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r e s e	c a n	A few items are denoted with an asterisk (*), which means the instances, not all entries designated to be scanned by the dependence to certain files, not found on the standard list. For this Remaining items, (not selected for scanning), will be market	par s r	rtn eas	nent are present in the file. There are also documents son, a checklist has been provided.
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		*Letters and correspondence dated after the date of final appr			
		DOCUMENTS SPECIFIC TO TH	<u>IS</u>	DF	EVELOPMENT FILE:
X	X	Action Sheet	X		Location Map
	X	Review Sheet Summary	X		Site Plan
X	¥7	Review Sheets	X		Floor Plan
		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. & Sat4/21/83			
	X	Planning Commission Minutes - ** - 7/21/82			
X	¥	Development Application – 6/28/82			
X	X	Impact Statement Amendment to Attached Lease Solarus Development	\dashv		
X	\dashv	Menu Development			
X		Partnership Agreement			
X	4	Lease Agreement	_		
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a restaurant

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

- IMPACT STATEMENT -

LOCATION:

2029 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 PHILOSPHY:

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 unuaual 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

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

#47-82

#4782

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

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

#47-82

#4782

#47-82

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

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

#4782

SUDS N SOUND 2825 North Ave. Grand Junction, CO 81501 EMPIRE SAVINGS 499 284 Road

Grand Junction, CO 81501

#47.82

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

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

#47-82

171,182

JIM WEST CONTRACTORS
2829 North Ave. Suite 106
Grand Junction, CO 81501
##787

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

#47-87

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

#47-82

REVIEW SHEET SUN.MARY

FILE NO. 47	7-82 TITLE HEADI	NG Conditional Use - The Eggschange DUE DATE 7/12/82
ACTIVITY -	PETITIONER - LOCATIO	N - PHASE - ACRES <u>Petitioner: Paul W. Grindle. Location:</u>
2829 North <i>F</i>	Avenue, Suite 209, So	larus Square. A request for a conditional use for beer and
wine license	e on approximately .C	5 acre in a light commercial zone. Consideration of conditional
use for been	r and wine license.	
	-	
PETITIONER ENGINEER	ADDRESS 2829 North	Avenue, Suite 209
	AGENCY	COMMENTS
DATE REC.		
7/9/82	Trans. Engineer	No comment.
7/13/82	Planning Staff Comments Lity Liv Sate	 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. This department has no problem with this Conditional Use if all other review agency comments are resolved. 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.
8/5/82	GJPC Minutes	MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, IN CASE OF
	of 7/27/82	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 OUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 4-1 (COMMISSIONER O'DWYER AGAINST).

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APPLICATION FEE REQUIREMENTS

Never to file # 97-82 for reduction of ass, map

22500 at submitted

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. Gringle General Partner

The Eggschange



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

BG/mm

Enc.

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. Grinele

General Partner The Eggschange

TO SEE Progress one information administrative recommendation of the progress
JON 15 1833



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,

Bunch Try

Bruce Troy
The Eggschange
Partner

BT/nf