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File 1982-0070
Date 8/20/02

Project Name: Dos Hombres Rest. – Conditional Use – Hotel Restaurant

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			
		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	Planning Commission Minutes - ** - 12/30/82			
X		Public Notice Posting – 11/19/82			
X		Development Application – 10/27/82			
X		Impact Statement			
X		Landscape Plan – Revised & Approved			
X	X	Site Plan			

IMPACT STATEMENT
DOS HOMBRES

1. Location - 421 Brach Drive., Pioneer Village South
2. Hours of Operation - 11:00 A.M. - 10:00 P.M. Mon - Sat.
12:00 P.M. - 9:00 P.M. Sunday
3. Number of Customers anticipated - 110 seating in restaurant
35 seating in lounge
Anticipate approx 250 people lunch
" " 300-400 people dinner
4. Seating capacity - 110 people in restaurant
35 people in lounge
5. Type of operation - Restaurant & lounge
6. Security - Superior Alarm
7. Parking - 69 spaces
8. Effective date - Start November 1, 1982
9. Special Provisions - See plans

Edris, Sharon 001
2503 Broadway
Grand Jct., Co. 81503

Wambaugh, Peggie Darlene 010
2504 Rosa Drive # A
Grand Jct., Co. 81503

McClure, Delbert J. 009
2510 S. Broadway
Grand Jct., Co. 81503

#70-82

#70-82

#70-82

Phipps, Brian Keith 013
2502½ Rose Drive
Grand Jct., Co. 81503

Hearn, Lowell J.
2504 Rose Dr., #B
Grand Jct., Co. 81503

Bohannan, Wm., Jr. 015
222 Fallen Rock Road
Grand Junction, Co. 81503

#70-82

#70-82

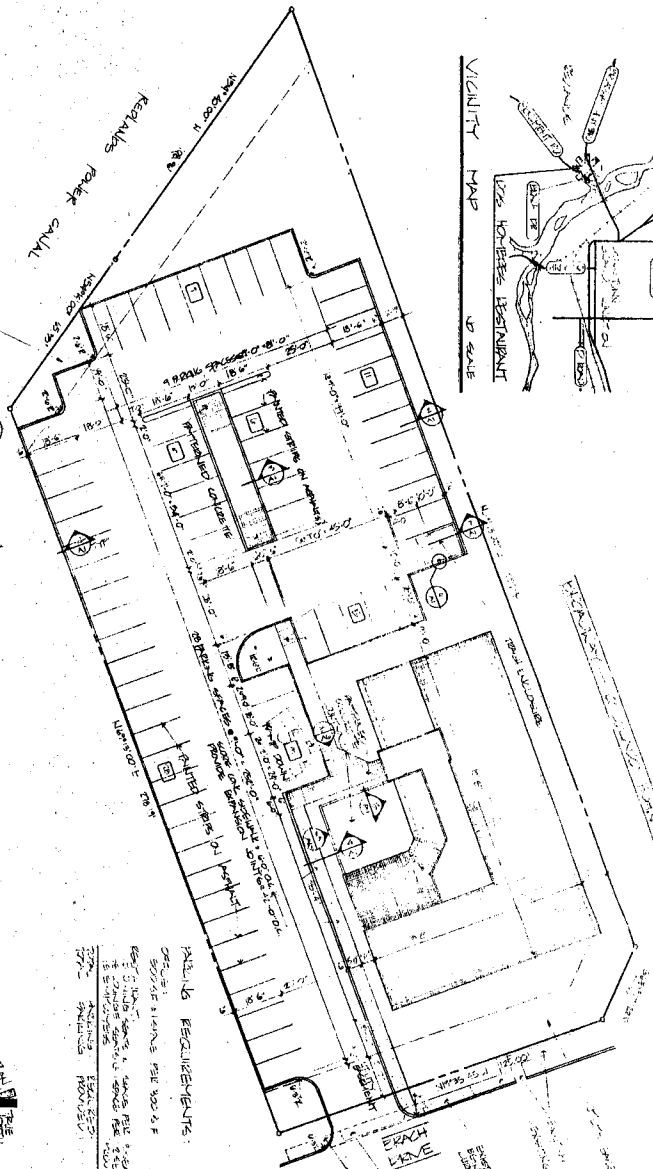
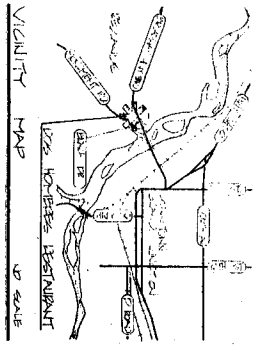
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* Louis Braach
2209 N. 1~~st~~
Grand Jct. CO 81501

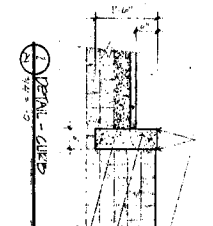
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Scott Howard
2279 Rio Linda
Grand Jct. CO 81501

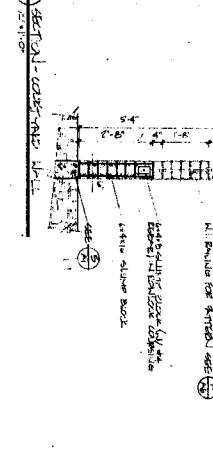
#70-82



REQUIREMENTS:
 OFFICE: 1000 SQ. FT.
 CONFERENCE ROOM: 200 SQ. FT.
 RECEPTION AREA: 100 SQ. FT.
 RESTROOMS: 100 SQ. FT.
 STORAGE: 100 SQ. FT.
 TOTAL: 1500 SQ. FT.



SECTION 1 - CLIP
 1/2" = 1'-0"
 ANNOTATIONS:
 - ROOF: ASPHALT/FLY ASH
 - WALL: CMU
 - FLOOR: CONCRETE
 - FINISH: GYP. BOARD



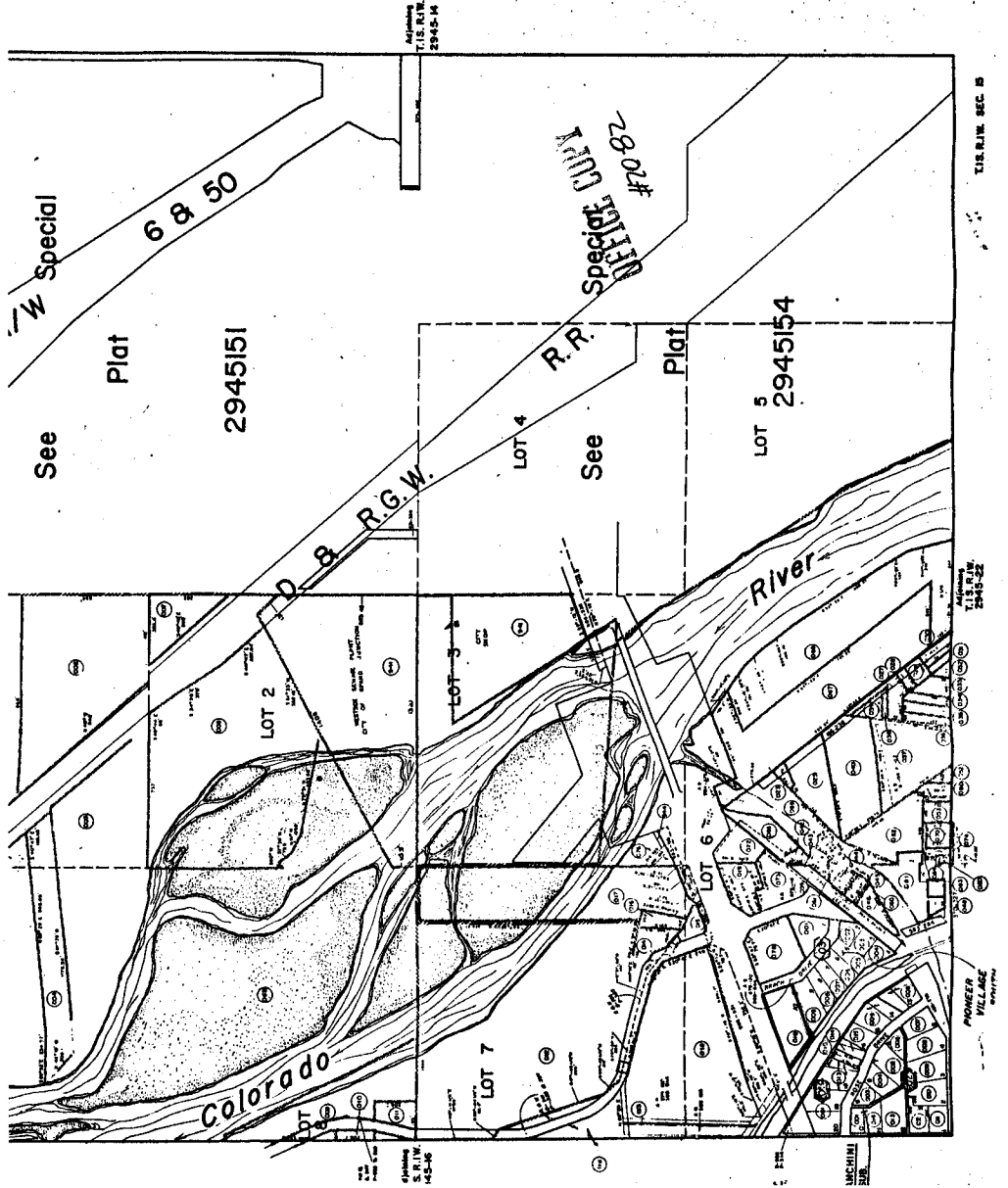
SECTION 2 - CORNER
 1/2" = 1'-0"
 ANNOTATIONS:
 - CORNER: CMU
 - FINISH: GYP. BOARD
 - ROOF: ASPHALT/FLY ASH



SECTION 3 - SECTIONAL ELEVATION
 1/2" = 1'-0"
 ANNOTATIONS:
 - WINDOW: ALUMINUM FRAME
 - WALL: CMU
 - FINISH: GYP. BOARD

NO.	DESCRIPTION
1	CONCRETE
2	CMU
3	ASPHALT/FLY ASH
4	GYP. BOARD
5	PAINT
6	GLASS
7	ALUMINUM
8	WOOD
9	IRON
10	COPPER
11	ZINC
12	LEAD
13	SILVER
14	GOLD
15	PLASTER
16	STUCCO
17	BRICK
18	TILE
19	CERAMIC
20	MARBLE
21	GRANITE
22	SANDSTONE
23	LIMESTONE
24	SANDSTONE
25	LIMESTONE
26	SANDSTONE
27	LIMESTONE
28	SANDSTONE
29	LIMESTONE
30	SANDSTONE

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26	SANDSTONE
27	LIMESTONE
28	SANDSTONE
29	LIMESTONE
30	SANDSTONE



T18.R.J.N. SEC. 18

2945154

PIONEER VILLAGE

2945154

2945154

REVIEW SHEET SUMMARY

FILE NO. 70-82 TITLE HEADING Conditional Use DUE DATE 11/15/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Scott Howard. Location:
421 Brach Drive. 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 2279 Rio Linda Drive

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/10/82	Fire Dept.	This office has no objections to the conditional use permit.
11/16/82	Trans. Eng.	No comment.
<i>11/18/82</i>	<i>Summary</i>	<i>mailed</i>
12/15/82	GJPC 11/30/82	MOTION: (COMMISSIONER LITTLE) " IN CASE OF FILE #70-82, CO DITIONAL USE HOTEL-RESTAURANT LIQUOR LICENSE, LOCATED AT 421BRACH DRIVE, I MOVE WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION FOR <u>APPROVAL</u> , SUBJECT TO STAFF COMMENTS." COMMISSIONER RINKER SECONDED THE MOTION. CHAIRMAN TRANSMIEIER REPEATED THE MOTION CALLED FOR A VOTE, AND THE MOTION CARRIED, 5-1. (COMMISSIONER O'DWYER OPPOSED)

action sheet

Acres 6000 #1

File No. #70-82

Units conditional use

Zone C-1

Density _____

Tax Parcel Number _____

Activity Conditional Use for Hotel-Restaurant Liquor License

Phase _____

Common Location 421 Brook Dr.

Date Submitted 10/1 Date Mailed Out 11/1/82 Date Posted 11/19/82

10 day Review Period Return by 11/15/82 MCC Information Sent _____

Name Adjacent Property Owners Notified of MCC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	Date Adjacent Property Owners Notified of MCC/CIC																																			
	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			
Development Dept.																																				
County Road																																				
County Health																																				
County Surveyor																																				
County Parks/Recreation																																				
County Engineer																																				
Transportation Engineer																																				
City Engineer <u>2 sets</u>																																				
City Utilities																																				
City Parks/Recreation																																				
City Police Dept.																																				
County Sheriff																																				
Floodplain Administration																																				
Comprehensive Planning																																				
G.J. Dept. of Energy																																				
Fire <u>City</u>																																				
Irrigation																																				
Drainage																																				
Water (Ute, Clifton)																																				
Sewer																																				
G.V. Rural Power																																				
Mountain Bell																																				
Public Service (2 sets)																																				
Soil Conservation																																				
State Highway Dept.																																				
State Geological																																				
State Health Dept.																																				
Transamerica																																				
Water & Power Resources																																				
Mack, Mesa, Colibrán, Palisade, Fruits, DeBeque, G.J., Mesa Cnty.																																				
OTHER:																																				
<u>GJPC/CC</u>																																				
<u>7/9</u>																																				
totals																																				

BOARDS GJPC **DATE** Nov. 30 1982 Rec. approval - approval includes small outdoor patio area.

STAFF

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

City
 County
 Development
 Department

DOS HOMBRES
421 BRACH DRIVE
GRAND JUNCTION, CO.

March 8, 1984

Karl Metzner
City Planning Director
Grand Junction, Co. 81501

Dear Carl:

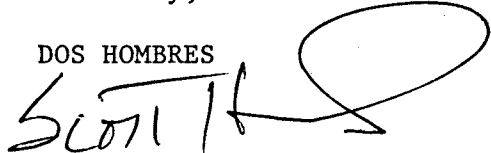
As indicated in our phone conversation last week, we would like to revise our original landscape plan on the west end of our parking lot up to the canal. We would like to plant native grasses in the entire area. These grasses would grow to approximately eight to twelve inches in the summer and should stay green.

We believe this is much better suited for this area because of the seepage from the canal. We are also investigating planting some trees that would use some of the water as you suggested.

Please let me know if this is satisfactory.

Sincerely,

DOS HOMBRES



Scott Howard

SH:dc

approved - Karl Metzner
March 12, 1984

*cc Enforcement
File*