

Table of Contents

File 1982-0069
Date 8/20/02

Project Name: K-Bob's – Hotel, Restaurant – Liquor License

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
		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
		*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	Review Sheet Summary
X		Review Sheets
X	X	Certified letter from Michael Sutherland to Jack Ludwig re: release of Certificate of Occupancy – 6/5/86
X	X	Planning Clearance - **
X	X	Impact Statement
X	X	Landscape Plan
X	X	Planning Commission Minutes - ** - 11/30/82
X	X	Letter from Florence Wilcox to Planning re: parking plan – 2/5/85
X		Certified letter from Michael Sutherland to Murl Anderson re: warning to say petitioner has not complied and to set completion schedule - 12/14/83
X		Public Notice Posting – 11/17/82
X		Development Application – 10/18/82
X		Letter of intention – no date
X		Deed
X	X	Site Plan

K-Bob's Steakhouse

Mrs. Darwin Wilcox
2700 G Rd. 8C
Grand Jct. Co. 81501

Solarus Square Dev.
2829 North Ave.
Grand Jct. Co. 81501

Bruce Troy
P.O. Box 2042
Grand Jct. Co. 81501

#69-82

Home Appliance
1940 Hwy. 6&24
Grand Jct. Co. 81501

#69-82

Village Dev. Co.
516 28 Rd.
Grand Jct., Co. 81501

#69-82

Gladys Collins
c/o Flash Oil Co.
P.O. Box 11520
St. Louis, Mo., 63105

#69-82

K-Bob's Steakhouse
490 28 1/4 Road
Grand Jct. Co., 81501

#69-82

#69-82

#69-82

Murl R. Anderson
527 23 Road
Grand Jct. Co 81501

#69-82

294318
T.T. R.E.

151842

151843

151844

151845

151846

151847

151848

151849

151850

151851

151852

151853

151854

151855

151856

151857

151858

151859

151860

151861

151862

151863

151864

151865

151866

151867

151868

151869

151870

151871

151872

151873

151874

151875

151876

151877

151878

151879

151880

151881

151882

151883

151884

151885

151886

151887

151888

151889

151890

151891

151892

151893

151894

151895

151896

151897

151898

151899

151900

151901

151902

151903

151904

151905

151906

151907

151908

151909

151910

151911

151912

151913

151914

151915

151916

151917

151918

151919

151920

151921

151922

151923

151924

151925

151926

151927

151928

151929

151930

151931

151932

151933

151934

151935

151936

151937

151938

151939

151940

151941

151942

151943

151944

151945

151946

151947

151948

151949

151950

151951

151952

151953

151954

151955

151956

151957

151958

151959

151960

151961

151962

151963

151964

151965

151966

151967

151968

151969

151970

151971

151972

151973

151974

151975

151976

151977

151978

151979

151980

151981

151982

151983

151984

151985

151986

151987

151988

151989

151990

151991

151992

151993

151994

151995

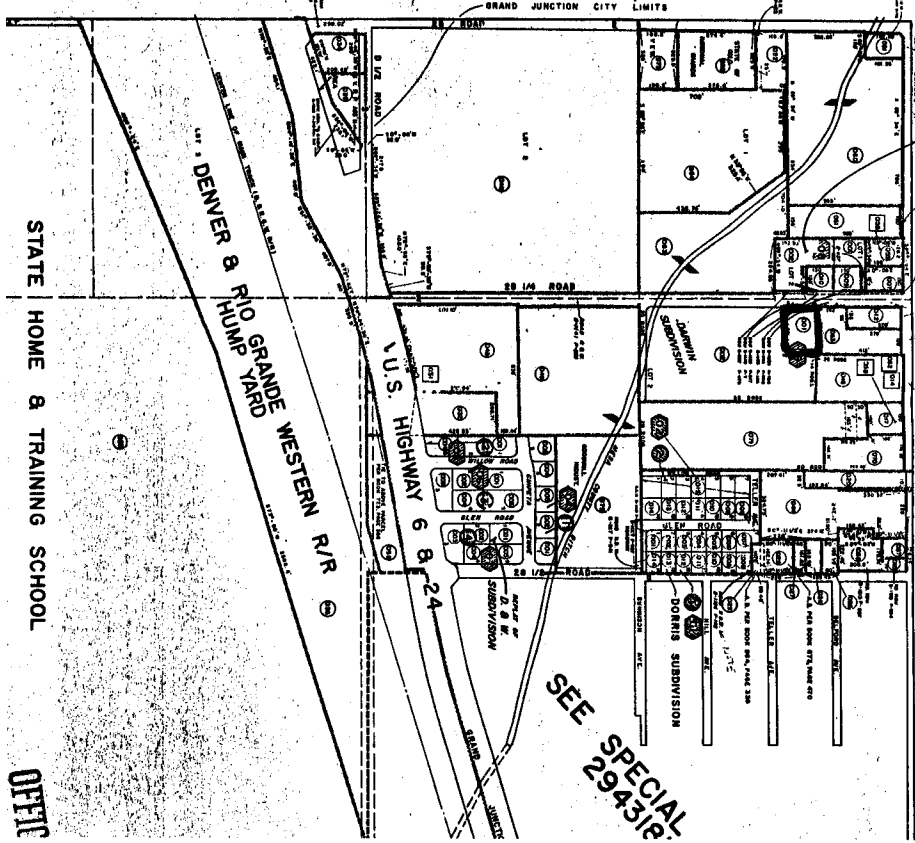
151996

151997

151998

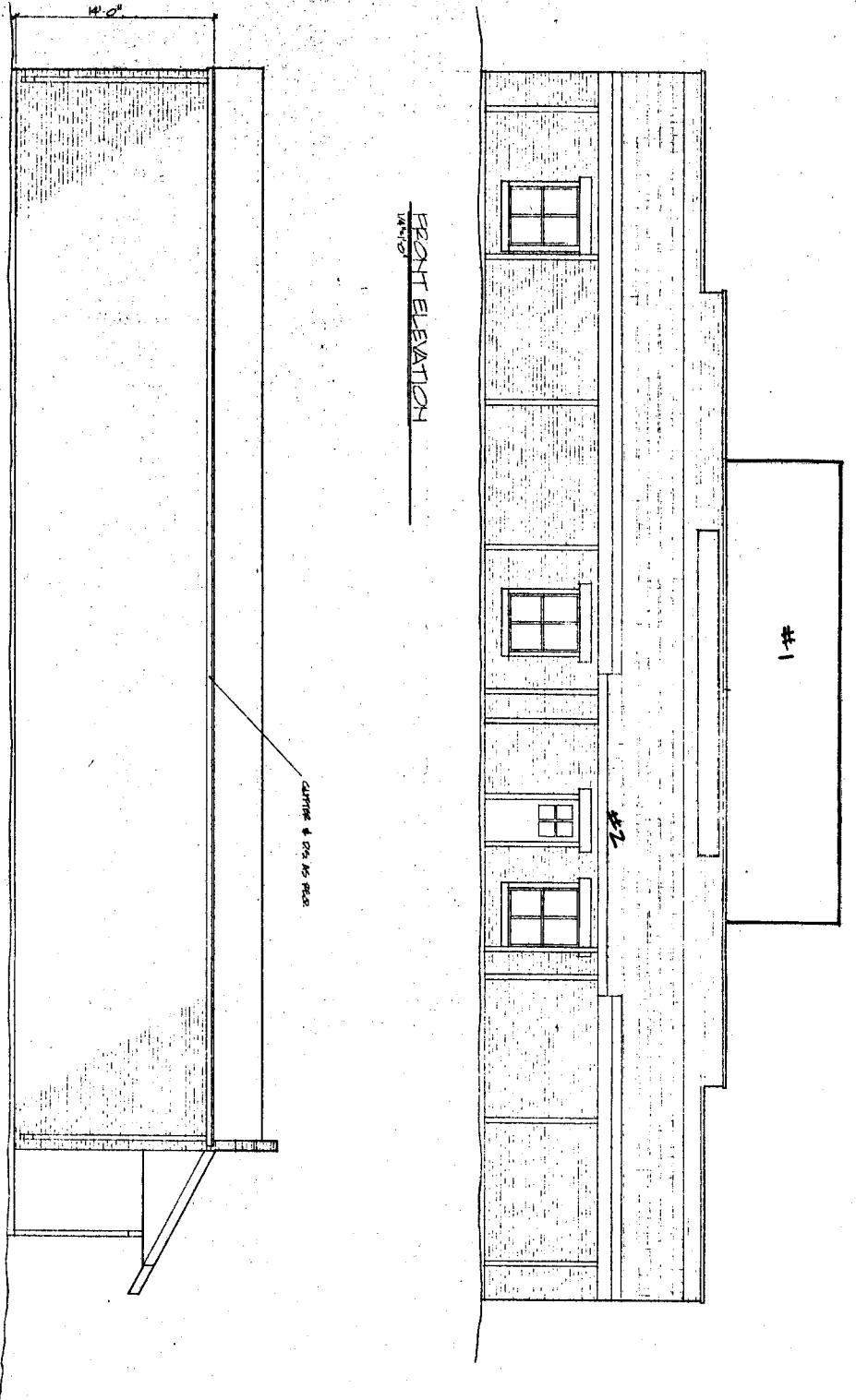
151999

152000



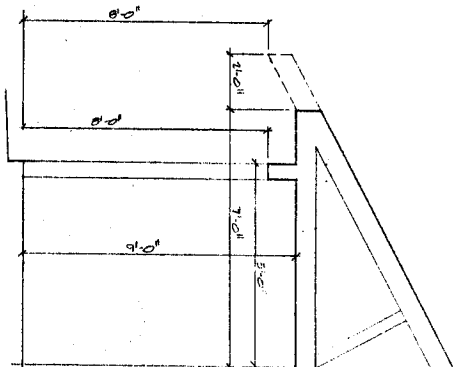
SEE SPECIAL
294318

STATE HOME & TRAINING SCHOOL OFFICE



FRONT ELEVATION

SIDE ELEVATION



CANOPY DETAIL

- #1. 4'x16' Additional signage to be added
- #2. CANVASS CANOPY Approx 4 1/2 to 5' wide & 6' to 10' Long
 (Not to go out further than painted plink spaces)
 We have planned to Re-paint & then ^{Paint} the Bldg. (Exterior)
 The k-bobs sign also Existing will be changed to reflect the New Name
 The material that has to be Replaced is called Sign-O-Tlex. I have
 3 quotes on the sign change if you need that info.

Josh Sudbury
 2416118-Hm.
 2410447 off.

K-BOB'S STEAKHOUSE

City/County Development Dept.

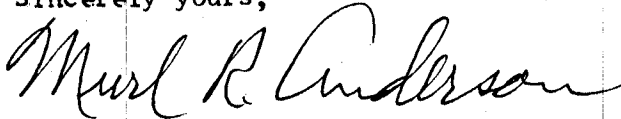
City of Grand Junction

Dear Sir:

K-Bob's Steak House wishes to serve wine and beer at our location of 490 28 1/4 Road. We plan to serve beer and wine only with our lunch and dinner meals. K-Bob's is open from 11:00 A.M. to 10:00 P.M. seven days per week.

We hope to serve beer and wine as soon as our application is processed and approval given.

Sincerely yours,



Murl R. Anderson, mgr. and part-owner

Letter of Intent

To: City of Grand Junction
Planning & Zoning
Mr. Carl Metzger

Dear Carl:

Our establishment can be viewed as a full lunch & dinner facility with heavy western flavor. In the evening we will phase over from an eating establishment to a Western Night Club with live entertainment five nights a week. We feel extremely confident that our lunch & Night Club operation will be successful. We will be watching our dinner situation very close. Evening business seems to be more competitive in food right now however we are optimistic.

Please see attached elevation plan for proposed exterior changes.

Please see attached letter from Mrs. Wilcox in ref. to your request that another 50' x 200' of parking be obtained to reach a seating in the 300 person range.

In reference to conditional use requirements, I'm not doing anything as I believe that we are covered as conditional use has already been established. If I am wrong please let me know so I can address myself to this situation.

Thanks for your attention

Sincerely
Jack S. Sudow

Landscaping

Any landscaping requirements will be adhered to in a reasonable amount of time, not to exceed 6 months, upon notification from planning & zoning as to exactly what their wishes are. I understand that these requirements are minimal. My landlord is contractually responsible for landscaping, however I am hereby guaranteeing same will be done as stated above.

Sincerely,

Jack S. Sideris



CITY - COUNTY PLANNING

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

(303) 244-1628

December 14, 1983

CERTIFIED RETURN RECEIPT
P 462 984 748

Mr. Murl R. Anderson
527 23 Road
Grand Junction, CO 81501

RE: Conditional Use Permit for Liquor License,
490 28 1/4 Road (File #69-82)

Dear Mr. Anderson:

On December 15, 1982, the City Council approved your request for a Conditional Use subject to landscaping being in place within six months, or by June 15, 1983. The landscaped area was to extend across the frontage of the lot and be similar in character to that of Solarus Square.

It is our opinion that you have not fully complied with the terms of the approval. We are asking you to have the street frontage strip fully landscaped by May 15, 1984. If it is not done by that date, this matter will be placed before the Grand Junction Planning Commission for action.

Please contact me at 244-1628 should you have any questions or concerns.

Sincerely,

Michael E. Sutherland
Enforcement Officer

* MES/sw

2700 G Road - 8C
Grand Junction, CO 81506

February 5, 1985

To Whom It May Concern:

Re: Parking for restaurant and tavern on 28 $\frac{1}{4}$ Road to be
operated by Mr. Jack L. Ludwig

I am the owner of the property adjacent to that which
Mr. Jack Ludwig is leasing with the intent of operating
a restaurant and tavern on 28 $\frac{1}{4}$ Road (originally the K-Bob
Restaurant).

I hereby agree to the use of 50 feet x 200 feet south of
the restaurant building for overflow parking.

There will be no charge to Mr. Ludwig for the use of this
parking area for one full year from this date. However,
on or before February 5, 1986, should Mr. Ludwig's business
be successful and profitable to him, I would like to
negotiate price for lease or sale of the 50 feet x 200 feet
south of his restaurant.

Florence D. Wilcox
FLORENCE D. WILCOX

K-Bops



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

June 5, 1986

Mr. Jack Ludwig, Manager
Cahoots Crossin
490 - 28 1/4 Road
Grand Junction, CO 81501

CERTIFIED

RE: Release of Certificate of Occupancy

Dear Mr. Ludwig:

In reviewing planning files recently, it came to my attention that landscaping has not been completed at your restaurant and as a result, the Certificate of Occupancy (C.O.) has never been released.

The original Conditional Use permit for your location was approved subject to the completion of landscaping within six months. K-Bops went out of business prior to completion.

At the time of your request to be allowed to operate under the same Conditional Use permit, you made a written commitment for the remaining landscaping. As a special condition of the Building Permit Clearance, completion within six months of the permit date (2-19-85) was also a requirement. I've attached copies of both documents for you.

With the completion date long since passed, and the fact that the C.O. has not been released for your operation, it would be in your best interest to make every effort to complete the landscaping. The original agreement was to install landscaping similar in design and quality to that of the Solarus Square property.

Normally, there is an annual process which requires all incomplete projects to be heard before the Grand Junction Planning Commission, with many of the approvals being reverted. My intention is to try to avoid this process if possible and with your cooperation, we should be able to preempt going to the July hearing.

Mr. Jack Ludwig
June 5, 1986
Page 2

I'll make periodic checks to look at progress, with a final inspection taking place on July 10, 1986, at which time, I'll be happy to release the C.O. if all work is complete.

If you have questions, Jack, about any of the Conditional Use details or need any type of assistance, feel free to call me at 244-1648. I'll gladly help out.

Sincerely,



Michael E. Sutherland
City Planner

MES/tt

Attachments

P.S. It might be a good idea to make some repairs in the parking lot where the pavement is failing before that becomes a safety or Conditional Use issue.

REVIEW SHEET SUMMARY

FILE NO. 69-82 TITLE HEADING Conditional Use DUE DATE 11-15-82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Murl R. Anderson. Location:
490 28.25 Road. A request for a conditional use for a hotel-restaurant liquor license on
approximately .14 acre in a light commercial zone. Consideration of conditional use.

PETITIONER ADDRESS 490 28 1/4 Rd.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/8/82	Transportation Engineer	No comment.
11/10/82	City Fire	This office has no objections to the conditional use permit.
11/15/82	Planning Staff Comments	Based on the plan as submitted, it appears there is no request for increased seating capacity. Since it is an existing building and no lounge or bar area is proposed, we have no problem with this request. However, we would like to see the area between the sidewalk and curb be landscaped in the same format as Solarus Square. The landscaping is minimal at the best right now. This would be an improvement to the area. All other review agency comments need to be resolved.

11/18/82 Summary mailed

