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File 1982-0047
Date 7/11/02

Project Name: Solarus Square – Condition Use Permit-Beer & Wine License – The Eggschange
2829 Solarus Square

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	X	*Summary Sheet – Table of Contents		
X	X	Review Sheet Summary		
		Application form		
		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	*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		
		*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	Location Map
X	X	Review Sheet Summary	X	Site Plan
X		Review Sheets	X	Floor Plan
X	X	Letter from Bruce Troy to Bob Golden re: no longer open of Fri. & Sat. nights- 6/13/83	X	Sectional View of interior mall
X	X	Letter from Bob Goldin to Paul Grindle re: adequate parking on Fri. & Sat.- 4/21/83		
X	X	Planning Commission Minutes - ** - 7/21/82		
X		Development Application – 6/28/82		
X	X	Impact Statement		
X		Amendment to Attached Lease Solarus Development		
X		Menu		
X		Partnership Agreement		
X		Lease Agreement		

THE EGGSCHANGE

a restaurant

2829 North Avenue
Grand Junction, CO 81501
(303) 241-0558

- IMPACT STATEMENT -

LOCATION:

2829 North Avenue
Suite 209 and 210
Solarus Square Mall
Grand Junction, CO 81501

PURPOSE:

To provide the community of Grand Junction with the highest quality breakfast and lunch food service along with a safe, sanitary and decorative eating atmosphere.

COMPANY'S PHILOSOPHY:

A restaurant must sell itself. It speaks through the food served, through the decor and atmosphere, through quality of service and most importantly through a genuine caring on the part of all members of the staff for the guests complete satisfaction.

THE RESTAURANT:

The Eggschange is a unique enterprise. Since we sell direct to the public, we are retailers. In the restaurant, the food is prepared on the premises, so we are also manufacturers. We are also unusual because we are open and doing business when the majority of businesses are closed. (Holidays and weekends).

The Eggschange serves breakfast and lunch only. The hours are from 6:30 a.m. to 2:00 p.m., Monday thru Friday and 10:00 a.m. to 2:00 p.m., Saturdays and Sundays. The majority of alcoholic beverages will be served during the lunch hours. (11:00 a.m. to 2:00 p.m.)

The Eggschange's quiet, contemporary southwest decor is ideal for the business person or small group gatherings. The restaurant reflects a relaxed, open-cafe atmosphere. The total seating capacity is 88 - no bar area is included.

Free-standing tables arranged in irregular patterns gives the customer private dining surroundings. Additional seating is under the mall's solar pyramid and a raised seating area at the rear of the restaurant offers a quieter atmosphere.

SOLARUS SQUARE SHOWCASE
2829 N. Avenue Suite 101
Grand Junction, CO 81501

#4782

BRADY CHIROPRACTIC GROUP
2829 North Ave. Suite 104
Grand Junction, CO 81501

#4782

T'S CUSTOM HAIR
2829 North Ave. Suite 109
Grand Junction, CO 81501

#4782

XEROX
2829 North Ave. Suite 204
Grand Junction, CO 81501

#4782

AMERICAN 1st MORTGAGE CORP.
2829 North Ave. Suite 205
Grand Junction, CO 81501

#4782

SCHAUER CONSTRUCTION CO.
2829 North Ave. Suite 208
Grand Junction, CO 81501

#4782

SUDS N SOUND
2825 North Ave.
Grand Junction, CO 81501

#4782

EMPIRE SAVINGS
499 28 $\frac{1}{4}$ Road
Grand Junction, CO 81501

#4782

SKIPPERS SEAFOOD AND CHOWDER
HOUSE
2826 North Ave.
Grand Junction, CO 81501

#4782

PAUL W. GRINDLE
2829 North Ave. Suite 209
Grand Junction, CO 81501

#4782

JIM WEST CONTRACTORS
2829 North Ave. Suite 106
Grand Junction, CO 81501

#4782

SOLARUS DEVELOPMENT
2829 North Ave. Suite 110
Grand Junction, CO 81501

#4782

CALDWELL & WENDLAND P.C.
2829 North Ave. Suite 207
Grand Junction, CO 81501

#4782

K-BOBS FAMILY STEAK HOUSE
490 28 $\frac{1}{4}$ Road
Grand Junction, CO 81501

#4782

SITE SERVICE STATION
2833 North Ave.
Grand Junction, CO 81501

#4782

REVIEW SHEET SUMMARY

FILE NO. 47-82 TITLE HEADING Conditional Use - The Eggschange DUE DATE 7/12/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Paul W. Grindle. Location:
2829 North Avenue, Suite 209, Solarus Square. A request for a conditional use for beer and
wine license on approximately .05 acre in a light commercial zone. Consideration of conditional
use for beer and wine license.

PETITIONER ADDRESS 2829 North Avenue, Suite 209

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/9/82	Trans. Engineer	No comment.
7/9/82	Planning Staff Comments	1. Parking requirements are for 1 space for 3 seats for a restaurant. Their seating capacity is stated as 88 plus employees. A lease agreement is enclosed stating at least 40 parking spaces are available. That would provide adequate parking. 2. This department has no problem with this Conditional Use if all other review agency comments are resolved. 3. Note: if any changes in hours of operation are considered, please check with this department prior to that. This will ensure adequate parking, security etc. will be provided.

7/13/82

*City Clerk
Lute*

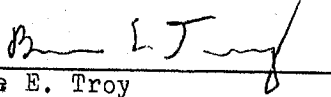
8/5/82

GJPC Minutes
of 7/27/82

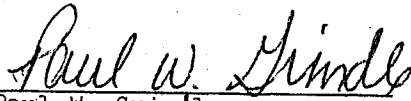
MOTION: (COMMISSIONER LITTLE) "MADAM CHAIRMAN, IN CASE OF ITEM #47-82, CONDITIONAL USE OF BEER AND WINE LICENSE FOR THE EGGSCHANGE RESTAURANT, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL."
COMMISSIONER TRANSMEIER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 4-1 (COMMISSIONER O'DWYER AGAINST).

AMMENDMENT TO ATTACHED LEASE
SOLARUS DEVELOPMENT AND THE EGGSCHANGE
LEASE DATED MAY 4, 1982

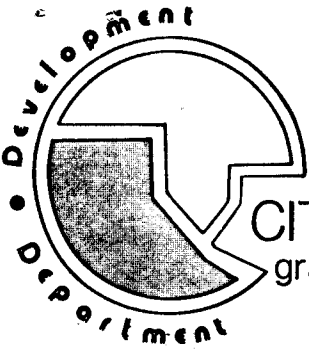
It is hereby agreed that the Eggschange will have for sole use
at least 40 parking spaces in front of the Solarus Square
Building during the hours of operation of the restaurant
(7 a.m. to 3 p.m.).



Bruce E. Troy
General Partner
Solarus Development



Paul W. Grindle
General Partner
The Eggschange



CITY - COUNTY PLANNING

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

(303) 244-1628

April 21, 1983

Mr. Paul Grindle
The Eggschange
2829 North Avenue
Grand Junction, CO 81501

Dear Paul:

The Grand Junction Planning Commission has asked us to verify the terms of approval for the Eggschange Restaurant in relation to the parking situation between you and the Colorado Social Club.

As they have noted, the Eggschange is now open from 11:30 p.m. until 3:00 a.m. Their concern is that adequate parking is being provided during that transition period when both you and the nightclub are open. The minutes from the Conditional Use hearing of 7/27/82 (enclosed) indicate the hours of operation would not conflict with the nightclub. Also, the lease agreement (enclosed) submitted with your application provides 40 spaces during the hours of operation (7:00 a.m. to 3:00 p.m.).

It is our intent to ensure adequate parking is being provided to all patrons of the Solarus Square facility. Your response should include a revised lease agreement and assurances no conflicts are or will exist between your operation and that of the Colorado Social Club during those evening hours.

Your cooperation in this matter is appreciated. If you have questions, please contact this department at 244-1628.

Sincerely,

Bob Goldin
Senior City Planner

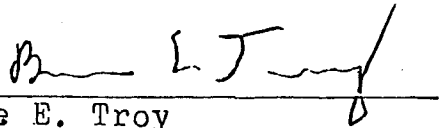
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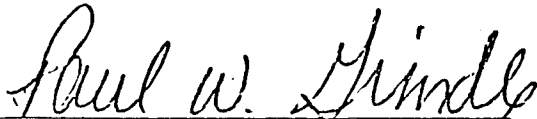
xc: File #47-82
Grand Junction Planning Commission

AMMENDMENT TO ATTACHED LEASE
SOLARUS DEVELOPMENT AND THE EGGSCHANGE
LEASE DATED MAY 4, 1982

It is hereby agreed that the Eggschange will have for sole use at least 40 parking spaces in front of the Solarus Square Building during the hours of operation of the restaurant (7 a.m. to 3 p.m.).



Bruce E. Troy
General Partner
Solarus Development



Paul W. Grindle
General Partner
The Eggschange



From: Eggschange C.U. file

**Solarus Development
P.O. Box 2042
Grand Junction, CO 81502
(303) 245-9285**

June 13, 1983

Mr. Bob Golden
City-County Planning
559 White Avenue, Rm. 60
Grand Junction, CO 81501

Dear Mr. Golden:

This letter is to inform you and the Grand Junction Planning Commission that the Eggschange Restaurant, 2829 North Avenue, Solarus Square, will no longer be open on Friday and Saturday nights, 11:30 p.m. - 3:00 a.m., for Moonlight Breakfast.

This should resolve any conflicts about adequate parking for patrons of the Solarus Square and Colorado Social Club facility.

Sincerely,

Bruce Troy
The Eggschange
Partner

BT/nf

Faint stamp: FILED JUN 15 1983

JUN 15 1983