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File 1982-0036
Date 6/13/02

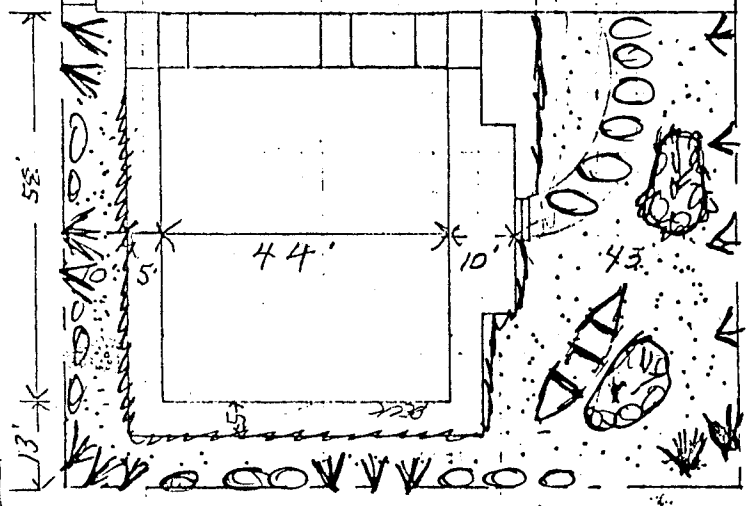
Project Name: Skippers – Beer License-R. Ramsey-Conditional Use

P r e s e n t	S e n t 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			
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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Site Plan
X	X	Review Sheet Summary	X	X	Floor Plan
X		Review Sheets			
X		Public Notice Posting – 5/10/82			
X		Letter from Bob Goldin to Ed Young re: needs written agreement from other owners of the shopping center for 10 parking spaces (all sp. are shared)-6/22/82			
X		Letter from Jay Watters to Bob Goldin that 6 parking spaces are usable for Skippers-7/7/82			
X		Letter from Rob Ramsay to Bob Goldin re: parking spaces –6/25/82			
X	X	Planning Commission Minutes - ** - 5/25/82			
X		Development Application – 5/3/82			
X		Impact Statement			
X		Lease			

SKIPPERS -
SPRINKLER
SPRINKLER?
FILL?

EDGE OF USEABLE
28 1/2' RD.

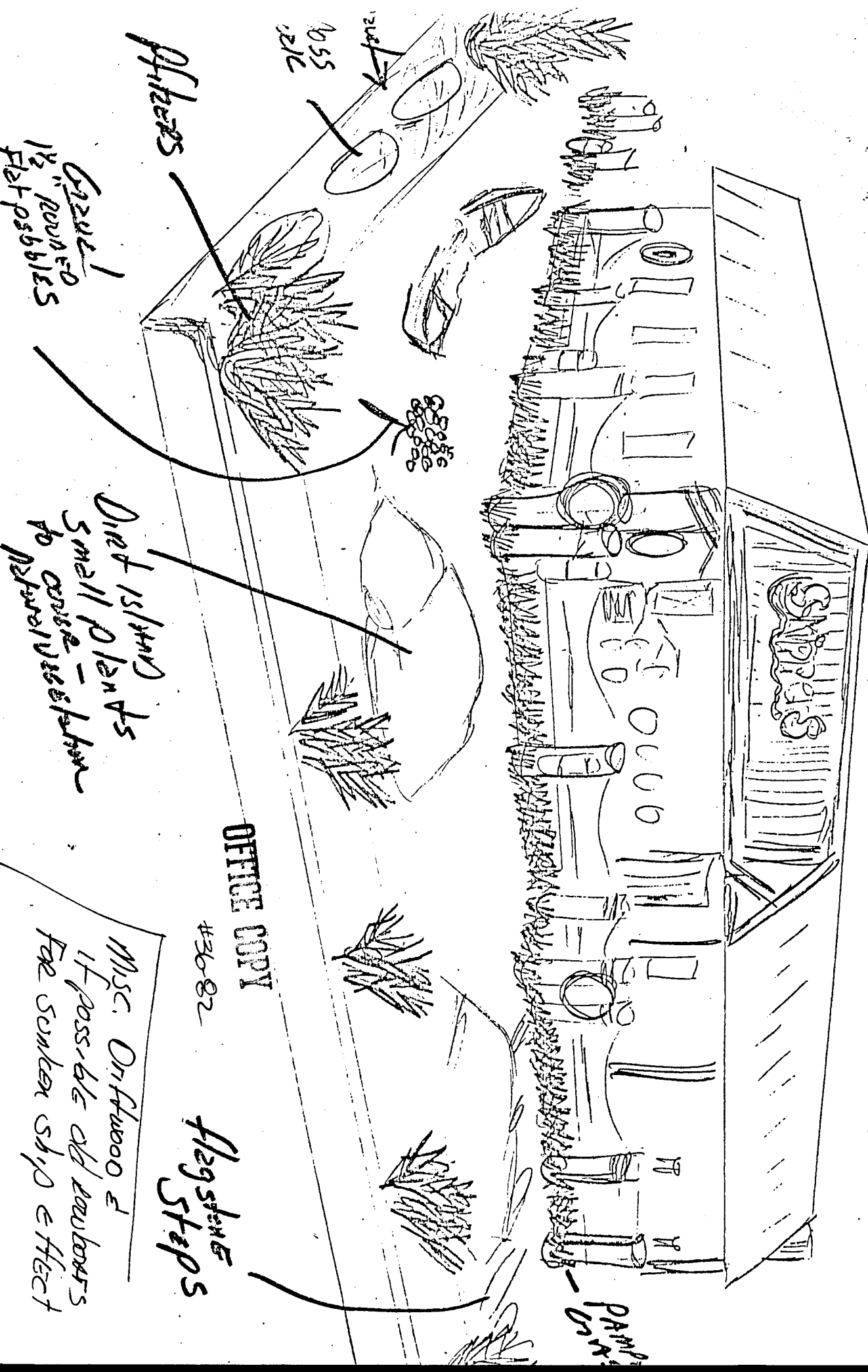
PARKING



OFFICE COPY
#36-82

SKIPPERS
SCALE: 1" = 30'





1 1/2" rounded flat pebbles

Planners

035
21c

Direct Island Small Plants to Referral Usability

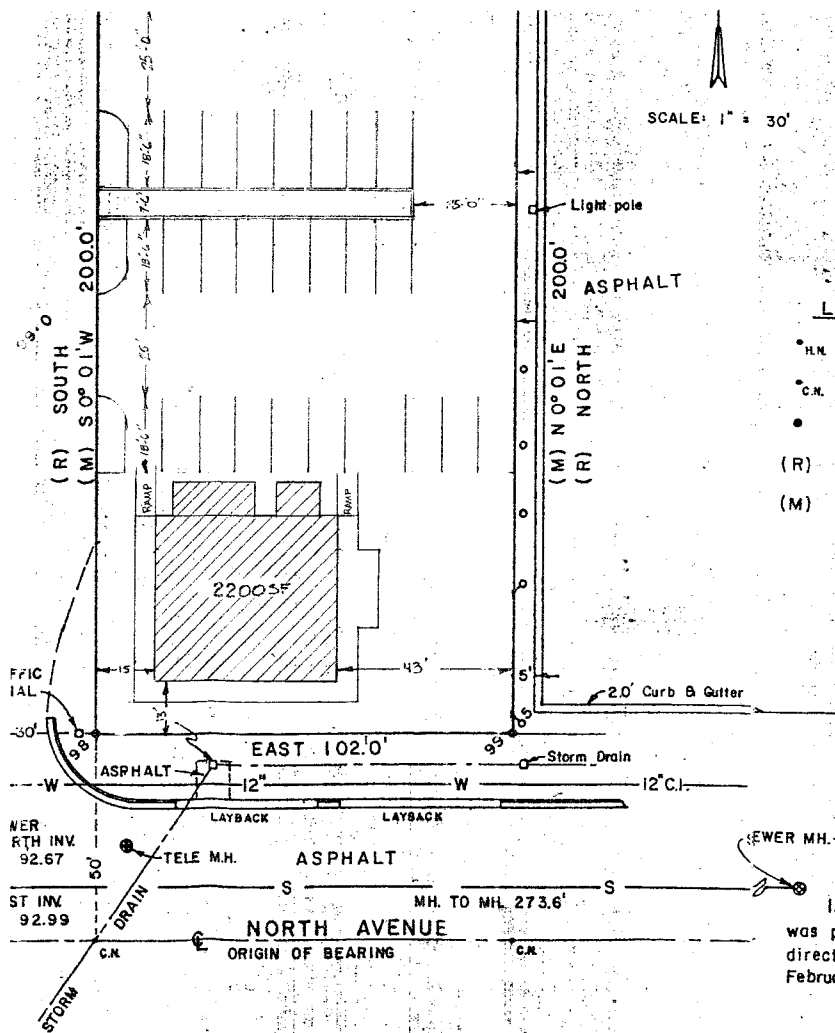
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#3682

flagstone
Steps

Misc. Driftwood & if possible old raubours For Sinker ship & fleet

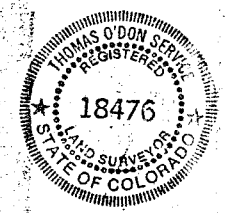
PARK



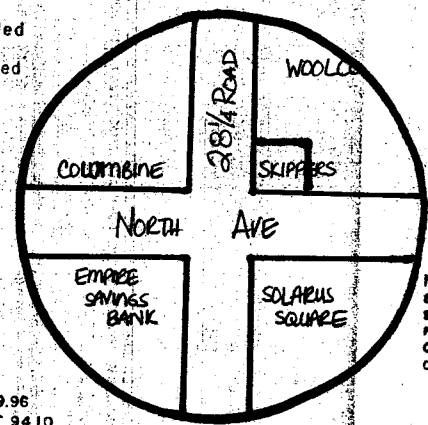
250.0 feet to the point of beginning.
 Except the South 50.0 feet for Highway R.O.W. and the West
 30 feet for County Road R.O.W.

LEGEND

- H.N. Hinge nail
- C.N. Conc. nail
- # 5 Rebar W/Cap set
- (R) Recorded
- (M) Measured



OFFICE Lot 1
 #3682

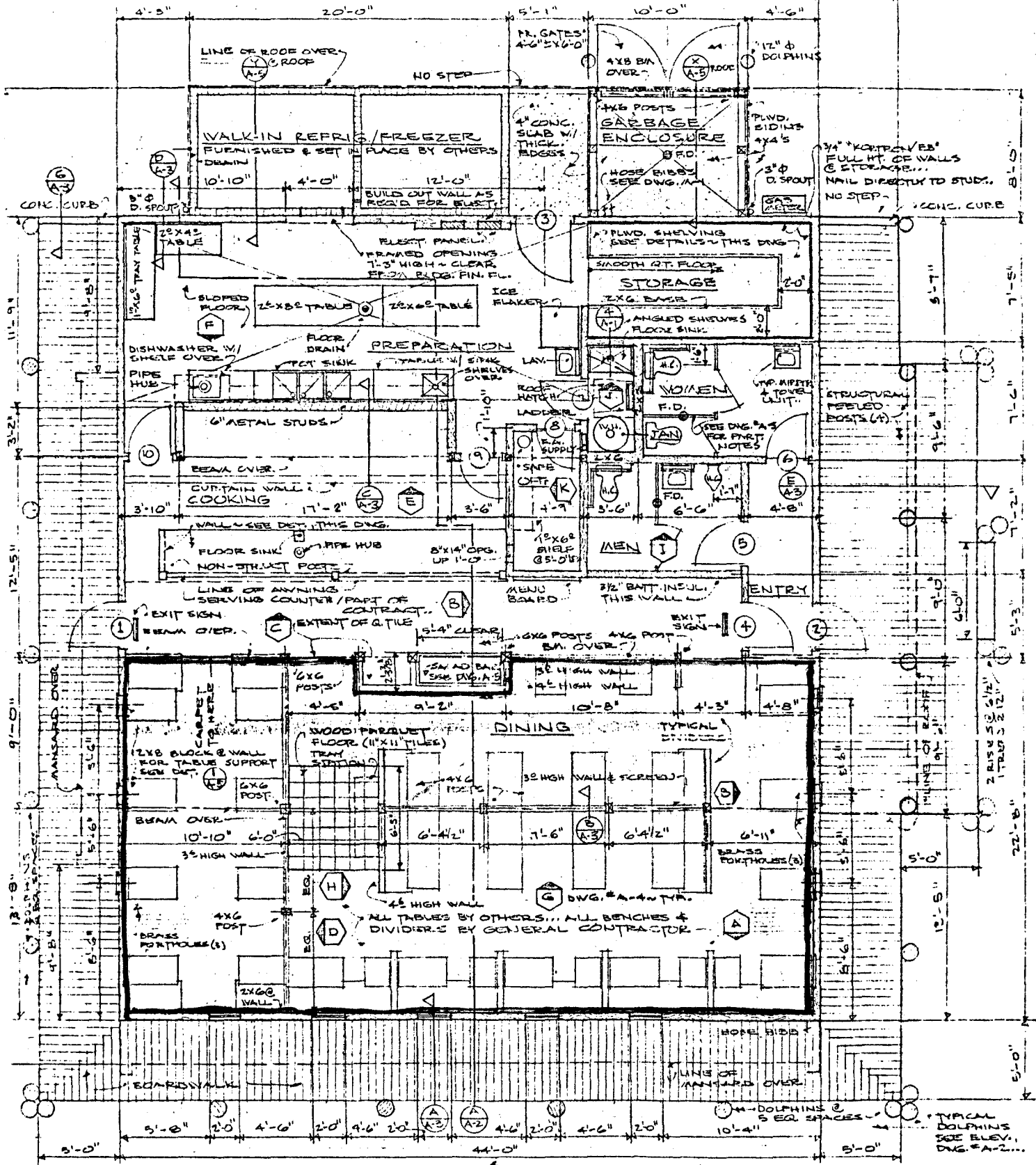


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

I, Thomas O'Don Service do hereby certify that this plat was plotted from notes of a field survey made under my direct responsibility, supervision and checking on February 8, 1982.

Thomas O'Don Service
 Registered Land Surveyor

WESTERN ENGINEERS, INC.
 SURVEY IN
 PART OF SE 1/4 SW 1/4
 SECTION 7
 T15 R1E UTE MERIDIAN
 MESA COUNTY, COLORADO
 SURVEYED T.S. DRAWN G.L.A.



FLOOR PLAN 1/4" = 1'-0"
1-27-82

BOARD WALK & 2X6G FLAT W/ 1/4" RAIL SPACES BETWEEN
SKIPPER'S SEAFOOD N' CHOWDER HOUSE

OFFICE COPY
#36-82

IMPACT STATEMENT FOR SKIPPERS.

Skippers is a seafood restaurant which offers relaxed comfortable dining. We cater mainly towards family dining. The exterior & interior decor of the restaurant is designed to reflect a fisherman's wharf atmosphere, similar to those waterfront areas of Seattle, Wa. and San Francisco, Ca.

Our menu offers seafood meals of fish, shrimp, clams, and scallops along with chicken. Additional items on the menu include a deluxe salad bar, clam chowder, coleslaw, and deserts. Special items on the menu include a children's menu and a 10% discount for senior citizens.

We will provide alcoholic beverages for those customers who would prefer them in the form of 3.2% beer.

We also have a wide variety of other beverages consisting of milk, coca-cola, sprite, tab, rootbeer, ice-tea, hot tea, and coffee available to our customers.

Our business hours are from 11 am to 10 pm Sunday thru Thursday, and 11 am to 11 pm on Friday & Saturday.

The scheduled opening date for the restaurant is between May 15, 1982 and June 1, 1982. At this point all construction, paving, & landscaping will be completed.

Maurice H. & Dore A. McCoy
2939 Sunset Dr.
Grand Junction, Co. 81501

#36-82

Weiker Enterprises Inc.
c/o Paul & K. Ward
2824 North Ave.
Grand Junction, Co. 81501

#36-82

Elmer J. Herberton
P.O. Box 7202
Colorado Springs, Co. 80933

#36-82

Robert R. Sisac et al
2822 North Ave.
Grand Junction, Co. 81501

#36-82

Robert J. Hoffhus
2226 Kingston Rd.
Grand Junction, Co. 81503

#36-82

Damba Corp. NV
c/o Kroh. Bros Dev. Co.
8900 Ward Parkway
Kansas City, Mo 64114

#36-82

The Empire Savings Bldg & Loan Assoc.
1654 California St.
DENVER, Co 80202

#36-82

Loagan Wright Foundation,
John G & V Leyh
495 - 28 1/4 Rd.
Grand Junction, Co. 81501

#36-82

Florence D. Wilcox
2700 G Road 8C
Grand Junction, Co. 81501

#36-82

Richard N. McNeil et al
497 - 28 1/4 Rd.
Grand Junction, Co. 81501

#36-82

Village Development Co.
Harry P. Mavpakis
516 - 28 Road
Grand Junction, Co. 81501

#36-82

Sheldon J. Mandell
1231 W. 42nd St
Chicago, Ill. 60609

#36-82

Furr's Cafeteria Inc.
P.O. Box 6747
Lubbock, Tx. 79413

#36-82

Bruce E. & Dale A. Tray
P.O. Box 2042
Grand Junction, Co. 81502

#36-82

Solarus Development
2829 North Ave.
Grand Junction, Co. 81501

#36-82

Gladys L. Collins
c/o Flash Oil
P.O. Box 11320
St. Louis, Mo 63105

#36-82

McCoy Enterprises
2827 North Ave.
Grand Junction, Co 81501

#36-82

Murl Anderson & Tim J.
Crowley
490 - 28 1/4 Rd.
Grand Junction, Co. 81501

#36-82

Rob Ramsey / Skippers
2828 N. Ave.
Grand Junction, CO 81501

#36-82

REVIEW SHEET SUMMARY

FILE NO. #36-82 TITLE HEADING Conditional Use - 3.2 Beer License DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Rob Ramsay/Skipppers.

Location: Northeast corner of 28.25 Road and North Avenue. A request for a conditional use for a 3.2 beer license on .03 acre in a light commercial zone. Consideration of conditional use for 3.2 beer license.

PETITIONER ADDRESS 2828 N. Avenue

ENGINEER

DATE REC.	AGENCY	COMMENTS
5/10/82	G.J. Fire	This office has no objections to this conditional use.
5/12/82	Planning Staff Comments	<ol style="list-style-type: none">1. First 4 spaces, (at least) off 28 1/4 Road will have to be eliminated. They create a traffic hazard for ingress/egress.2. Low profile bushes at corners of 28 1/4 and North and at entryways.3. Handicapped parking be designated.4. Traffic flow arrows recommended (in/out).5. Need curb blocks where appropriate.6. Need seating capacity to make sure adequate parking is available.7. All other review agencies need to be satisfied regarding the Conditional Use.

Review Sheet Summaries mailed 5/17/82

6/8/82	GJPC Minutes of 5/25/82	<p>MOTION: (COMMISSIONER RINKER) "ON FILE #36-82, CONDITIONAL USE--3.2 BEER LICENSE, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, CONTINGENT UPON THE LEASE AGREEMENT FOR ADDITIONAL TEN PARKING SPACES (FROM WHOMEVER) WITHIN CLOSE PROXIMITY (TO MEET CITY REQUIREMENTS) BEFORE IT GOES TO CITY COUNCIL."</p> <p>COMMISSIONER DUNIVENT SECONDED THE MOTION. CHAIRWOMAN QUIMBY CALLED FOR A VOTE AND THE MOTION CARRIED BY A VOTE OF 4-1 (COMMISSIONER O'DWYER AGAINST).</p>
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Response to Review Sheet Summary

File # 36-82

Petitioner: Rob Ramsay / Skippers

Location: NE Corner of 28.25 Road and North Ave

Re: Consideration of Conditional use of 3.2 beer license

1. First 4 spaces of parking lot off 28¹/₄ Road
At this point we feel there is enough space to allow these parking spaces without creating a traffic hazard for ingress/egress. However at such time that 28¹/₄ Road is improved we will eliminate these spaces by use of appropriate marking.
2. Low profile bushes at corners of 28¹/₄ Road & North Ave and at entryways.
All bushes used in the landscaping are low-profile and away from roadways and entryways.
3. Handicapped parking.
Handicapped parking will be designated by parking lot contractor, Elam construction Inc.
4. Traffic flow arrows recommended.
Traffic flow arrows will be designated by Elam Construction Inc.
5. Curb blocks
Curb blocks will be provided by Elam Construction Inc.

6. Seating Capacity

The restaurant has 100 seats. There is adequate parking for the seating capacity. We also have a verbal agreement with Woolco for trade-off on parking areas.

7. All other review agencies

We have submitted required necessary paperwork to the City for review by the City Council and to the Police Dept.

H&R BLOCK
THE INCOME TAX PEOPLE

Bob Goldin
City Planners Office
Grand Junction, CO

Dear Sir:

It has been agreed that employees of Skipper Seafood and Chouder House may use 6 parking spaces, starting on July 7th., 1982, for Sixty (60) days, located next door at H&R Block at 504 28½ Road, Grand Junction, Colorado 81501.

Sincerely

Jay H. Watters

Jay Watters
District Manager

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUN 25 1982