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File 1982-0058  
Date 7/23/02

Project Name: 307 Main Street – Conditional Use Permit

**P** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**s** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**e** guide for the contents of each file.  
**n**  
**e**  
**t**

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.

X	X	<b>*Summary Sheet – Table of Contents</b>
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**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

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X	X	Review Sheet Summary			
X		Review Sheets			
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X	X	Planning Commission Minutes - ** - 9/28/82			
X		Development Application – 8/10/82			
X	X	Impact Statement			
X		Daily Sentinel Article – “Council's denial angers bar owner” – 10/7/82			
X	X	Opposition petition - 9/2/482			
X	X	Planning Commission Minutes - ** - 9/28/82			

## IMPACT STATEMENT

Katherine Blackshear is applying for a conditional use, at 307 Main Street, in order to open a new establishment called the Cozy Lounge. No bar has previously existed at this location. The building in which the bar will be located will be leased from Amos Raso, et al. This building has been vacant for some time.

Adjacent uses are retail stores, offices, and parking and vacant lots. The lounge will be located on the Southeast corner of the intersection at Third and Main. The intersection is controlled by traffic lights. Parking is located on the streets near the intersection.

The bar in the Cozy Lounge will be open from 10:30 a.m. to 2:00 a.m. on weekdays and 10:30 a.m. to midnight on Sundays. It is believed that the clientele will consist of working people from the downtown area. Seating capacity of the tavern will be 45 persons and three employees will be present at all times.

The bar will be accessible through two doorways, one at the front of the building facing Main Street and at one on the side of the building facing Third Street. Outdoor lighting, for security purposes, is located on Main Street approximately 25 and 200 feet East of the main entrance of the lounge and on the Northwest corner of the intersection of Third and Main. On Third Street, South of the proposed location, there are three streetlights, one just South of the proposed side entrance of the lounge, one across the street and one in the U. S. Bank parking lot.

Katherine Blackshear has held a retail liquor license for a tavern for 22 years. Most of that time her business has been established at the St. Regis Hotel on Colorado Avenue. Before that time she was a co-holder of a license with her brother and they carried on business at the J Bar C Lounge on North Avenue in Grand Junction. She has received one suspension of her license for 6 days in 1960 when one of her helpers sold liquor to a minor. She was suspended without a hearing. There have been no suspensions or revocations since that time. Relations with the Grand Junction Police Department are normal. Ms. Blackshear is seeking change in the location of her liquor license because the St. Regis Hotel and Lounge has been sold and the new owners and Ms. Blackshear did not arrive at an agreement for leasing the premises.

Upon approval of the application, Ms. Blackshear plans to begin preparations for the opening of the lounge. She had planned to move the last two weeks of September and remodel before that time.

We the undersigned oppose the transfer of a liquor license or conditional use permit by Katherine Blackshear to be known as the "Cozy Lounge" on Main Street, specifically in the 300 block.

We further stipulate that we are a land owner, leasee, resident, or employee in the downtown core area.

NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Ron Buehler	530 GARWOOD WAY	unlisted				✓
Ruth Brown	952 Curran	243-1467				✓
J.P. McPhee	2881 MAIN AVENUE	243-4825				✓
Sharon Cain	1400 Mesa Avenue	245-9215				✓
Marie Sutton	531-28 24 Road	243-7294				✓
Loemary Smith	298 E. Parkview Dr.	243-0765				✓
Sue Sprague	603 Crisman St	243-1590				✓
Ann Hanagan	598-29 3/8 Rd.	242-7241				✓
Shirley Davis	2188 McKinley Dr	242-5098				✓
Concepcion Sawyer	3016 Country Road	434-8630				✓
John Monroe	565 Court St.	245-5490				✓
Gonda Coffey	1930 Grand	245-2137				✓
Jeanine Medina	1353 N 20th	unlisted				✓
Alicia Smith	298 E Parkview Dr	243-0765				✓
Beta Atchley	641 Middlebridge	434-6987				✓
Debbie Whitehead	189 Gloryview Dr.	—				✓
Patsy Parrish	537 N. 24th St	245-1851				✓
Loxanne L Collins	2825-015 Quincy Ln	245-4712				✓
Donnell Lamminger	515 28 1/2 Rd #5	245-9664				✓
Sue G. Way	630 Melody Lane	245-2392				✓
Madelyn Daly	205 W. Kennedy	243-0871				✓

NAME

ADDRESS

PHONE #

LAND OWNER

LEASEE

RESIDENT

EMPLOYEE

Donna McKay	2979 Pinyon Ave	242-7130				X
Pam Acord	3055 1/2 Chuckadee	434-8758				X
Kathleen M. Wilson	2680 B 1/2 Rd #37 F	243-5610				X
Rose Salazar	556 Ashley Ln.	243-0071				X
Lekue Shackleton	2399 E. Plateau Ct	241-8314				X
Dorrie J. Peoples	3303 Laurel Dr	434-9129				X
Dora J. Conway	585 25 1/2 Rd #69	241-1598				X
Jan Schwaner	3289 C N. Good Hope Cr.	434-9366				X
Dub Wenne	1641 Grand Ave	241-2415				X
Grinda Muller	3678 G 1/2 Rd Palisade	464-5423				X
Carmen Ellifson	486 3 2 1/8 Rd Caiston					X
Delos W. Ellis	1350 Colocate	245-2168		X		X
Jackie Way	2303 Creech Dr.	243-9131				X

RECEIVED MESA COUNTY  
DEVELOPMENT DEPARTMENT  
SEP 24 1982

We the undersigned oppose the transfer of a liquor license or conditional use permit by Katherine Black<sup>Shaw</sup> to be known as the "Cozy Lounge" on Main Street, specifically in the 300 block.

We further stipulate that we are a land owner, leasee, resident, or employee in the downtown core area.

NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Lynn L. Schaw 9/16/82	612 Carlbad Dr. - G.J.	242-7608				✓
Linda Dyer 9/16/82	2420 Applewood Cir	241-1418				✓
George Rawans 9/16/82	562 Rio Oro Ln	243-1806				✓
Helen Moon 9/16/82	177 Gray View Dr. G.J.	242-0720				✓
Dea Waite 9/16/82	25817 Rd. G.J.	242-5156				✓
Art Kustler 9/17/82	2339 'E' Rd. Grand Jct.	245-3959		✓		
Donna Jantz 9/17/82	125 Franklin #112 - G.S.	242-5488				✓
Bill G. Ober 9-17-82	582 So Maple Fruta	858-8661				✓
DAN ROSENTHAL 9/21/82	2906 NO. CT. CITY	243-4243				✓
Jan Ruff 9/21/82	277 Arlington	245-7505		✓		
Phyllis J. Cox 9/21/82	961 Lakeside Dr. #101	245-1292		✓		
Valerie Rogers 9/21/82	Colo. Natl Monument Fruta	858-9323				✓
Greg Stephens 9/24/82	2157 So Broadway	242-4352		✓		
M. G. Shannon	467 Rob Ren Drive	434-4083				✓
Betty Sparks	2532 Sunnison	242-6595				✓
Mary L. Liff	631 Ouray Ave	243-3090				✓
Holly M. Limer	3007 Country Rd.	434-3095				✓
Liz Ober	653-25 Rd City	242-6477				✓
Sharon Thomas	547 29th St City	241-3088				✓
Judy Lambert	2687 B 1/2 Rd	245-8130				✓
Cornie Jo Bailey	3171 E Rd Grand Jct	434-3468				✓
Bob Moore	3131 Applewood Ct	243-5214				✓

NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Joan Sledge	3268 E Col #46	434-4764				X
Susan Paschen	2080 B 1/2 Rd. #37K	241-7450				X
Mary Watkins	3211 Opal Ct #D Clifton	434-4515				X
Emilie Ross	3365 Puke Miter Rd. Clifton	434-7730				X
Linda Bagg	2909 Keomosa Ct - City	243-5126				X
D. Michael Buss	2150 SHENANDOAH DR - CITY	243-7571				X
Luby Lee Hull	32071 Apple Fruits	858-3809				X
Wayne M. Thales	1304 Oway Ave City	245-8564				X
Andy J. Harrison	1216 Road Stand Jct.	245-8620				X
Kathy Loomer	548 N. 23 <sup>rd</sup> St.	245-6642				X
Loretta Redigo	P.O. Box 106181502	241-5438				X
Donna Sutz	2903 1/2 Sandrew Apt. 2	243-3881				X
Denma Miller	479 Tece Ct City	434-4274				X
Coracion C. Juliff	530 E Valley Dr. Jct	434-4340				X
Bob Watson	1030 Teller Ave #27	243-2411				X
Judy Emel	2885 Texas Ave.	245-9277				X
Susanne Wamke	Slade Park	243-7297				X

We the undersigned oppose the transfer of a liquor license or conditional use permit by Katherine Black<sup>Shear</sup> to be known as the "Cozy Lounge" on Main Street, specifically in the 300 block.

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NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Patrick H. Kraft	133 W. Meadow, Fruta					✓
Linda Bellig	2990 Emigon Ave, GJ					✓
Valerie Nieman	383 E. Valley Cr. #2, GJ.					✓
Mildred L. Bartos	2884 Warla Dr. G. G.					✓
Robert J. Rous	433 AVENUE LANE G.I.					✓
Lana Huff	142 Vista Grand, GJ					✓
Cindy Kirk	484 32 <sup>1</sup> / <sub>2</sub> Rd, #1					✓
Karen Teerman	2508 A Rose Dr G. Co					✓
Kathy Winger	557 Court Rd. G.J.					✓
Lyle Nelson	640 Stratright, G. S.					✓
Janya Shelley	660 Alan way GJ					✓
Florence S. Hollandsworth	578 Rio Verde Lane, GJ.					✓
Dan Zaller	2150 College Pl #40					✓
Jeffery Parker	1001 Patton Rd					✓
Sandra Mireen	2202 Crestline cr.					✓
Nancy Seikkula	490 Lyon Dr.					✓
Jennie Ravita	615 Anapahoe city					✓
Danna Johnson	37 <sup>1</sup> / <sub>2</sub> Rd Palmdale, Co					✓
Lena Archuleta	3252 Mesa Ave					✓
Kristi Alley	533 E. Valley Dr.					✓
Dan Figit	316 E. Heritage Ct. Fruta					✓
Shirley Schoberl	2931 N 15th St.					✓

NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Hannie Allen	381 W. Valley Arch	245-7422				✓
Roane Harris	3010 C Road	434-6676				✓
Madeline Budding	582 Duane St	434-4597				✓
Karen Seely	3041 1/2 Colorado Ave	434-6146				✓
Betty Carroll	620 Yucca	245-6632				✓
June Baum	1147 Chipita Ave	245-4518				✓
Rick Gomez	2890 Orchard Ave	245-				✓
Sylvia Osborn	2005 Grand Ave					✓
Cathy D. Leman	2780 1/2 Monroe Ct.	241-2391				✓
John J. J...	2926 Lily St.	242-7232				✓
Cathy Kowalski	315 Cedar St					✓
Vivian N...	2910 Oak Cliff Ave	245-9700				✓
Marlene Stranon	467 Rob-Ken Dr.	434-4083				✓
Hail Anichuletay	1943 Grand Ave.	245-2297				✓
Zerbia A. Cook	3116 Chipita, T.G.	434-8318				✓
Kathy Guth	3150 Lakeside Dr					✓
Fred & Norton	1437 Oway City					✓
Darlene Thomas	2811 Texas City					✓
Wynne Hicks	481 1/2 Harris Rd.	242-7490				✓
Marian Meller	2261 Willowwood	243-5865				✓
Kinda Edwards	2245 Broadway	242-4151				✓
Pat Wilson	2919 - F'4 Rd.	243-5624				✓
Tris Robinson - Sedges	537-31 1/2 Rd	434-6031				✓
Ray Maruffin	3325 Ston Ct	243-9890				✓
Kandi Schmitt	2399 Ridgeway Ct.	241-1424				✓
Susan Steadman	125 Franklin Ave	242-3228				✓
Kathy Wallace	3072 Boxley	434-9514				✓
Beverly Graham	583 Rio Verde Lane	245-9715				✓
Prima Hughes	2230 Village Ct	243-6785				✓
Valley Vignis	2461 Plymouth Rd	243-3962				✓
Cecily Hickman	590. Dr. Mullin Dr. Dr. St	434-3123				✓
Jan Steensma	105 Canyon Lane	243-0127				✓
Carolyn Sarty	1801 N. 4th St	242-6375				✓
Margaret Skynear	2740 Beechwood	243-1028				✓



NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Thay Savoy	255 W. Kennedy G.G.	245-4203				X
L. Renee Lister	645 26 Road, G.J.	242-9046				X
Kara J. Franklin	1333 N. 18th St.	242-6774				X
Olivia Balentina	2204 H. Road G.J.	2437438				X
Emmette M. Cain	3870 CS. 2 Rd.	242-8296				X
Cynthia H. Seoney	643 Clearview Ct. Cyle	4349806				X
Georgia Eddy	2612 S. Rd	242-8496				X
Margaret Cardona	2126 Mesa Ave	243-9196				X
Julie Pruett	336-33 Rd. - Palisade	434-8550				X
July Valdy	1140 Walnut #29 Grand St	245-4461				X
Joy Hansen	24 Road	245-4754				X
Connie Tate	118 Whitehead Drive	241-3457				X
Erin Lopez	1520 White Ave	241-1029				X
Luis D. Thompson	1948 Star Canyon Dr.	242-1136				X
Doris Spurger	2116 Bookcliff Ave.	242-2562				X
Barbara W. Chapman	1330 Main	241-9171				X
July Valente	1140 Walnut Ave	242-0690				X
A. Ida Guana	2087 W. Sequoia Rd., G.W.	242-8395				X
Dolores Trevino	396 Ridge Circle Dr.	243-9199				X
Linda S. Fitzsimons	2926 Lily Pl.	242-7232				X
May E. Brown	2110 N. 26th	245-6125				X
Mar F. Swallow	605 Pioneer Rd.	245-5918				X
Craig A. Palmer	425 Main St.	242-7690		X		

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NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Timothy White	317 Main	242-9492	X			
Duane Peaching	336 Main St.	243-3946	X			
Sybil Gardner	336 Main St.	243-3946				X
Sybil Taylor	336 Main St.	243-3946				X
Kristin K. Crooks	336 Main St.	243-3946				X
Kristi L. Finney	336 Main St.	243-3946				X
Scott L. Masto	336 Main St.	243-3946				X
Frederick Rasmussen	336 MAIN ST	243 3946				X
Maura Donnelly	336 Main	243 3946				X
Pat Pratt	217 Fallon Rock	243 9831			X	X
Vicki Bolton	336 Main St.	243-3946				X
Curtis Maston	336 Main St.	243-3946				X
Lynda Dufford	336 Main Street	858-9686				X
Patricia Sykes	203 n. 9th St	241-2372				X
Paul H. Cuttilli	336 Main St.	434-3669				X
Linda Lee Hursley	2887 Mesa Ave	241-0945				X
Maureen D. Wilf	336 Main St	242-1913	X	X		X
William A. Lehman	344 Main St	242-7229		X		
Red Zamboni	1639 - W Sherman	242 4985				

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NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Ketty Kendrick Arzoo	1930 W. 21st	246-1237				✓
Angela Lewis	445 Colorado Ave	242-2443		X		
Melissa B. Brown	2145 Apple Ct.	245-3796				X
Kent Lewis	445 Colorado Ave	242-2443		✓		
Karyl Varg Trossel	321 Main St.	242-5502				X
Melissa Donarika	321 Main	245-8883				X
Richard H. Will	625 North 11th	243-0754	X	X		X
Jean E. Blawieck	1941 Clover Ct	242-8839				X
Sandra J. Gibson	611 Annapolis	245-3145				X
Paul M. Fontana	2134 Bruce Court	241-9234				X
John C. Manning	378 Hill View Dr	245-1126	X	X	X	
Shella M. Madew	375 Hill View Dr	241-6810	X			
Becky A. Murphy	2969 Mesa Ave	241-0823				X
Symette Land	373 Martello Dr	241-9257		X		X
Gallie Stow	2417 Hidden Valley Dr	242-2416				X
Ira Archibald	2311 Apricot Ct.	245-6585				X
Robert Richmond	3072 Sunflower Ct	242-2826				X
Susan H. Jones	306 1/2 Durison	484-4881				X
Nelda Ansell	2713 B 1/2 Rd # C-3	242-3265				X
Al Borsal	246 Belford Ave	241-6064				X
Don Randall	2120 Unawap	245-5450				X

NAME	ADDRESS	PHONE #	LAND OWNER	LEASEE	RESIDENT	EMPLOYEE
Kathleen M. Klein	950 Northern Way #20	—				✓
Joether Macian	2713 B $\frac{1}{2}$ Sp. 105	243-8819				✓
Rosemary McCallister	552 Sun Valley	484-7964				✓
Lislie Esparsa	734 Rood # 2	—				✓
Lamantha Kige	2108 ZION ROAD	241-0914				✓
Marcia Neal	1046 Lakeside Dr	245-9314		X		✓
Vrita Claypoole	585 25 $\frac{1}{2}$ rd. # 231 GJ.	242-1964				✓
Barbara Henderson	607 Tropicana Dr.	434-9844				✓
Brenda Sullivan	2915 Formay	245-6870				✓
James Antley	309 MAIN ST.	245-8011		X		✓
Michael Bible	1112 OUKAY	2417871				✓
Douglas L. Halverson	240 HALL AVE.	243-6240				✓
Michael Bennett	306 Main St.	243-0634				✓
Jusan E. Rose	730 N. 64th ST	245-0855				✓
Tom D. Fleming	2353 MAW dr.	243-1543				✓
Valley D. Wagner	316 Main	242-3234				✓
Hepler J. Otte	2678 Capra Way	242-6295				✓
Mary Paul	2310 Wintergreen Dr	247-2477				✓
Cassie Orand	251 W. Parkview	242-2584				✓
James R. Carpenter	3242 Lakeside Dr	242-0931				✓
Kathy J. Salmage	826 Lanai Dr.	242-9407			✓	✓
Henry Dennis	337 COLORADO AVE	242-9636				✓
Key Lin Stevens	342 $\frac{1}{2}$ S. Redlands	242-7745				✓
Mary MacLaurish	1330 Hermosa Ave	242-6037				✓
Debbie Whitman	1550 N 18 <sup>th</sup> ST	248-3379				✓
Shirley Meier	563 2914 RD.	243-6750				✓
Nancy Kippenberg	Harrison Ave	241-1444				✓
Thomas A. Swenson	614 W. Indian Creek Dr.	241-0353				✓
Bob Correa	2118 TETON	242-6300				✓
Eric Ransik	2504 Hill Ave	245-4291				✓
Arvid Fosberg	3019 Tin Rose Way	434-3570				✓

\* Amos L. Raso, Et.al.  
P.O. Box 2328  
Grand Junction, CO 81502

#58-82

Roland A. Raso, Et.al.  
P.O. Box 2328  
Grand Junction, CO 81502

#58-82

The First National Bank  
Corporation, Inc.  
15th Floor, 633 17th St.  
Denver, CO 80202

#58-82

+

United States Bank of  
Grand Junction  
P.O. Box 908  
Grand Junction, CO 81502

#58-82

Raso, Amora, Donald, et.al.  
P.O. Box 2328  
Grand Junction, CO 81502

#58-82

Mesa Federal Savings &  
Loan Assoc. of Gr. Jctn.  
P.O. Box 1508  
Grand Junction, CO 81502

#58-82

+

Hambright/Wheatland  
P.O. Drawer 3868  
Grand Junction, CO 81502

#58-82

John E. & R.E. Dunkin  
111 Mary Ella Drive  
Searcy, AR 72143

#58-82

Emma L. Meachum  
306 Main Street  
Grand Junction, CO 81501

#58-82

Dale H. Shreeves  
128 Hillcrest Manor  
Grand Junction, CO 81501

#58-82

Sally L. Wagner  
351 McFarland Ct.  
Grand Junction, CO 81501

#58-82

Richard H. & Marilyn S.  
Will  
625 N. 4th St.  
Grand Junction, CO 81501

#58-82

M.L. Mason  
2765 Cheyenne Dr.  
Grand Junction, CO 81503

#58-82

J.M. Samplino  
% J.S. Gormley, Agent  
P.O. Box 1508  
Grand Junction, CO 81502

#58-82

Everett Peirce  
% Donald Fleisher  
620 E. Hyman  
Aspen, CO 81611

#58-82

Donald J. & Belton M.  
Fleisher  
620 E. Hyman  
Aspen, CO 81611

#58-82

Robert Traylor  
Box 2540  
Grand Jct. CO 81502

#58-82

# REVIEW SHEET SUMMARY

FILE NO. #58-82 TITLE HEADING Conditional Use DUE DATE 9/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Amos L. Raso. Location:

307 Main Street. A request for a conditional use for a beer and wine license transfer of ownership on approximately .13 acre in a heavy business zone. Consideration of conditional use.

PETITIONER ADDRESS Katherine Blackshear, 1936 3rd Court

ENGINEER \_\_\_\_\_

DATE REC. AGENCY COMMENTS

9/10/82 Planning Staff Comments  
The seating capacity is 45 with 3 employees.  
1) It is within the downtown parking authority so the parking requirements are within their jurisdiction.  
2) Any signage will conform to current sign code.  
3) Will have to resolve all other concerns with appropriate agencies (i.e. Fire Dept., Building Dept.)  
4) If all other issues resolved, this department has no problem with Conditional Use request.  
5) Should coordinate trash p/u location with Sanitation Department.

9/17/82 G.J. Fire  
This office has no objections for conditional use. Occupancy must be computed. If possibility of greater than 49 persons, exit door must swing out. Kitchen equipment will possibly be required to have automatic fire protection. All remodeling and electrical wiring must meet Uniform Fire Code, Uniform Building Code and Electrical Code.

*Mailed 9/17*

*(9/24/82) Rec. pet. containing 248 signatures opposing CU & Liq. Lic. for 307 Main. No reasons as to why opposed.*

*9/28/82 at hearing concerned w/ clients anticipated & travelling to parking area for security*

10/14/82 GJPC MINUTES OF 9/28/82

MOTION: (COMMISSIONER LITTLE): "IN CASE OF #58-82, CONDITIONAL USE--TAVERN LICENSE CHANGE OF LOCATION, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL, BASED ON THE PETITION CIRCULATED ON NEIGHBORHOOD CONCERNS, AND BASICALLY, INAPPROPRIATE USE OF THIS PROPERTY."

COMMISSIONER O'DWYER SECONDED THE MOTION.

DISCUSSION OF THE MOTION FOLLOWED.

CHAIRMAN TRANSMERER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED BY A VOTE OF 5-1. (COMMISSIONER QUIMBY OPPOSED.)

*GJPC 9/28/82 Denied for Sec/neighbor oppos.  
CC 10/5/82 not held - Lic denied*

*File - Retition from Downtown Property owners/leasees.  
Article in Sentinel. "Council's denial angers barowner"*



ADJACENT USE PLAN

PARKING

AMERICAN FURNITURE CO.	JONES REALTY	LINEN SHELF	FOX, TOD	ACTUAL FINANCE	VACANT	MAIN ST. ARCADE BOARD OF TRADE VILLAGE FOX	VACANT DEMOCRATIC HDQTS.
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ST.

ST.

VACANT

PARKING  
MAIN

LIGHT

CONTROLLED INTERSECTION

PARKING

PARKING

ENTERPRISE BUILDING  
BLUE SOCIAL SECURITY

PARKING

THE COZY LOUNGE	FRAMEWORKS	GOOD SCENTS	TRUDIS DELI	BENEFICIAL FINANCE	RTM ROCK BOOKSTORE	UNITED STATES BANK BUILDING U.S. BANK OFFICES TOTAL FINANCIAL MOUNTAIN BELL LAW OFFICES
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LIGHT

LIGHT

PARKING

LIGHT

3RD

4TH

SWEAT SHOP

PARKING

PARKING

LIGHT

COLORADO

OFFICE COPY

UITE

