

Table of Contents

File 1982-0060
Date 7/23/02

Project Name: Mercantile Building – Conditional Use – Hotel-Restaurant-Liquor Lic.

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>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*Summary Sheet – Table of Contents
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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
		Reduction of assessor's map
		Evidence of title, deeds
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Action Sheet			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Review Sheet Summary			
<input checked="" type="checkbox"/>		Review Sheets			
<input checked="" type="checkbox"/>		Public Notice Posting – 9/15/82			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Commission Minutes - ** - 9/28/82			
<input checked="" type="checkbox"/>		Development Application – 7/2/382			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Impact Statement & Addendum			
<input checked="" type="checkbox"/>		Lease			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor Plan			
<input checked="" type="checkbox"/>		Elevation Map			

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File 1982-0060
Date 7/23/02

Project Name: Merc Bdg -546 Main St – Cond. Use – Hotel-Restaurant-Liquor Lic.

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X	X	Floor Plan			
X		Elevation Map			

IMPACT STATEMENT

It is my intention to introduce into Grand Junction a type of restaurant that is not presently being provided. Dinners featuring fine cuisine are the focal point of "Ambrosia". This dining experience will incorporate outstanding food in an intimate atmosphere. The decor will compliment exclusive service and formal place settings. The marketing concept is focused towards those who wish to entertain and enjoy fine dining.

I feel this concept is viable in the downtown Grand Junction area and can provide a needed facet to this growing community.

Upon conditional use approval, I plan to implement it fully by December or earlier.

Very respectfully,

Michael Ambrose

Addendum to Impact Statement

Listed below are some examples of the food served at Ambrosia. Please note the number of items flambéd or presented using cart service. Four course Table D'Hôte service is our major night time drawing point. Our luncheon menu will be light, quick, well garnished plates focused towards business and professional clientele from the downtown area.

Prime beef with the following sauces;

Madiera Marchand de vin Périgieux Bearnaise

 Au Poivre* Bordelaise

Diane* Bourguignonne Demi-glaze et. al.

Chicken, Duck and Pork - orange glazes, apricot Grand Marnier almond sauces, chasseur, divan, et. al.

Fresh Seafood - champagne-brandy en papillote, mornay, cream dill, cream curry*, bouillabaisse, et.al.

Cheese Souffle

Special Salads and Desserts *

This type of ambiance is one which lends itself to a unique menu and discriminating service.

Asteriks(*) represent flambéd or tableside cart service.

William J. Pantuso
P.O. Box 2328
Grand Junction, Co.
81501

#60-82

Amos L. Raso
P.O. Box 2328
Grand Junction, Co.
81501

#60-82

Grand Junction Parking Auth.
Grand Junction, Colorado
81501

R.A. Schiesswohl
570 Mall Ave.
Grand Junction, Co
81501

#60-82

James E. Cox
620 E Hyman Ave.
Aspen, Co.
81611

#60-82

Jasper Fudlo Jr.
545 Main St
Grand Junction, Co.
81501

#60-82

Margret E. Anderson
17 Fairview Dr.
York, Ne.
68467

#60-82

Miriam L. Kerr
Rt. 1 Box 405½
Palisade, Co.
81526

#60-82

Larry J. Albright et al
555 Main St
Grand Junction, Co.
81501

#60-82

Jack D. Ritter
2641 Cottonwood Dr.
Grand Junction, Co.
81501

#60-82

Barbara J. Raso
P.O. Box 2328
Grand Junction, Co.
81501

#60-82

Elijah Bucklin Est.
Gormley Inv. Co,
Box 1508
Grand Junction, Co.

#60-82 81501

Patrick Gormley
Trustee et al
2433 N. First St
Grand Junction, Co.

#60-82 81501

Guy W. Stephens
2157 S. Broadway
Grand Junction, Co.
81501

#60-82

Harry S. Bengel
514 Main St.
Grand Junction, Co.
81501

#60-82

Esther Mae Vest
1140 Walnut Ave.
Grand Junction, Co.
81501

#60-82

Mesa Federal Savings and
Loan Assn.
Sixth and Rood
Grand Junction, Co.
81501

#60-82

Robert E. Colony
224 W. Kennedy
Grand Junction, Co.
81501

#60-82

Carol Ann Newton
3314 Music Lane
Grand Junction, Co.
81501

#60-82

Aircadia Investment
P.O.Box 1150
Colorado Springs, Co.
80901

#60-82

U.S. Bank of Grand Junction
ATTN: Trust Dept.
P.O.Box 108
Grand Junction, Co.
81501

#60-82

C. D. Moslander Jr. et al
6310 E. Pinchot Dr.
Scottsdale, Ar.
85251

#60-82

James E. Cox

Michael J. Ambrose
555 28 1/2 Rd. #23
Grand Jct. CO 81501

#60-82

PROJECT NO. 88

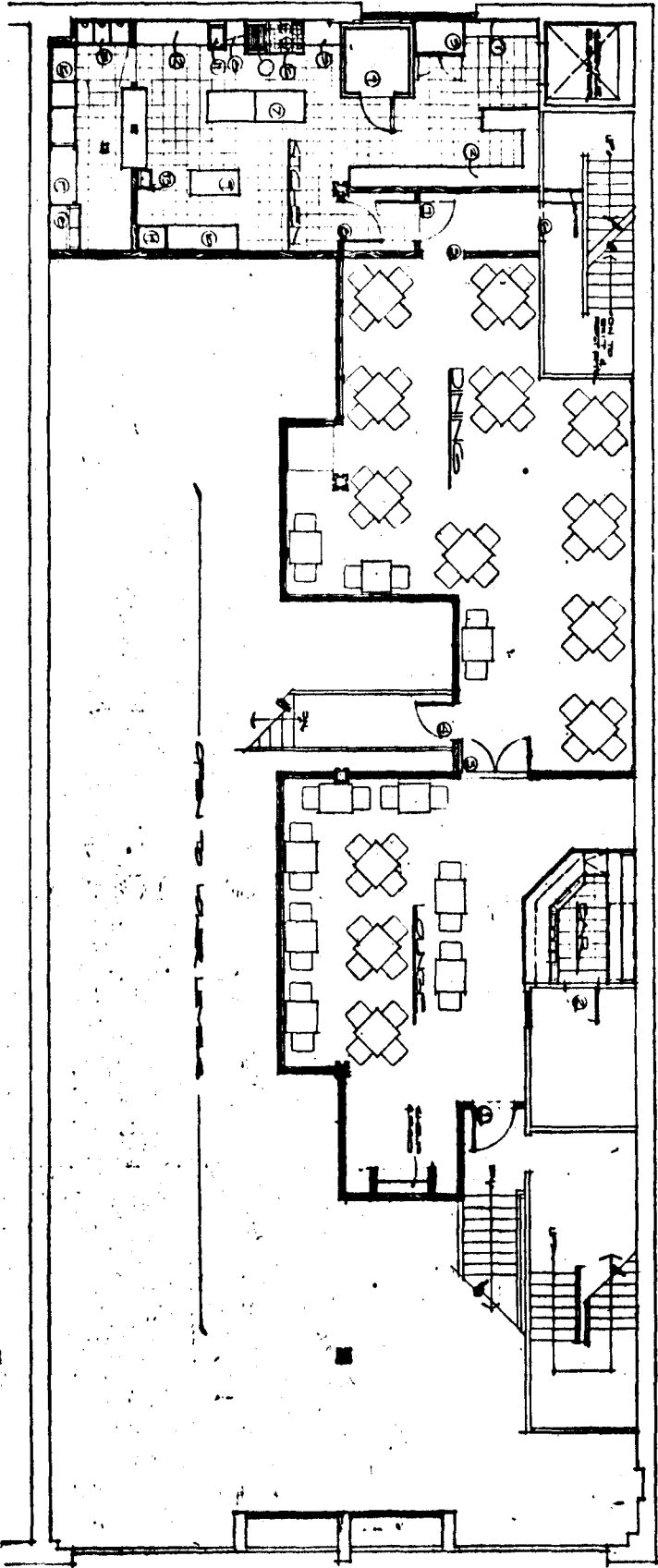
APPROX. RESERVANT
NO. 100-02

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1
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FLOOR PLAN

- 1. Office
- 2. Conference Room
- 3. Reception
- 4. Staircase
- 5. Elevator
- 6. Restroom
- 7. Storage
- 8. Break Room
- 9. Janitor
- 10. Entrance

OFFICE COPY
#100-02



REVIEW SHEET SUMMARY

FILE NO. #60-82 TITLE HEADING Conditional Use DUE DATE 9/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: James E. Cox. Location:
546 Main Street (Mercantile Building). A request for a conditional use for a hotel
restaurant liquor license on approximately .05 acre in a heavy business zone.
Consideration of Conditional Use.

PETITIONER ADDRESS Micheal J. Ambrose, 555 28 1/2 Rd. #23

ENGINEER

DATE REC.	AGENCY	COMMENTS
9/10/82	Planning Staff Comments	1) The seating capacity is approx. 96 I guess - no note about # of employees, hours of operation etc. 2) Parking is within parking authority so requirements are within their jurisdiction. 3) Need to resolve all other requirements if no problem, this department has no problem with this Conditional Use request. 4) Any signage will conform to the current sign code. 5) Should coordinate trash p/u location with Sanitation Department.
9/17/82	G.J. Fire	This office has no objections to this conditional use. Plans must be submitted showing occupant capacity and exits. Electrical wiring must meet the National Electric Code. Building must meet the U.F. and Building Codes.

Mailed 9/17

*open 11:30 - 2:30 M-F Lunch
5:30 - 10 Dinner*

*cap. of 70 people
20 employees.*

10/14/82

GJPC MINUTES OF 9/28/82

MOTION: (COMMISSIONER DUNIVENT) "ON ITEM #60-82, CONDITIONAL USE-HOTEL RESTAURANT LIQUOR LICENSE, I MOVE THIS BE FORWARDED TO CITY COUNCIL FOR APPROVAL."

COMMISSIONER RINKER SECONDED THE MOTION.

CHAIRMAN TRANSMEIER ASKED FOR DISCUSSION ON THE MOTION. THERE WAS NO DISCUSSION. A VOTE WAS CALLED AND THE MOTION CARRIED, 5-1 (COMMISSIONER O'DWYER VOTING AGAINST).

1) hours of operation - 11:30 - 2:30 Monday - Friday
5:30 - 10:00 Monday - Saturday

Maximum capacity - 70

Maximum staff - 20

2) not applicable

3) no response required

Rec.
9/28/82

4) County health department has been notified and there will be no problem with my location. a two yard box will be used

5) Western neon Company License # 2820008 is contracted to furnish my sign and adhere to code
fire department - upon my hiring a contractor
all electrical and building codes will be adhered to

Michael Ambrose
Owner Ambrose

Acres 2,502.05 acre
Units _____
Density _____

conditional use

File No. #60-82
Zone B3
Tax Parcel Number _____

Activity Conditional Use - Hotel-Restaurant Liquor License
Phase _____
Common Location 546 Main (Mercantile Bldg.)

Date Submitted 9/1/82 Date Mailed Out 9/2/82 Date Posted 9/1/82
10 day Review Period Return by 9/13/82 HCC Information Sent _____

Date Adjourn Property Owners Notified of MRC/GJPC _____
Date Adjourn Property Owners Notified of HCC/CIC _____
~~S. Foster~~

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
<input checked="" type="checkbox"/> Development Dept.
<input type="checkbox"/> County Road
<input type="checkbox"/> County Health
<input type="checkbox"/> County Surveyor
<input type="checkbox"/> County Parks/Recreation
<input type="checkbox"/> County Engineer
<input checked="" type="checkbox"/> Transportation Engineer
<input checked="" type="checkbox"/> City Engineer <u>L.S.E.S</u>
<input type="checkbox"/> City Utilities
<input type="checkbox"/> City Parks/Recreation
<input checked="" type="checkbox"/> City Police Dept.
<input type="checkbox"/> County Sheriff
<input type="checkbox"/> Floodplain Administration
<input type="checkbox"/> Comprehensive Planning
<input type="checkbox"/> G.J. Dept. of Energy
<input checked="" type="checkbox"/> Fire <u>City</u>
<input type="checkbox"/> Irrigation
<input type="checkbox"/> Drainage
<input type="checkbox"/> Water (Ute, Clifton)
<input type="checkbox"/> Sewer
<input type="checkbox"/> G.V. Rural Power
<input type="checkbox"/> Mountain Bell
<input type="checkbox"/> Public Service (2 sets)
<input type="checkbox"/> Soil Conservation
<input type="checkbox"/> State Highway Dept.
<input type="checkbox"/> State Geological
<input type="checkbox"/> State Health Dept.
<input type="checkbox"/> Transamerica
<input type="checkbox"/> Water & Power Resources
<input type="checkbox"/> Hack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.
OTHER:
<input checked="" type="checkbox"/> GJPC (77) copies
<input checked="" type="checkbox"/> CIC

totals 2121

BOARDS	GJPC	DATE	Sept 28, 1982	Appr.
	CC	DATE	10/6/82	App

STAFF 9/1/82 Sent letter to Mike Ambrose - need phone #, & sq ft. of bldg.
submitted will pay in full \$265.00
Bob Golden 244-1608

City County Development Department
Open Space Dedication (acreage) _____ \$10. S. Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____