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File 1981-0067

Project Name: Board of Trade Restaurant – Liquor License – Conditional Use

Date 2/25/02

P	S	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.
r	e	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.
s	a	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.
e	n	
n	e	
t	d	
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
		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
X	X	*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	Planning Commission Minutes - ** - 7/28/81
X	X	Review Sheet Summary	X	X	Impact Statement
X		Review Sheets	X	X	Development Schedule
X	X	Letter from Jerome Michael to Bob Goldin re: re-opening the restaurant in accordance with the architectural plans submitted in 1981-8/18/83			
X	X	Letter from Conni McDonough to Jerome Michael re: necessity to of acquiring CUP and revocable permit – 8/26/83			
X		Public Notice Posting – 7/16/81, 9/12/83			
X	X	Letter from Skip Grkovic to Karl Metzner re: proposal for the Grand River Yacht Club to occupy space of former restaurant – 8/30/83			
X		Mesa Co. building permit signed 9/20/83			
X		Consent Agenda – items where petitioners have requested reversion			
X	X	Follow-up to Public Hearing – 4/12/83			
X	X	Letter from Donald Fleisher to Planning re: Written notice of violation of Section 4/6/2Q and request for you meeting scheduled for 2/8/82			
		Preliminary Floor Plan			

MAIN STREET

CURB LINE

PLANTER

22'-0"

10"

5'-8"

10'-0"

PEDESTRIAN CROSSING

SUNSHADE
OVER SEATING

UTILITY CORRIDOR

PEDESTRIAN WALK

24'-6"

9'-10"

EXISTING WALK

EXISTING WALK

EXISTING WALK

EXISTING WALK

EXISTING WALK

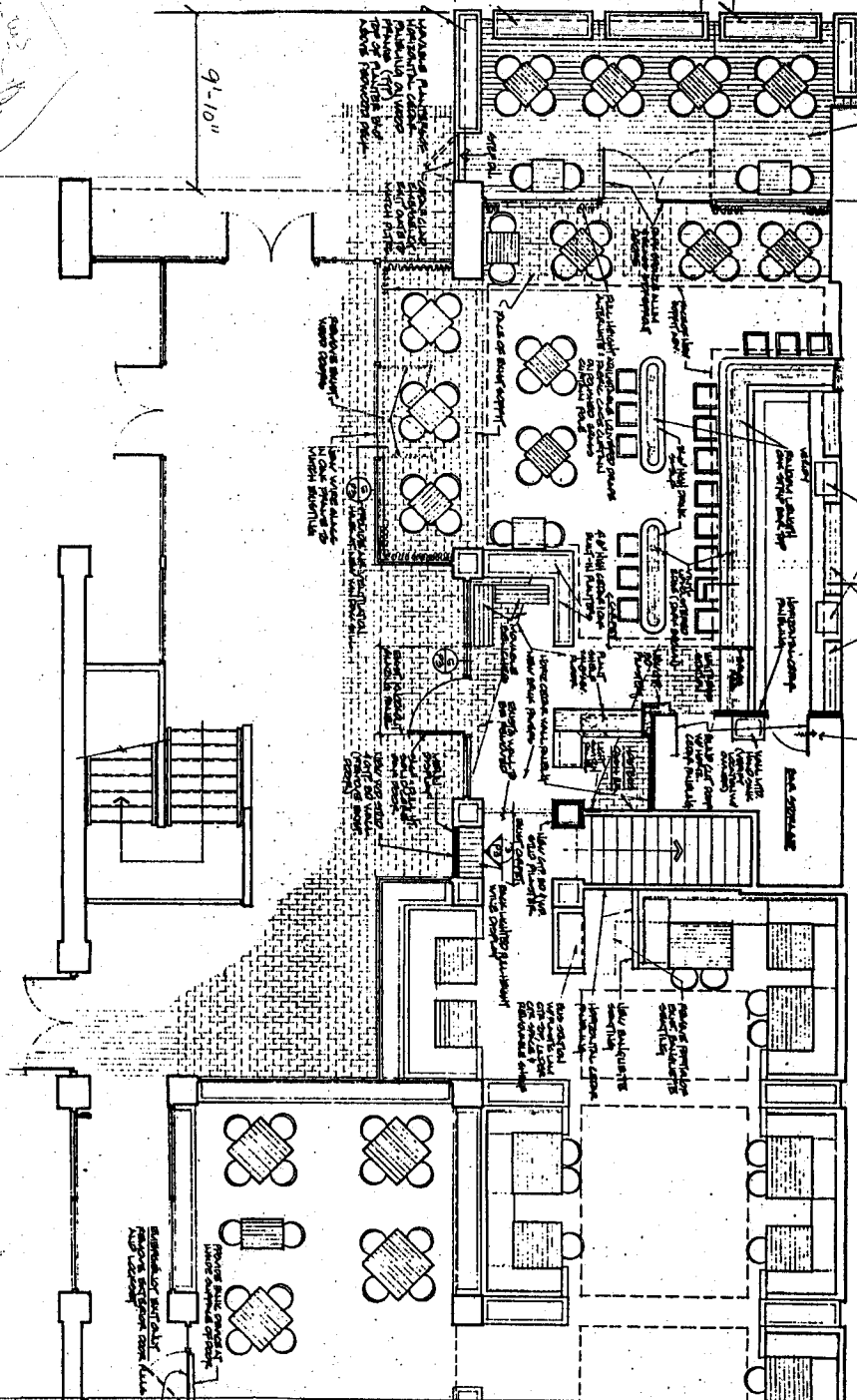
EXISTING WALK

APPLICATION FOR REVOCABLE PERMIT
FOR STREET SIDE DECK

THE GRAND RIVER YACHT CLUB
THE GARDNER COMPANY 243-7332 8/30/83

FLOOR PLAN (PRELIMINARY)

W-1-104



MERTEN ASSOCIATES / ARCH
7924 MAHMOE AVENUE LA JOLLA, CALIFORNIA 92

Federal Building
U.S. Court House
4th and Rood Ave.
Grand Junction, CO
#67-81 81501

Dale Shreeves
128 Hillcrest Manor #67-81
Grand Junction, CO

G.K. Harris #67-81
Anne Harris Snyder
15 Gavilan Ct.
Millbrae, Calif. 94030

AVCO Grand Junction
Industrial Bank
Box 70
Grand Junction, CO
#67-81

Fannie Sussman
c/o Catherine Burkey
316 Main Street #67-81
Grand Junction, CO

Eljah Bucklin Est.
Gormley Invstmnt. Co.
Box 1508 #67-81
Grand Junction, CO

Constance Crosby Wood
c/o Loren L. Porak
1615 S. Nevada Ave.
Colorado Springs, CO
#67-81 80906

Genevieve Burns #67-81
1100 Chama N.E.
Albuquerque, N.M. 87110

Columbia S & L
130 N. 4th #67-81
Grand Junction, CO

Y.W. Laugier
S.W. Kerrest
A.E. Werth Estate
17981 Sky Park #67-81
Irvine, California 92714

M.L. Mason #67-81
2621 N. 12th St.
Grand Junction, CO

Chamber of Commerce
Grand Junction, CO #67-81

Hambright/Wheatland
Box 3868
Grand Junction, CO
#67-81

J.M. Sampliner Est.
c/o J.S. Gormley
Box 1508 #67-81
Grand Junction, CO

1st. Nat'l Bank Corp. Inc.
15th Floor
633 17th Street
Denver, CO 80202
#67-81

Barbara D. Freeman
Box 2359
Grand Junction, CO
#67-81

Thomas T. Brownson
T.S. Campbell #67-81
P.O. Box 68
Grand Junction, CO

U. S. Bank of G. J.
4th and Main
Grand Junction, CO.
#67-81

G. J. Parking Authority
Grand Junction, CO
#67-81

Amos L. Raso #67-81
P.O. Box 2328
Grand Junction, CO

Amore D. Raso #67-81
P.O. Box 2328
Grand Junction, CO

Fred Palmer
2248 Tiffany Drive
Grand Junction, CO
#67-81

Thomas J. Golden #67-81
464 N. Sherwood Dr.
Grand Junction, CO

First Nat'l Bank
464 Main Street
Grand Junction, CO
#67-81

Roland Raso #67-81
362 Music Ln.
Grand Junction, CO

Emma Meachum #67-81
306 Main Street
Grand Junction, CO

BOARD OF TRADE

a restaurant

336 Main Street Grand Junction, Colorado
81501

Area Code (303)
243-3946

DEVELOPMENT SCHEDULE

Bar room construction to begin mid-July - completed in 60 days

Old bar redesign to begin mid-September and completed within
15 days

Kitchen redesign will follow old bar redesign

Entire remodeling to be completed by October 1, 1981

BOARD OF TRADE

a restaurant

336 Main Street Grand Junction, Colorado
81501

Area Code (303)
243-3946

IMPACT STATEMENT

We wish to do this expansion believing it will have a positive effect on the downtown businesses in the Main Street area. We also feel we have a need to provide a better service for the clientele we have established in the last 18 months.

We feel very strongly about the development of the downtown area and hope this expansion will have a positive effect on that development.

REVIEW SHEET SUMMARY

FILE NO. 67-81 DUE DATE 7/13/81
 ACTIVITY Conditional Use
 PHASE _____ ACRES _____
 LOCATION 336 Main St.
 PETITIONER Board of Trade Restaurant
 PETITIONER ADDRESS 336 Main St.
 ENGINEER _____

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
could help the viability of downtown
- CONSISTENCY
- ADJACENT PROPERTY *No comments*
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED
 EMERGENCY MEET ONLY

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/8/81	City Fire Wes. Parrott	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.
7/13/81	City Police J. Thomas	This expansion should not cause any additional enforcement problems to the Police Dept. due to the type of clientele the business has been catering to.
7/15/81	Staff Comments	No comments if all other review agency comments are resolved.
7/28/81	DUNIVENT/PRICE PASSED 6-0 A MOTION TO SUBMIT TO CITY COUNCIL FOR CONSIDERATION #67-81, CONDITIONAL USE, EXPANSION OF A LIQUOR LICENSE, LOCATED AT THE BOARD OF TRADE RESTAURANT, 336 MAIN STREET; WE HEREBY RECOMMEND TO CITY COUNCIL #67-81, CONDITIONAL USE FOR EXPANSION OF LIQUOR LICENSE, BOARD OF TRADE RESTAURANT, BE APPROVED.	

8/19/81
 City Council - Consent Agenda

BOARD OF TRADE

a restaurant

336 Main Street Grand Junction, Colorado
81501

Area Code (303)
243-3946

7/27/81

Sirs:

In response to the comments made by the City
Fire & Police Depts.

Assure you that we will comply with all
uniform Fire Codes and Building Codes. We will also
have a new occupant load computed and post it.

We also have no anticipation of our clientele
changing - we like the pleasant downtown bar-
atmosphere that we have been catering to.

We hope this addition to our business will
also help the downtown become more viability
and eventually become the dining & entertain-
ment - center of the city -

Duane Reading - President
Grand River Restaurant Mgt. Corp.

CONSENT AGENDA

(These are items where the petitioners have requested reversion.)

1. #77-80 ENERGY PLAZA I - Development in HO. Location:
Lot 9, Blk 2, Replat of Crossroads Colo West - 2759 Crossroads Blvd.
2. #67-81 BOARD OF TRADE - Conditional Use. Location:
~~336 Main Street.~~
3. #86-81 THE YEAGER BUILDING - Development in HO. Location:
Northeast of Highway 50 & B.5 Road.
4. #93-81 OXY OIL OFFICE BUILDING - Development in HO.
Location: North Corner of Horizon Drive and the Highline Canal.

Chairman Transmeier asked for comments from the Public. There were no comments heard.

Chairman Transmeier asked for questions from the Commission. There were no questions.

Chairman Transmeier then asked for a motion to be heard.

MOTION: (COMMISSIONER O'DWYER) "MR. CHAIRMAN, FOR THE ITEMS ON THE CONSENT AGENDA (ITEMS #1-4), I MOVE WE FORWARD THESE TO CITY COUNCIL WITH THE RECOMMENDATION THAT THE ITEMS (NOT THE ZONINGS) BE REVERTED."

Commissioner Rinker seconded the motion.

Chairman Transmeier repeated the motion, called for a vote, and the motion carried unanimously (4-0).

Chairman Transmeier commented that the reversions will be recommended to City Council while extension requests will be handled by the Planning Commission (no further hearing will be scheduled).

January 18, 1983

JAN 20 1983

Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501

Re: #67-81 Conditional Use
BOARD OF TRADE

Dear Sirs:

I am in possession of your written notice of violation of Section 4-6-2Q, and request for personal appearance by the Board of Trade at your meeting scheduled for February 8, 1982 to review requests for extension of the approval dated August 19, 1981, which expired August 19, 1982.

I am the manager of the Main Street Arcade and guarantor on a note to the Inter West Bank for the Board of Trade Restaurant. The restaurant unfortunately closed its doors to the public on January 3, 1983 and turned the premises back over to the Landlord on that date. As manager of the building it is now my duty and obligation to find a replacement tenant.

In view of the fact that as landlord we are strong proponents of the plan to extend the premises to the 1000 square foot space to the south of the existing leased area, whereby outdoor dining on both the private property of the landlord and a small portion of the public rights-of-way becomes feasible, I would like to request that you extend the approval for an additional year. In the course of looking for a new operator for the business we would like to encourage the expansion of the business and want to be in a position to purport that the

**The
Donald
J.
Fleisher
Company,
Inc.**

- 2 -

Grand Junction Planning Department

City is still in favor of the outdoor dining concept.

The following is in answer to your list of questions:

2.) The project consists of a nominal expansion of an outdoor dining experience to the south of the Main Street Arcade property line on a public right-of-way.

b.) The delay was caused by the inability of the former operator to raise the necessary capital to proceed with the expansion of the business.

c.) The concept is just as compatible and feasible relative to existing conditions of the neighborhood today as it was at the time of initial approval.

d.) I hope to have a new operator in possession of the premises by April 1983.

e.) I hereby request a one year extension from August 19, 1982 to August 19, 1983.

Very truly yours,


Donald J. Fleisher

DJF/ds



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing
FROM: Grand Junction Planning Commission and Planning Department
DATE: April 12, 1983
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum
April 12, 1983
Page 2

A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw

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,

Jaime Michael

August 26, 1983

Planning ■ Coordination ■ Management

Jerome Michael
The SARJER Company
dba The Grand River Yacht Club
336 Main Street
Grand Junction, Colorado 81501

Communities
Developments
Projects

Jerome:

In response to your request, I have reviewed the status of your new expanded restaurant use as it relates to City regulations, requirements and standards. I have met with City Planning Staffs and clarified a procedure that is acceptable to them and they believe will be acceptable to the City Planning Commission and the City Council.

It is most regretful that you were awarded your building permit without being aware of the conditional use and revocable permit requirements. It is necessary for you to gain approval of these permits by the City Planning Commission and the City Council upon recommendations of their technical staffs.

A Conditional Use Permit for this expanded use was approved the summer of 1981 by the City and became void in February, 1983 when the applicant did not implement the use. Due to the fact that there has been no significant changes in the neighborhood or the City's policies or regulations, a review and consideration procedure, for a resubmittal of a Conditional Use Application, that is modified in method, and not in content, has been agreed to by the Planning Staff. This procedure entails:

Prepare one packet of information consistent with the attached Action Sheet. Items to be included are circled in red.

Prepare sixteen packets containing your cover letter, a copy of the vicinity map and floor plan for the Planning Commission and Council Members.

Submit these packets along with your application fee of \$420 to the City Planning Department by September 1, 1983.

1001 Patterson, Suite 6
Grand Junction, Colorado 81501
303-243-1980

August 26, 1983
Jerome Michael
The SARJER Company
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Presentation to the City Planning Commission Hearing on
September 27, 1983 and the City Council on October 5, 1983. (pre-ad) ²⁻⁵
CMd.

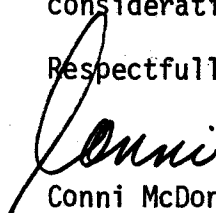
In addition, you will need to secure a Revocable Permit from the City
for the sidewalk deck because it projects into the public right-of-way.
This would entail:

Prepare and present drawings to the City Traffic Engineer
for review and recommendation to the City Council.

Presentation at the City Council Hearing on September 21,
1983.

Thank you for requesting my participation in finding clarification and a
resolution for this situation. A service agreement is attached for your
consideration.

Respectfully,


Conni McDonough

CM/cm

xc: City Planning Department
File

Attachments 2

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 *SG*

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

RECEIVED

AUG 30 1983

**CITY - COUNTY
PLANNING DEPARTMENT**