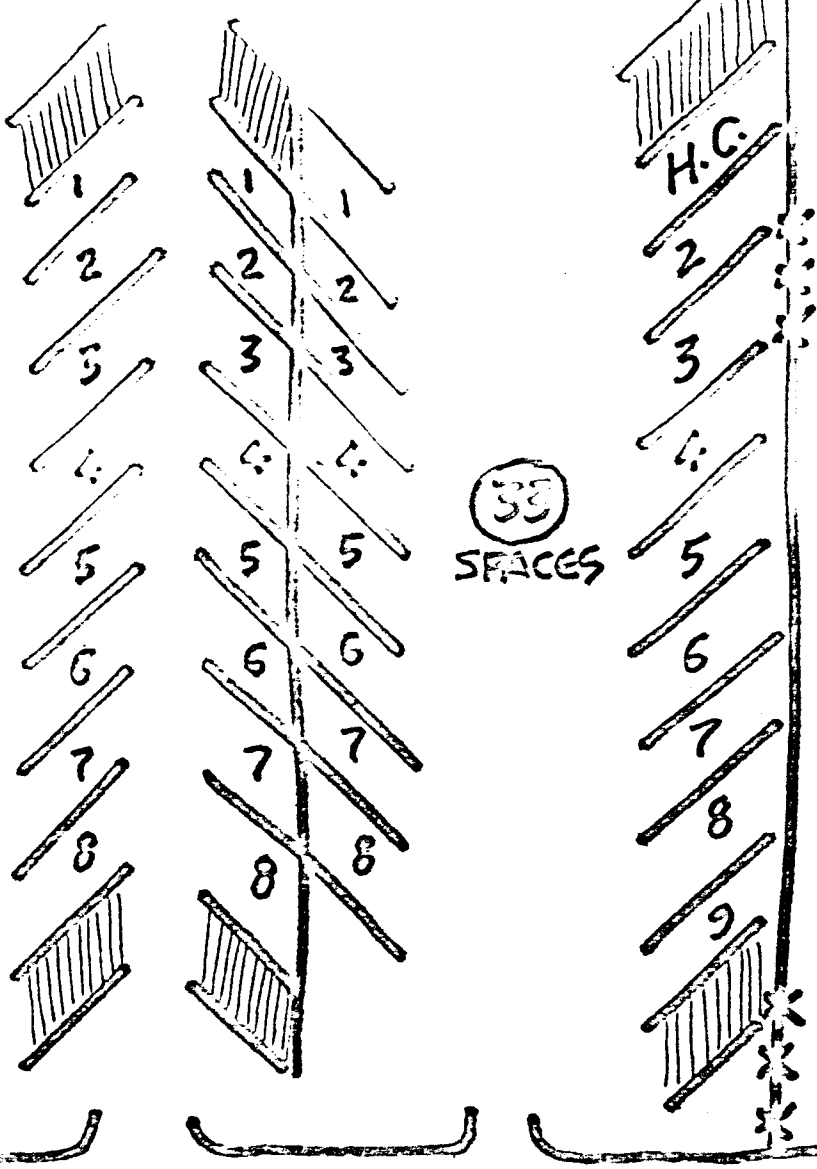
3 SPACES



29 ROAD



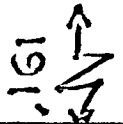
SPACES WILL NOT COUNT AND NEED TO BE DESIGNATED AS SUCH.



TOTAL SPACES
8 (NORTH SIDE)
3 (WEST SIDE)
33 (MAIN AREA)
13 (ACROSS N. AVE)
57 TOTAL

NEED SIGN(S) INDICATING ADDITIONAL PARKING ACROSS NORTH AVE.

MAP NOT TO SCALE



NORTH AVE.

19 SPACES

#58-81

PETITION

Dated 8/20/81 BG
7:35P rechanges

The undersigned is in favor of granting a conditional use for a beer and wine license to the proposed restaurant known as 'Round the Corner Restaurant' located at 29 and North Avenue, Grand Junction, Colorado.

Randy Thompson

2923 N. Ave - Unit 7

Maria Martin

55 2923 N Ave Unit 6

William W. Trenchard

2923 N. AVE

Don Amos

2919 N. ave.

James White

Grand Junction
Kramer

140 W 6th, Palisade

Paulie Norman

545 Honeycomb Lane. Clifton

Lita J. Crammer

156 Rainbow Dr.

Phyllis Rottmann

2909 N Ave

Bill C. Burt

2909 N Ave

J. Dale

2909 N Ave

John Treger

2909 N Ave

Barbara L. Thurman

2909 N. AVE.

Betty (Eric)

2905 N. AVE

Samuel E. Eversich

2905 N. Ave

Sherry Hill

502 29 1/4 Rd.

Anna Ryker

519 29 1/4 Rd.

Lina Ryker

519 29 1/4 Rd

John Ryker

517-29 1/2 Rd

Joe James

515-29 1/2 Rd.

Chris H. Brown

481 Morning Glory

Neil Brown

481 Morning Glory

Albert Miller

481 Morning Glory

Stephen J. Stubben

481 Morning Glory

Ray H. Burt

2917 Hill Ave. & J.

Jim Burt

2912 Hill Ave. & J.

Donna L. Luce

2909 Hill Ave. & J.

Warren A. Holroy

2913 Hill

Anna White

2913 Hill

Dal De Graaf

2913 Hill

PETITION

The undersigned is in favor of granting a conditional use for a beer and wine license to the proposed restaurant known as 'Round the Corner Restaurant' located at 29 and North Avenue, Grand Junction, Colorado.

Glenn Corey	2904 Bunting
Dick Buggy	2910 North Ave
Michael Kadeck	2910 North
Dick Rulch	2910 North
John W. Wadsworth	2910 North Ave 27B
Edward Farmer	2910 45B
Karen Wolf	2910 22B
L.W. Caughman	2910 -25B
B.L. Sinclair	2910 -25B
Dee Reese	2910 32A
Bob McCord	2908 North Ave
Anna Lowland	2912 North Ave
Albert H. Bidwell	2920 " "
Garnie L. Martin	2922 North Avenue
Jim Hough	2924 North Ave
Lois Egan	2924 North Ave
Ray L. Gault	2926 No Ave
Sammy David	2926 No Ave
H.E. Thompson	2926 No Ave
Gene Sault	2931 No Ave
Jack Connor	2529 No Ave
Max Bize	2923 No Ave
Alan Tracy	" " "
Bob F. Elmer	2927 North Ave
Earl Egan	" " "
Kay Pfaffberger	2923 North Ave
John Elmer	2923 No Ave
Cheri Hollis	2923 North Ave
Tony Satriano	" " "

PETITION

The undersigned is in favor of granting a conditional use for a beer and wine license to the proposed restaurant known as 'Round the Corner Restaurant' located at 29 and North Avenue, Grand Junction, Colorado.

Patricia Miller	524 29 Road Grand Junction
Jean Lettner	524 29 Road
Rena Gjeric	524 29 Road
Talyn Epp	514 29 Road
Cheeryl Baetgen	522 29 Road
Lonna Riesen	516 1/2 29 Road
Christine Alinkens	514 29 Rd.
ROBERT WILEY	505 29 Rd.
Janet Storgesen	225 Epps
Charli Brown	308 Epps Drive
Ruby Brown	308 Epps Dr.
Wesley Hendricks	308 Epps Dr.
Elmer Z Kimmel	316 Epps Dr.
Theressa	340 Epps Dr. Grand Junction
Ralph H Hrehuleta	490 29th RD. GRAND JUNCTION COLO.
Linda Russell	492-29 Rd, City
Wm A Russell	492-29 Rd City
Kathleen Medina	492-29 Rd - N - City
Pat Lawrence	490 29 Rd City
Ellen Elmore	2910 N. Ave. Sp A10
Ruby Keith	2910 N Ave Sp. A10
John Linn	2910 North AVE SP 23
Bill Linn	2910 North AVE SP 23
Dorothy Linn	2910 N. AVE # 47B
Bob Linn	2910 N Ave # 22C
Edward McNeale	2910 N.A # 29C
Maomi R McNeale	" " "
Jayne Ellis	2910 N. Ave - Sp 13
Cheryl Mc	2910 N. Ave Sp 11

PETITION

The undersigned is in favor of granting a conditional use for a beer and wine license to the proposed restaurant known as 'Round the Corner Restaurant' located at 29 and North Avenue, Grand Junction, Colorado.

<u>Barbara Trajcek</u>	<u>522 - Morning Glory</u> <u>241-0923</u>
<u>Haylene Thomas</u>	<u>522 Morning Glory</u>
<u>Louis Larson</u>	<u>524 1/2 Morning Glory</u>
<u>Aileen Flaunders</u>	<u>512 Morning Glory Lane</u>
<u>Virginia Larson</u>	<u>506 " " "</u>
<u>Paul Frank</u>	<u>504 " " "</u>
<u>Jane Braden</u>	<u>504 " " "</u>
<u>Walter Jiles</u>	<u>505 " " "</u>
<u>Rag Sheets</u>	<u>2896 North Ave.</u>
<u>Bob Baker</u>	<u>2896 North Ave.</u>
<u>William Wynn</u>	<u>2894 North Ave.</u>
<u>William R. Worsley</u>	<u>2894 North Ave.</u>
<u>Diana Hardy</u>	<u>2888 North Ave.</u>
<u>Janice</u>	<u>511 Melody Lane</u>
<u>Norma A. Jones</u>	<u>513 " "</u>
<u>McKale E. B. any name</u>	<u>514 " "</u>
<u>Fae Bergman</u>	<u>506 Melody Lane</u>
<u>Freda Siegel</u>	<u>2885 N. Ave.</u>
<u>Frank Siegel</u>	<u>" " "</u>
<u>Robert Kozay</u>	<u>2889 North Ave.</u>
<u>Sandra L. Foster</u>	<u>2883 North Ave.</u>
<u>Margaret M. Morris</u>	<u>2893 N. Ave.</u>
<u>Ann Foster</u>	<u>302 1/2 Martelle ^{2893 North} _{29th}</u>
<u>Mary L. Patchard</u>	<u>5105 1/2 - 29 1/4 Rd.</u>
<u>Marie A. Neuberger</u>	<u>509 - 29 1/4 Rd #F</u>
<u>Lillian Robertson</u>	<u>511 29 1/4 Rd.</u>
<u>John W. Aspen</u>	<u>513 29 1/4 Rd.</u>
<u>Richard J. Selzer</u>	<u>2920 Hwy 6 + 24</u>
<u>Wanda Goff</u>	<u>2920 Hwy 6 + 24</u>

PETITION

The undersigned is in favor of granting a conditional use for a beer and wine license to the proposed restaurant known as 'Round the Corner Restaurant' located at 29 and North Avenue, Grand Junction, Colorado.

Randy W. Went
L. V. Sells
Jack Blackman
Jay L. Moore
Penny Beckero
Rubensah Stice
R. P. Lene
Doris P. Moore

2220 Hwy 6 824 G.S.
2886 Freeway East
2960 Dth rd 2886 Freeway East
486 1/2 Melody Ln.
488 Melody lane
494 Melody Lane
528 1/2 Melody Ln.
532 Melody Lane

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

Ida May Bowman 2870 Elm Ave. 6/11/81
NAME ADDRESS

Alitha M. Baker _____
NAME ADDRESS

Charles W. Bell 2869 Elm 6/11/81
NAME ADDRESS

Miriam J. Anderson 2860 Elm Ave 6/11/81
NAME ADDRESS

Jane Brown 527 E Elm Dr. 6/11/81
NAME ADDRESS

W. W. Mallender 525 1/2 Elm Dr 6/11/81
NAME ADDRESS

Lois Purdy 576 Elm Drive 6/11/81
NAME ADDRESS

Mabel Purdy 526 Elm Drive 6/11/81
NAME ADDRESS

Madeline M. Miles 2858 Elm Ave 6/11/81
NAME ADDRESS

Evelyn J. Baupinger 2899 Texas Ave 6/11/81
NAME ADDRESS

Verna Miller 2897 Texas Ave 6/11/81
NAME ADDRESS

Beverly Day 2914 1/2 North Ave 6/15/81
NAME ADDRESS

Kenneth A. Day 2919 1/2 North Ave 6/15/81
NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

NAME ADDRESS

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

already submitted

Gayle C. Swigert 2903 Forman Ave 5-25-81
 NAME ADDRESS

Dorel Swigert 2903 Forman Avenue 5-25-81
 NAME ADDRESS

[Signature] 485-29 Rd. 5-26-81
 NAME ADDRESS

[Signature] 474 29 Rd 5-26-81
 NAME ADDRESS
 Employees Principal 6/4/81

Nesley Elementary Teachers, Principal,
Ernest Fay 481 Apple Blossom Rd
 NAME ADDRESS

Billye N. Medlin 571 29 Road 6-4-81
 NAME ADDRESS

Shirley Whittier 561 28 3/4 Hwy 6-4-81
 NAME ADDRESS
 Nesley Elem emp.

Ann Koonce 2260 N. 13th #5 6/4/81
 NAME ADDRESS
 Nesley teacher

Susan Herstedt 354 1/2 Martello Ct 6/4/81
 NAME ADDRESS

Elizabeth Armenta 1940 Grand Ave. #216 6/4/81
 NAME ADDRESS
 teacher

April Walker 2560 N. 12th #1 6-4-81
 NAME ADDRESS
 Teacher

Becky Terry 1215 Houston (Teacher) 6/4/81
 NAME ADDRESS

Dorothy Payton 3251 E Rd. (Teacher) 6/4/81
 NAME ADDRESS

Dennis G. Fay 3051 Colorado Ave Teacher 6/4/81
 NAME ADDRESS
 Nesley

Betty Ellrick 1737 N. 8th St, G.J. 6-4-81
 NAME ADDRESS
 Nesley teacher

Conchita Johnson 2045 Elm Ave. G.J. 6-4-81
 NAME ADDRESS
 Teacher

Kathleen Davis 2002 Linda Lane - Teacher 6-4-81
 NAME ADDRESS

Max A. Leach 616 Partee Dr. - Tchr. 6-4-81
185 1/2 Edlun Rd. Tchr. 6/4/81

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

Wanda Mejeel 508 1/2 29 Rd GJ.
 NAME ADDRESS 5/24/81

Douglas H. McBee 508 1/2 29 Road GJ
 NAME ADDRESS

Eather Akens 2931 No. Ave #1, Jr. GJ. 5/24/81
 NAME ADDRESS

Evelyn Tesher 2910 North - 19th Grand Jct.
 NAME ADDRESS 5/24/81

Ronald King 2910 N. Ave. 18-A 5/24/81
 NAME ADDRESS

Larry G. Smith 2910 North Ave. Sp. 23A 5/24/81
 NAME ADDRESS

Bertha G. Smith 2910 North Ave #23-A 5/24/81
 NAME ADDRESS

Bladys Beard 2910 No. Ave Sp. 17a 5/24/81
 NAME ADDRESS

Patty Wright 2910 N. Ave #11A 5/24/81
 NAME ADDRESS

Dae Rouse 2910 N. Ave #22a 5/24/81
 NAME ADDRESS

Carla J. Rickard 2910 N. Ave. #22a 5/24/81
 NAME ADDRESS

Larry Patten 505 1/2 - 29rd 5/26/81
 NAME ADDRESS

Emmie Knott 505-29-Rd. 5/26/81
 NAME ADDRESS

Brahman Knott 505-29 Rd 5/26/81
 NAME ADDRESS

Bob Walters 2881 Tuna Ave 5/26/81
 NAME ADDRESS

Leis Walters 2881 Tuna Ave 5/26/81
 NAME ADDRESS

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners' further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

<u>Joe Vessels</u> NAME	<u>481 Harris Rd.</u> ADDRESS	<u>6/11/81</u>
<u>Dore Vessels</u> NAME	<u>481 Harris Rd.</u> ADDRESS	<u>6/11/81</u>
<u>John B. Giles</u> NAME	<u>1190 Harris P.D.</u> ADDRESS	<u>6/11/81</u>
<u>Mrs. Mabel L. Pless</u> NAME	<u>490 Harris Rd.</u> ADDRESS	<u>6/11/81</u>
<u>Vera Myers</u> NAME	<u>491 Harris Road</u> ADDRESS	<u>6/11/81</u>
<u>Dale Myers</u> NAME	<u>491 Harris Rd</u> ADDRESS	<u>6/11/81</u>
<u>Rosa Jensen</u> NAME	<u>493 Harris Rd.</u> ADDRESS	<u>6/11/81</u>
<u>Alfred Jensen</u> NAME	<u>493 Harris Rd.</u> ADDRESS	<u>6/11/81</u>
<u>De Thompson Mawique</u> NAME	<u>2880 Elm Ave</u> ADDRESS	<u>6/11/81</u> Kinder Haus
<u>Lisa Soback</u> NAME	<u>2880 Elm Ave</u> ADDRESS	<u>6/11/81</u> Kinder Haus
<u>Wicki Debra</u> NAME	<u>2880 Elm Ave</u> ADDRESS	<u>6/11/81</u> Kinder Haus
<u>Jowlyn McCluskey</u> NAME	<u>2880 Elm Ave</u> ADDRESS	<u>6/11/81</u> Kinder Haus
<u>Jed Hoaglund</u> NAME	<u>2877 Texas Av.</u> ADDRESS	<u>6/11/81</u>
<u>Dennis Hoaglund</u> NAME	<u>2877 Texas Av.</u> ADDRESS	<u>6/11/81</u>
<u>Bill Morgan</u> NAME	<u>2871 Elm</u> ADDRESS	<u>6/11/81</u>
<u>Sharon Blennis</u> NAME	<u>2869 1/2 Elm</u> ADDRESS	<u>6/11/81</u>
<u>Shelly Blennis</u> NAME	<u>2869 1/2 Elm Ave</u> ADDRESS	<u>6/11/81</u>
<u>William Blennis</u> NAME	<u>2869 1/2 Elm Ave</u> ADDRESS	<u>6/11/81</u>

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

Leonna McCullough 492 Melody Lane 5/23/81
 NAME ADDRESS

Pam McCullough 492 Melody Lane 5/23/81
 NAME ADDRESS

James R. Saylor 51729 RR 5/23/81
 NAME ADDRESS

Omallee Warren 513 29 1/4 Rd 5/23/81
 NAME ADDRESS

Mary E. Saylor 517 29 Rd 5/23/81
 NAME ADDRESS

W.R. Tucker 510 29 Rd. 5/23/81
 NAME ADDRESS

William M. Tucker 510 29 Rd. 5/23/81
 NAME ADDRESS

John Jankas 515-29 RD. 5/23/81
 NAME ADDRESS

Arthur Jankas 515 29 Rd 5/23/81
 NAME ADDRESS

Genevieve T. Harris 519-29 Rd 5/25/81
 NAME ADDRESS

Shelma King 2899 Orchard 5/26/81
 NAME ADDRESS

Debbie King 509 29 Rd. 5/26/81
 NAME ADDRESS

Vern Harris 509 29 Rd 5/26/81
 NAME ADDRESS

Pat Harris 509 29 Rd. 5/26/81
 NAME ADDRESS

Catherine E. Powell 545 29 Rd 5-26-81
 NAME ADDRESS

Ila Miracle 481 29 Rd 5-26-81
 NAME ADDRESS

Joseph Ratoff 485-29 Rd. 5-26-81
 NAME ADDRESS

P E T I T I O N

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<u>George W. Fultz</u> NAME	<u>511 29rd City 5/23/81</u> ADDRESS
<u>Jessie W. Fultz</u> NAME	<u>511-29 Rd - City 5/23/81</u> ADDRESS
<u>Harold D Harris</u> NAME	<u>519 29 Rd. 5/23/81</u> ADDRESS
<u>Kenneth L. Harris</u> NAME	<u>519 29 Rd. 5/23/81</u> ADDRESS
<u>Roger Harris</u> NAME	<u>519 29 Rd. 5/23/81</u> ADDRESS
<u>Penny Williams</u> NAME	<u>5133 Epps Drive 5/23/81</u> ADDRESS
<u>Ida Cummings</u> NAME	<u>130 Epps Dr. 5/23/81</u> ADDRESS
<u>Elmora Hakel</u> NAME	<u>339 Epps Dr. 5/23/81</u> ADDRESS
<u>Ernest Hakel</u> NAME	<u>339 Epps Dr. 5/23/81</u> ADDRESS
<u>Mike Clubb</u> NAME	<u>330 Epps Dr. 5/23/81</u> ADDRESS
<u>Dave Ferguson</u> NAME	<u>225 Epps Dr. 5/23/81</u> ADDRESS
<u>Laurie Dickenson</u> NAME	<u>205 Epps Drive 5/23/81</u> ADDRESS
<u>Raymond E. Myer</u> NAME	<u>512. 29 Rd. 5/23/81</u> ADDRESS
<u>Nellie Myer</u> NAME	<u>512 29 Rd 5/23/81</u> ADDRESS
<u>W F Wilson</u> NAME	<u>493 Sparr 5/23/81</u> ADDRESS
<u>MaryJane Wilson</u> NAME	<u>493 Sparr 5/23/81</u> ADDRESS
<u>Shelma Mahan</u> NAME	<u>499 1/2 Sparr 5/23/81</u> ADDRESS

P E T I T I O N

We the undersigned, as residents or property owners in the vicinity of 29 Road and North Avenue, Grand Junction, Colorado, present this Petition to the Planning Commission and to the City Council opposing the granting of a conditional use for a beer and wine license to The Round The Corner Restaurant. Petitioners believe that the issuance of such a license will be adverse to the residential nature of the area by increasing the number of intoxicated drivers on 29 Road and by increasing the noise and congestion in that area. Petitioners further believe that no cause exists for the issuance of such a license and that its issuance will lead to a rapid deterioration of the neighborhood.

<u>Dave W. Husky</u>	<u>2585 ORCHARD</u>	<u>5/25/81</u>
NAME	ADDRESS	
<u>Carolyn M. Hudig</u>	" "	<u>5/25/81</u>
NAME	ADDRESS	
<u>Jason D. Husky</u>	<u>Joonyoung</u>	<u>5/25/81</u>
NAME	ADDRESS	
<u>Maria Peterson</u>	<u>2910 Orchard</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>The Learning Tree Children Center</u>		
<u>Kim Gyrocks</u>	<u>524 29 Road</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Helen Shields - Teacher</u>	<u>524 29 Rd.</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Jean Brown</u>	<u>516 - 29 Rd.</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Donna Riege</u>	<u>516 1/2 29 Rd</u>	<u>5-26-81</u>
NAME	ADDRESS	
<u>Jana Ferguson</u>	<u>225 Epps</u>	<u>5-26-81</u>
NAME	ADDRESS	
<u>Charles D. Williams</u>	<u>133 Epps Dr</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Mamie Bean</u>	<u>539 - 29 Rd Infet</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Alice Buchner</u>	<u>541 - 29 Rd city</u>	<u>5/26/81</u>
NAME	ADDRESS	
<u>Don Buchner</u>	" "	
NAME	ADDRESS	
<u>Edson W. Barr</u>	<u>547-29 Rd. Hd Jct. Coly</u>	<u>5-26-81</u>
NAME	ADDRESS	
<u>Mrs. C. T. F. H.</u>	<u>544-29 Road</u>	<u>5-26-81</u>
NAME	ADDRESS	
<u>Blythe H. Magill</u>	<u>537-29 Rd.</u>	<u>5-26-81</u>
NAME	ADDRESS	
<u>Willie J. Stacy</u>	<u>2899 ORCHARD</u>	<u>5/26/81</u>
NAME	ADDRESS	

REVIEW SHEET SUMMARY

FILE NO. 58-81 DUE DATE 5/18/81
ACTIVITY Beer and wine license - Conditional Use
PHASE Final
LOCATION NE Corner of 29th & North Ave., Flynn Subdivision, Grd. Jct.
PETITIONER Shanara, Inc.
PETITIONER ADDRESS 2004 N. 12th St., Grand Junction, CO 81501
ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/15/81	City Police Dept.	Will there be a separate bar? Will this business remain family oriented?
5/26/81		KAMICAR/LITTLE PASSED 6-0 A MOTION TO MOVE #58-81, CONDITIONAL USE, BEER AND WINE LICENSE, TO FACT FINDING, WITH THE RESULTS TO BE REPORTED AT THE JUNE PUBLIC HEARING.
6/30/81		LITTLE/RINKER PASSED 5-0 A MOTION TO SUBMIT TO THE CITY COUNCIL FOR CONSIDERATION #58-81, CONDITIONAL USE, BEER AND WINE LICENSE, LOCATED AT THE NORTHEAST CORNER OF 29TH AND NORTH AVENUE, KNOWN AS ROUND-THE-CORNER RESTAURANT, AND HEREBY RECOMMEND TO CITY COUNCIL APPROVAL OF #58-81, CONDITIONAL USE, BEER AND WINE LICENSE, SUBJECT TO THE FOLLOWING CONDITIONS: THAT STAFF COMMENTS BE RESOLVED.

Acres 1.5

File No. #58-81

Units _____

conditional use

Zone _____

Density _____

Tax Parcel Number _____

Activity _____

Phase Final

Common Location NE Corner of 29th + North Avenue (Flynn Subdivision)

Date Submitted 5-1-81 Date Mailed Out 5-6-81 Date Posted _____

day Review Period Return by 5-18-81 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•	•	•																														
County Road	•	•																															
County Health	•	•																															
County Surveyor	•	•																															
County Parks/Recreation	•	•																															
County Engineer	•	•																															
Transportation Engineer	•	•																															
City Engineer	•	•																															
City Utilities	•	•																															
City Parks/Recreation	•	•																															
City Police Dept.	•	•																															
County Sheriff	•	•																															
Floodplain Administration	•	•																															
Comprehensive Planning	•	•																															
S.J. Dept. of Energy	•	•																															
Fire <u>CITY</u>	•	•																															
Irrigation	•	•																															
Drainage	•	•																															
Water (Ute, Clifton)	•	•																															
Sewer	•	•																															
G.V. Rural Power	•	•																															
Mountain Bell	•	•																															
Public Service (2 sets)	•	•																															
Soil Conservation	•	•																															
State Highway Dept.	•	•																															
State Geological	•	•																															
State Health Dept.	•	•																															
Transamerica	•	•																															
Water & Power Resources	•	•																															
Hack, Mesa, Colbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•	•																															
OTHER:	•	•																															
totals	✓	✓	✓																														

BOARDS	<u>STPC</u>	<u>5/26/81</u>	<u>tabled for staff schedule</u>
	<u>ESPE</u>	<u>6/30/81</u>	<u>objection - on basis of neighborhood objections</u>
	<u>CC</u>	<u>6/5/81</u>	<u>Approved sub to staff comments</u>
	<u>CIC</u>	<u>7/15/81</u>	<u>Approved</u>

STAFF Refer to file #53-80 Flynn Subdivision
 7/2/84 Assrs. Map in file #20-84

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

City County Development Department





RESTAURANTS

SHANARA INC.

September 4, 1981

City Planning Department
559 White Avenue Room 60
Grand Junction, Colo. 81501

Subject: Parking at Round the Corner Restaurant,
29th and North Avenue

Attention: Bob Goldin

As a result of our meeting concerning the parking, the following action is being taken.

- 1) During the week of 8 September, Elam Construction Company will tile the irrigation ditch from 29 and North, then north up the east side of 29 road to the present restaurant drive. This area will then be graveled, with paving to be completed during the week of 21 September. A decorative split rail fence will be run along the east side of 29 road to force parking traffic to the present restaurant drive. We will then gain about 6 to 8 parking spaces in the newly paved area.
- 2) We will pave the easement area behind the restaurant and have approximately (8) eight additional parking spaces.
- 3) We will re-stripe the area between the restaurant and 29 road to have (4) four more spaces
- 4) All of the above changes have been approved by the city street department.
- 5) Striping in the presently paved area will be considered for change to gain more parking.
- 6) We are presently negotiating with (2) adjacent property owners for another parking area.
- 7) On this date I visited with several of the residents on 29 road who have been inconvenienced by customer parking and found them most appreciative and receptive to what we are trying to do to relieve the congestion.

Continued/....



SHANARA INC.

September 9, 1981

RESTAURANTS

City/County Planning Department
559 White Avenue
Grand Junction, CO 81501

ATTN: BOB GOLDIN

SUBJECT: Parking - Restaurant at 29th & North Avenue

The volume of unexpected business has caused a great deal of frustration for your department and for us, so I appreciate the time and consideration given to relieve the problem.

The shopping center will be built some time in the not-to-distant future and will relieve our overflow, but in the meantime I am requesting a revokable parking permit to park on city ROW as shown on this sketch plan. In the process of developing this additional parking area we will beautify the ugly corner at 29th & North Avenue and by putting up the fence we will insure traffic flow at our entry only. Our employees will continue to park in the leased area as they are currently instructed to do.

I have visited twice with Mrs. Fouts, the lady who has made the majority of the complaint calls, and she understands and approves of what we are trying to do, so hopefully we have made peace there.

Thanks again for your help.

Sincerely,

O. Reed Guthrie
General Partner

ORG:ml

**City
County
Development
Department**CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

MEMORANDUM

TO: Jim Wysocki
FROM: Bob Goldin - City Planner
DATE: November 19, 1981
RE: Round the Corner Restaurant

Per Grand Junction Zoning and Development Regulations:

Section 5-5-1-I-15, Restaurants require one parking space per each three seats (designed seating capacity).

Section 5-5-1-B, states employee parking shall be addressed and accommodated for. Based on numerous discussions with O. Reed Guthrie of Round the Corner Restaurant, he has repeatedly insisted on a seating capacity of 150 persons and approximately 12 employees during any one shift. On November 16, 1981, a site check showed 166 plus seats inside Round the Corner. (see figure 1a) This would require Round the Corner to provide a minimum of 55 spaces plus employee parking. At the present time, a maximum of 49 on site spaces exist with 8 of those spaces in question. (1b).

Other unresolved concerns besides the inadequate parking situation of Round the Corner include:

- a) no revocable permit for utilizing the Right-Of-Way;
- b) the northern property in question as to ownership and utilization rights;
- c) the limiting of Mr. Flynn's options for future development east of this project;
- d) curb cuts off North Ave. being so close to the intersection of 29 Road; and
- e) neighborhood concern for the whole Round the Corner project.

These are, in part, the results of problems this Department faces in dealing with straight zones in the City and the enforcement thereof.

ROUND THE CORNER:

The original contact with Round the Corner started on March 10, 1981, when the building permit was applied for. On the plan (see figure 2), the building was shown with an area that had parking for "60 spaces". This was not dimensioned nor detailed as to where these 60 spaces would be.

April 1st, a conditional use application was submitted for a beer and wine license. On the plan submitted (see figure 3), the building was shown with an area for "50 spaces". This was not dimensioned nor detailed as to where these 50 parking spaces would be. The conditional use permit was approved by City Council on August 5, 1981, after much neighborhood opposition to the project.

On August 9th, O. Reed Guthrie for Round the Corner came in for a certificate of occupancy (CO.). A site check was done and the parking area was found to be in question because neither 50 nor 60 spaces were available. Mr. Guthrie proceeded to explain to this Department how he would pick up the additional required parking once the land to the east of him (the remaining portion of Flynn Subdivision) was developed. On August 10th, this Department received a letter from Mr. Guthrie, stating his intentions for the parking situation (See Attachment). Based on that letter and discussion with him, his CO was issued.

Once open, and throughout August this Department received many complaints from the neighborhood, Police, and City Attorney as to blocked driveways, backing into 29th, and traffic congestion resulting from the Round the Corner parking situation. This Department continued to have discussions with Mr. Guthrie about his inadequate parking situation. On September 4th, Mr. Guthrie wrote this Department a letter (See Attachment 2), stating what he proposed to do to alleviate the parking problem. Items 1 and 2 involved parking in the Right-Of-Way, or utility easement. We informed him he would need a Revocable Permit. Item 4 stated his requests were approved by the City Street Department. When Jim Bragdon, City Traffic Engineer was asked, he told us that Mr. Guthrie had told Bragdon his intentions and no approval was given; it was not his option nor within his ability to approve.

More discussion followed and when informed that the Right-Of-Way parking would not count towards his parking requirements, only for overflow, we received another letter on September 9th. The request for a revocable permit was reviewed by this Department and the City Traffic Engineer. Because an irrigation ditch was involved more review continued. There was still no mention of meeting his requirements for parking.

In the meantime, Mr. Flynn, owner of the property had put up a fence running north and south along the eastern side of Round the Corner (see figure 2). This was because Guthrie had encroached upon Mr. Flynn's property on the east. More discussions were held with Mr. Guthrie involving his acquiring the eastern portion through negotiations with Mr. Flynn (see letter September 24th).

From that point, all discussions were through Mr. Guthrie's lawyer representative, Mr. LaCroix. Still the parking requirements had not been met. Follow-up on the negotiations have failed to alleviate the inadequate parking, involving the acquisition of neighboring areas for parking lots.

On October 7th, Round the Corner was before City Council for their Beer and Wine License. Per Mr. Ashby, City Attorney, this Department could not have input into this discussion. He said the Liquor License had no bearing on the parking situation currently unresolved. The license was approved on October 21, 1981 with the provision a set of plans showing the current parking situation be submitted for review. Even after continued follow-up calls with Mr. LaCroix, no plans have been submitted and the parking is still unresolved.

On November 13, 1981, Mr. Flynn came to this Department, and discussed the possibilities of developing the eastern portion of the lot for a shopping center. The marketable space of this project will be limited due to Round the Corner's unresolved parking situation. No common parking agreement has been agreed to between Flynn and Guthrie and the fence remains up.

✓BG/ja

CC: Gerald Ashby
Daryl Shrum
Karl Metzner
Mark Eckert
Alex Candelaria

Jim Bragdon

City
County
Development
Department

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

December 1, 1981
Certified P321 722 376
Return Receipt
Mr. Guthrie
Round the Corner Restaurant
2900 North Ave.
Grand Junction, CO 81501

Certified
P321 722 377
Return Receipt
Mr. LaCroix - Attorney
725 Rood Ave.
P.O. Box 2685
Grand Junction, CO 81502

Dear Mr. Guthrie and Mr. LaCroix:

Through repeated conversations and correspondence, the City Planning Staff has exhibited patience and a willingness to work in resolving the parking problem of Round the Corner Restaurant. This has occurred since August 10, 1981. Since actions taken to this point have not adequately addressed parking requirements (Section 5-5-15, City Code), the Staff must take action.

Mr. Guthrie has repeatedly stated that Round the Corner has a seating capacity of 150 and 12 - 14 employees per shift. This would require 50 parking spaces plus employee parking. However on November 16, 1981, a site check found 166 plus seats inside the restaurant (figure 1) which would require an additional 5 to 6 spaces plus employee parking.

There are 49 on site parking spaces existing now with 16 of those in question (figure 2). There is also a question as to the validity of those 9 parking spaces on the north of the structure. We need evidence these are legally valid and zoned properly for parking. Those parking spaces within the right-of-way, more than 200 feet from the site, or those 7 spaces creating traffic hazards will not count for overall parking requirements.

Given that the parking problem has not been addressed according to City requirements it appears that only two options are available:

- 1) limit seating capacity
- 2) acquire adequate parking now.

Since the second option has yet to materialize per Mr. LaCroix's correspondence, we have no choice but to limit your seating capacity to accommodate your existing parking situation. This means 99 seats for the 33 valid parking spaces now existing. This will remain in affect until such time as you can prove to this Department that additional valid parking spaces are available.

Sincerely,

Mark Eckert

Mark Eckert
Senior City Planner

Bob Goldin

Bob Goldin
City Planner

Kirk Pittman

Kirk Pittman
Zoning Administrator

CC: Gerald Ashby, Jim Bragdon, Daryl Shrum, Karl Metzner, Don Warner, and Alex Candela



Bob Linn file

CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

December 16, 1981

Certified P321 722 382 Return Receipt
Mr. Guthrie
Round the Corner Restaurant
2900 North Ave.
Grand Junction, CO 81501

Certified P321 722 383
Mr. LaCroix - Attorney
725 Rood Ave.
P.O. Box 2685
Grand Junction, CO 81502

Dear Mr. Guthrie and Mr. LaCroix:

Following the site check on December 9, 1981, and based on our discussion of December 8, 1981, the following conditions are the basis for the requirements stated below:

- 1) The seating capacity is 166 according to the existing seating arrangement and the City Fire Departments load capacity figures for the restaurant based on their inspection and information provided to them by Round the Corner.
- 2) The required number of customer parking spaces will be 55.

Requirements:

- 1) A lease agreement with the present property owner on the north side of the building showing rights to park 8 vehicles there.
- 2) A lease agreement with the present property owner on the east side for parking of manager's vehicles and access. (The plat and plan shows the building extending to the lot and parking/access area is encroaching into the east property.)
- 3) The parking spaces on the north of the parking lot that extend into the aisle will not count since they create a traffic hazard. (See diagram).
- 4) The parking spaces on the south of the parking lot extending into the aisle, will not count since these create traffic congestion. (See diagram).
- 5) A sign(s) be posted that shows additional customer parking across North Avenue.
- 6) The parking area across North Avenue (to the south of Monty's) be dust free, striped and designated customer parking only for Round the Corner.
- 7) The parking spaces in the right-of-way, west of the building, be standard size of 22' per stall length.

This Department feels that these requirements can be completed by January 22, 1982. At such time your parking requirements will have been fulfilled. If not, appropriate action will be taken.

Law Offices Of
LaCroix, Achziger, & Multz, P.C.

Thomas R. LaCroix
John A. Achziger
Carroll E. Multz

C. Joseph Croker

725 Hood Ave.
P.O. Box 2685
Grand Junction, Colorado 81502

Area Code 303
Telephone 245-4601

January 22, 1982

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JAN 25 1982

Mr. Bob Golden
Planning and Zoning Department
559 White Avenue, Room 60
Grand Junction, CO 81501

Dear Bob:

Please find a copy of the parking agreement which we entered into with the people who own the Round the Corner Restaurant. We are no longer parking beside the restaurant pursuant to your request. The parking lot across the street is only partially completed due to the weather. The trees are removed, but in order to tile the ditch and surface parking area, the weather must warm before further action can be taken. When the new line is completed, the signs shall be posted showing the parking area. I hope this is satisfactory and this matter is completed.

Yours truly,

LaCROIX, ACHZIGER & MULTZ, P.C.



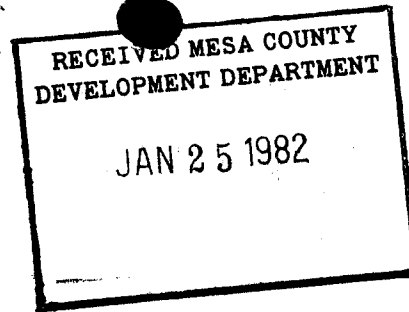
Thomas R. LaCroix

TRL:mmm



RESTAURANTS

SHANARA INC.

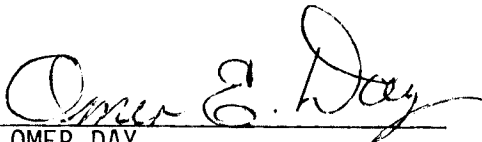


Parking Agreement

Ref: Schedule No. 2943-083-00-032

This agreement entered into this 23rd day of December 1981 between Round the Corner Restaurant, the lessee, and Omer Day, the lessor.

For one dollar (\$1.00) and other valuable consideration the lessor grants to lessee unrestricted parking rights on that portion of the above referenced property that lies immediately to the north of the restaurant.


OMER DAY


Round the Corner Restaurant
O. REED GUTHRIE



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMORANDUM

TO: Bob
FROM: Alex *AMC*
DATE: February 5, 1982
RE: Round the Corner Restaurant

A field check was conducted on February 2, 1982, on the above mentioned regarding the parking issue. The following was found:

1. There are two no parking signs, one is located at their main entrance and another located at the northern portion of their parking area.
2. They have repaved and restriped their main parking area, to staffs suggestion.
3. The parking area across the street is in the process of being completed, but according to their letter dated January 22, 1982, they are at a stand-still due to the weather.

AC/vw

Memo
To Mark - Bob
From Alex
Date 10/7/81

Re: Round the Car. Parking issue

On Oct. 6, 81 a field sk was conducted, with Reed Guthrie & myself in the above mention, to discuss the parking issue.

Reed G. stated that he intended to pick up five more parking spaces in the present 35 spaces which are paved & striped. He intends to provided 5 additional spaces by designating them in the striped turn arounds.

He also stated that he could provided 10 additional spaces on vacant land, which he claims ~~that~~ ^{to be} 196' west of his present property line, also it is zone C-1 which ~~point~~ allows employee parking

He intends to grade it & compact, the additional 10 spaces & would be designate them as employee parking. Access is gain through a gravel ~~to~~ approx 20' ROW off of 29 road. The properties dem. are 45' x 90'.

I told him ~~that~~ that he should submit to us a sketch plan before he go ahead with his intentions.

- + Ch on 11/3/81 @ 9:10 A.M. to see if employee parking was been utilized (Ans. - No.)
- + Ch w/ Transamica Title if there were any transaction / nothing since 78 or 79
- + It is presently zoned Co. R-4 which it doesn't allow as zoned parking
- + Have him prove as to how this property is his or an agreement to use this parcel for his use

1. Count Booths, Counter Seat in Restaurant
2. MAKE A SURVEY OF PARKING PRESENTLY IN PLACE
3. BUILDING INSPECTION - BECAUSE OF ESTIMATING BUILDING FROM PLAN SUBJECT CHECK FOR
① OCCUPANCY - LOAD FIRE EXITS ETC
9. ESTABLISH TIME LIMIT FOR REPAIRS
TIME LIMIT WHEN CONSTRUCTION WORK IS TO BE IN PLACE.
4. CONSULTATION WITH CITY ATTORNEY ON PROCESS OR PROCEDURES TO FOLLOW.
① (a) MY PLAN AND RELUCTANCE TO APPROVE THIS PLAN WHILE R.T.C. SITUATION IS STILL TO BE RESOLVED.

29 Rd. 4-lane will make building on right-of-way

City
County
Development
Department

MEMORANDUM

Reply Requested F.Y.I.Date: 4/23/82 YES NOTo: BOB GOLDINFrom: LANCE WILLIAMS

Yesterday I made a site check of Round The Corner parking. Here's what I found:

1. parking south of Monte's is not in - no signs, paving, etc.
2. there are between 14 and 16 spaces across 29 Road to the west - for employees only
3. there are 50 spaces on the main lot - 36 on the south side, 5 on the west, and 9 on the north