Table of Contents

Project Name: <u>Happy Joe's – Pizza Ice Cream ParlorCond.Use</u>

File_1981-0083

| D | Date4/3/02 | | | | | | | | | | |
|----------|------------|--|--|--|--|--|--|--|--|--|--|
| P | S | A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some | | | | | | | | | |
| r | Ċ | instances, not all entries designated to be scanned by the department are present in the file. There are also documents | | | | | | | | | |
| e | a | specific to certain files, not found on the standard list. For this reason, a checklist has been provided. | | | | | | | | | |
| S | n | Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick | | | | | | | | | |
| e n | n | guide for the contents of each file. | | | | | | | | | |
| t | e d | | | | | | | | | | |
| | - | Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in | | | | | | | | | |
| V | H | full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. | | | | | | | | | |
| X | | *Summary Sheet – Table of Contents | | | | | | | | | |
| | 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 | | | | | | | | | |
| X | | Reduction of assessor's map | | | | | | | | | |
| | | Evidence of title, deeds | | | | | | | | | |
| X | X | | | | | | | | | | |
| | | 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 | | | | | | | | | |
| Г | | *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) | | | | | | | | | |
| Г | | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | | | | | | | | |
| | | | | | | | | | | | |
| X | | Action Sheet | | | | | | | | | |
| X | _ | Review Sheet Summary Review Sheets | | | | | | | | | |
| X | | Planning Commission Minutes - ** - 9/29/81 | | | | | | | | | |
| X | | Public Notice Posting – 9/16/81 | | | | | | | | | |
| X | _ | Development Application | | | | | | | | | |
| X | _ | | | | | | | | | | |
| X | _ | Indenture of Lease Development Schedule | | | | | | | | | |
| | | Floor Plan | | | | | | | | | |
| | † | | | | | | | | | | |
| | | | | | | | | | | | |
| - | ↓ | | | | | | | | | | |
| \vdash | \vdash | | | | | | | | | | |
| \vdash | + | | | | | | | | | | |

IMPACT STATEMENT To Whom It May Concern: Happy Joe's Pizza and Ice Cream Parlor is located in the Mesa Mall which was developed by General Growth Company. It occupies 3999 sq. ft. which is being leased from General Growth for 10 years with options available. Happy Joe's is owned by Mesa PIC, a general partnership whose partners consist of: Mr. & Mrs. Robert Johnson, Grand Junction, Colorado Mr. Barry Smith, Aurora, Colorado Mr. W. H. Meiers, Jr., Denver, Colorado Mr. Duane Loban, Aurora, Colorado Mr. Richard Van De Voorde, Rock Island, Illionis Mr. Brant Boatwright, Denver, Colorado Happy Joe's opend its doors to the public on January 28, 1981. The business hours during the summer months are from 11 am to 11 pm. Monday through Thursday, 11 am to 12 midnight Friday and Saturday, 12 noon to 8 pm. on Sunday. After Labor Day, the hours are 11 am. to 10 pm. Monday through Thursday, 11 am to 12 midnight Friday and Saturday, and 12 noon to 8 pm. on Sunday. Happy Joe's specializes in two styles of pizzas; but also offers the public a variety of ice cream specialities ranging from cones to various sundae dishes as well as a sandwich selection, two types of pastas soup and salad bar. Our customer base is derived from the patrons of Mesa Mall, itself. Our attraction is mainly to the 18 to 49 age group, which is composed of couples and families as a rule. As development of the Mall continues, we don't forsee much change in our customer base.

Our intent in obtaining a license to sell beer to our customers is to provide another popular beverage to our customers. Our menu, decor and physical plant are conducive to such an arrangement. The partnership also feels that to remain competitive in the pizza industry in Grand Junction, the ability to sell beer to the customers broadens our market appeal during the hours which the Mall is closed, as well as provides incentive to the evening meal buyers.

With the Mall closed, we have our own outside entrance which leads into the Mesa Mall parking lot, which remains well lighted throughout the night. Happy Joe's also provides two emergency exits to the customers as well as rest rooms which meet all the requirements set forth by local, state, and federal agencies including those providing for the needs of the handicapped.

Upon the proper approval from the requied agencies, we which to commence with the sale of beer immediately after we can finish completing our arrangements with the suppliers of the product, and the installation of necessary beer dispensing equipment.

We project the sale of beer to amount to between 4 and 7 percent of our gross sales. This percentage is derived from histories made available from similar operations such as ours.

Jack & Jill Shop Space 118 Mesa Mall Grand Junction, Co. 81501 #83-81

Lerner Shops Space 116 Mesa Mall
Grand Junction, Co. 81501 Grand Junction, Co. 81501 #83-81

Walker Cards & Gifts #83-81

Brownson's Space 110 Mesa Mall Grand Junction, Co. 81501 #83-81

Three Wishes Toys #83-81

MusicLand Space 109 Mesa Mall
Grand Junction, Co. 81501

Space 108 Mesa Mall
Grand Junction, Co. 81501 #83-81

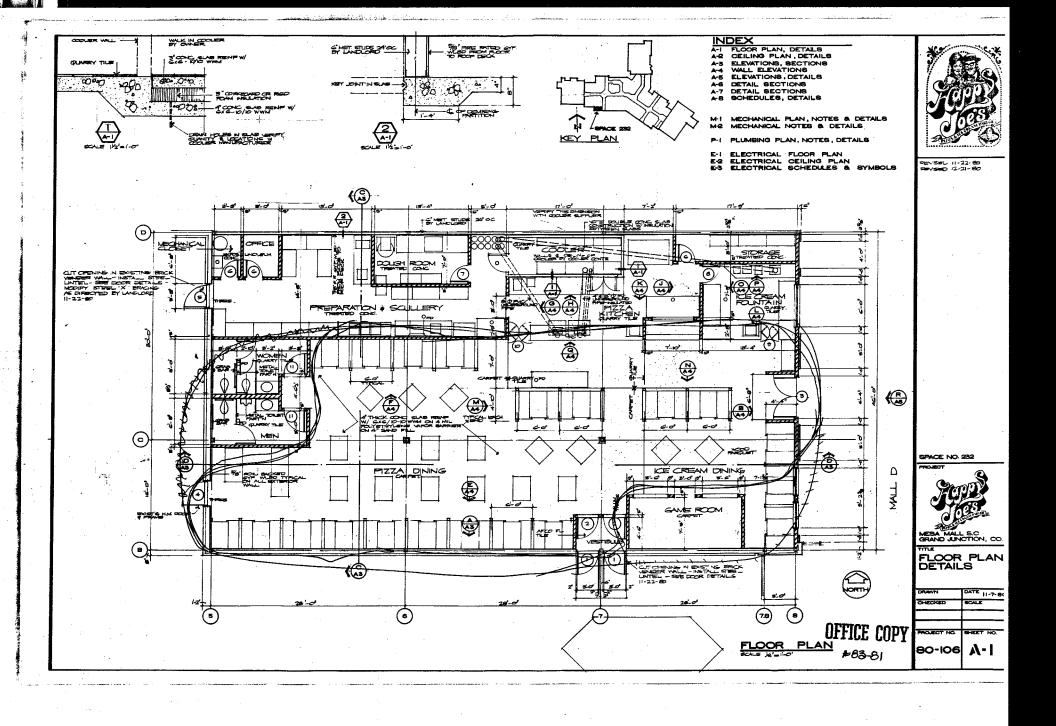
Fashion Bar Space 106 Mesa Mall Grand Junction, Co. 81501 #83-81

Command Performance #83-81

Hungry Prospector Space 112 Mesa Mall Space 111 Mesa Mall Space 112 Mesa Mall Grand Junction, Co. 81501 Grand Junction, Co. 81501 #83-BI

Janet Johnson *83-81 Clo Happy Joes #232 '81501

General Growth Co. #888 mesa mul Grand Jet. 81501



Development Schedule

Happy Joe's Pizza and Ice Cream Parlor is completed and open from 11 a.m. to 11 p.m. Monday thru Thursday; 11 a.m. to 12 Midnight Friday and Saturday; and 12 Noon to 8 p.m. Sundays.

We plan to serve 3.2 beer as soon as we receive our license and upon delivery and installation of proper equipment whether it be 1 or 30 days.

Signed: Janet Johnson

Janet Johnson

Happy Joes Pizza & Ice Cream Parlor

Mesa Mall #232

Grand Junction, Co. 81501

REVIEW SHEET SUMMARY

4185

o.€

| FILE NO. 8 | 3-81 | • | DUE DA | ATE9/ | 14/81 | | |
|------------------------|---|--|--------------|--------------|------------|---------------------------------------|--------------|
| ACTIVITY Cond | ditional Use 🚜 🚧 | Waterse Hold | -lecturant | Liquor Co | ainsc | | |
| PHASE | | | | | ACRES | · · · · · · · · · · · · · · · · · · · | |
| LOCATION Mes | sa Mall #232 | e e e e | ş. | | | • | |
| PETITIONER (| Colo. PlC/Mesa PlC d/b | /a Happy Joe | 's Pizza &] | ce Cream | Parlor | | |
| PETITIONER AD | DDRESS Mesa Mall #2 | 32, Grand Jun | ction, CO | 81501 | | | |
| ENGINEER | | | | | | | |
| OVERALL (| CONSIDERATION | IS | | | | | |
| OVERAL | L COMPATABILITY | • | • | | | | |
| CONSIS. | TENCY | | | | | | |
| _ ADJACE | NT PROPERTY | | | | | | |
| _ CHANGE | IN THE AREA | | | | | | |
| TRAFFIC | : IMPACT | | | | | | |
| HAS NOT BEEN ADDRESSED | | | | | | | |
| DATE REC. | AGENCY | COMMENTS | | | | | |
| 9/10/81 | City Police Dept. | We do not for | resee any se | curity pr | oblems. | | |
| 9/14/81 | City Fire Dept. | This office h 3.2 liquor li premises and | cense. Ins | pection h | as been ma | de of | se |
| 9/15/81 | Staff Comments | No comment if resolved. | all other | review ag | ency conce | rns are | |
| 9/29/81 | LITLE/RINKER PAS CONDITIONAL USE, HOTE PIZZA AND ICE CREAM I RECOMMENDATION OF APP | L RESTAURANT PARLOR, TO CIT | LIOUOR LICE | NSE. JANE | L JOHNSON. | HAPPY JC | -81, DE'S |

| ensity | C | ondition | mal | USE | • | | | Zon Tax | | | Nu | mbe: | r |
|--|---------------------------------------|--|---|---------------------|-------------------|-------------|-------------|-------------|----------------|-------------|-------------|--------------|----------|
| ctivity | Book | SECTION | ٠ | Hotel - | Pest | u an | EL | 940 | r l | ice | usC. | | |
| nase | | | | | | | | , | | | | | |
| ommon Location | Mesa | Wou | # 23 | 32 | | | | | 28° | · · · | | | ٠. |
| te Submitted 9118 | L | Date Mailed Out | | B 81 | | | Date F | osted_ | 9/15 | 3/8 | | 9/14 | _ |
| day Review Period | · · · · · · · · · · · · · · · · · · · | | · · · · · · · · · · · · · · · · · · · | | _ MCC I | | | | | woo /ct/ | | Too | 2 |
| review agencies — | | E F G H I | J K 💢 | | - | | | | | | | EE | FF. |
| evelopment Dept. | | | • | • | • • • | / | | • | • | 19 | •(| 1 | •/ |
| ounty Road | | | | • | | | 11 | | | - | - | -: | - |
| ounty Surveyor | 00 | | | | | | 11 | | | | 9 | | |
| ounty Parks/Recreation ounty Engineer | | | | | | | | | | | | | |
| ransportation Engineer | | | | | | | | | | 44 | | | |
| ity Engineer Ity Utilities | | | | ăDă | | | | | | | | | |
| ity Parks/Recreation | | | | | | | | | | | | | |
| ounty Sheriff | | | | | 11 | | | | | | 9 | | |
| loodplain Administration omprehensive Planning | | | | | | | + | | | | 0 | | |
| i.J. Dept. of Energy ire City | 99 | | | | | | | | | | U | | 17.310 |
| rrigation | | | | | | | | | | | LÆ. | | |
| rainage later (Ute, Clifton) | | | | | | | + | 44 | | | | | |
| ewer | | | | | | | | | | | | 1 | |
| .V. Rural Power Jountain Bell | | | | | | | + | | | | | | |
| ublic Service (2 sets) | | | | • | • | | \prod | | | | 0 | Æ | |
| State Highway Dept. | 00 | | | | | | | | | ٥ | 0 | | |
| itate Geological | | | | | | + | | 11 | | | 3 | 3 | |
| fransamerica | | | 7 | | | | Car | | | | | | |
| Water & Power Resources | de. | | | H | | Ħ | | 11 | | | | | |
| Fruita, DeBeque, G.J., Mesa OTHER: | • | | | | | | 6.8. | 1999 | | • | | | |
| | | | | | HT | | \Box | + | | + | | | - |
| | | | | | | 33 | | | | | | | |
| totals | | | | | - I | | | | | | [. T | | |
| (n | | 71 | | | | | | | | | | | |
| BRIGGE 3/9 | 9/8/ | appl | | | | | · . | | | | | | |
| \$ ~ ~ 0 — 0 | 21/81 | <u> </u> | | · · · · | | | | | | | | | |
| <u> </u> | | | | | | | | | | | | | <u> </u> |
| <u> </u> | : | | | | | | <u> </u> | | | | | <u>.</u> | |
| i - | | DW VHO | ON N | MA | AA | ـ لايـ | Fat | 8 9 | = | | | | |
| | | The state of the s | 2001 | PROV | ette: | <u> </u> | | 1 | | | | | |
| | | Del 10 | 1 C | /I \$ | 260 | <i>y</i> . | £13 | (2- | 26 | | | | |
| <u> </u> | | | <u> </u> | <u> </u> | 203 | · | - 12 | 016 | <u>v</u> | | | | |
| 3 | | | <u> </u> | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| | | · · · · · · · · · · · · · · · · · · · | , , , , , , , , , , , , , , , , , , , | | · · · · · · · · · | | | | | | | | |
| | | | , | | | <u> </u> | | | | | | | |
| Open Spac | e Dedication (ac Fee Required S | reage) | D | 5% O. aid (Date) | S. Fee R | equired | \$ | Dat | Pai e Recor | id Rece | ipt #_ | | |
| City """ County Develop Depart | | Company of | | axu (cace) | | Date | Resolut | ion Mai | | | | | |
| | | | | | | | 40 | | | | | | 4 5 7 |