

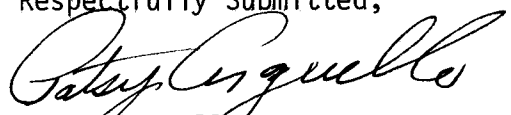
Patsy Arguello
dba La Mexicana
1310 Ute Avenue
P. O. Box 2444
Grand Junction, CO 81502

Project Narrative for conditional use for Liquor License Requests

- 1). La Mexicana Restaurant will be located at 1310 Ute Avenue, Grand Junction Colorado.
- 2). The hours of operation will be: 11:00 a.m. to 10:00 p.m. Daily for five (5) Days of week (not sure which two days of the week we will be closed). On Week-ends we will have the extended hours when special entertaining will be brought in. On Saturdays and Sundays we would like to be open from 8:00 a.m. to be able to serve breakfast.

The Restaurant will be featuring dinner shows, with performances and/or Recording Mexican Bands appearing approximately once a month whenever we are able to book them. When we bring in a Band and there is dancing there will always be a Police Officer from the City and an additional Security Guard from the Private Sector. We will never have just the Bar open perse.
- 3). We would like anticipate at least 100 customers per day.
- 4). Fire Department Rated Capacity is 250.
- 5). Mexican Food Restaurant with Professional Entertainment.
(Folklor Dance Troupe, Mariachis, Recording Bands etc...)
- 6). Security Guard will be on the premises on week-ends and a Police Officer and a Security Guard on Special promotions.
- 7). Parking available on the premises are 17 regular parking spaces and 2 handi-cap. I have leased four lots on 13th and Ute Avenue from Mr. Jesse Boyce for additional parking (contract enclosed).
- 8). Leased parking lot will be available on November 1, 1984, we would like to open November 29, 1984.
- 9). We have two flood lights on each corner of the building and we will be dumpster for trash on back of the building.
- 10). We would like to have a 1st class operation in regards to providing quality food and professional entertainment (Dinner-Shows) of which the Community of Grand Junction can be proud of.

Respectfully Submitted,


Patsy Arguello

Original
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From Office

#23 84

* H
Challenger Enterprises
220 S. 13th Street
Grand Junction, CO 81501

#23 84

Gibson Constance A.
237 S. 13th Street
Grand Junction, CO 81501

#23 84

Lorentzen Terry L. #23
1307 Colorado Avenue 84
C/o Modern Savings & Loan
235 N. 7th St.
Grand Junction, CO 81501

Boyce Jesse R. Jr. and
Elizabeth H. #23 84
1253 Ute Avenue
P. O. Box 2207
Grand Junction, CO 81502

Rees Irene V.
1317 Colorado Avenue #23 84
2653 Paradise Ct.
Grand Jct., CO 81501

Boyce Jesse L. Jr.
and Elizabeth H. #23 84
1261 Ute Avenue
P. O. Box 2207
Grand Junction, CO 81502

Edward Thomas F.
1327 Colorado Avenue #23 84
Box 33
Franktown, CO 80116

Boyce Jesse L. Jr.
and Elizabeth H. #23 84
310 South 12th Street
P. O. Box 2207
Grand Junction, CO 81502

Clevenger Vera E.
1304 Ute Avenue
Grand Junction, CO 81501

#23 84

Sims Nellie #23 84
1301 Ute Avenue
Grand Junction, CO 81501

Carter Etta C. #23 84
1330 Ute Avenue
Grand Junction, CO 81501

Robinson Lynn #23 84
S. & L. Carolann
1315 Ute Avenue
Grand Junction, CO 81501

Lopas Charles
1261 Colorado Avenue
Grand Jct., CO 81501 #23 84

Abrahamson, Jon F.
DBA Challenger Ent. #23 84
1331 Ute Avenue
P. O. Box 2966
Grand Junction, CO 81502

Ailee Elsie T. #23 84
1240 Ute Avenue
Grand Junction, CO 81501

Colo. West Regional Mental
Helath Center #23 84
1321 Ute Avenue
P. O. Box 1580
Glenwood Speings, CO 81601

Taylor Owens S.
Anita I. #23 84
1242 Ute Avenue
Grand Junction, CO 81501

Patsy Arguello
1310 Ute Ave.
G.J., CO 81501 #23 84

Bertley Gary Robert and
Michelle Renee #23 84
225 So. 13th Street
Grand Junction, CO 81501

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #80
Grand Junction, CO 81501 #23 84

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LEGEND



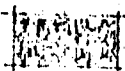
ELM TREE



PINE TREE



JUNIPER IN PLANTER



RED DECOR. STONE



FENCE (LESS THAN 6'-0")



PROPERTY LINE



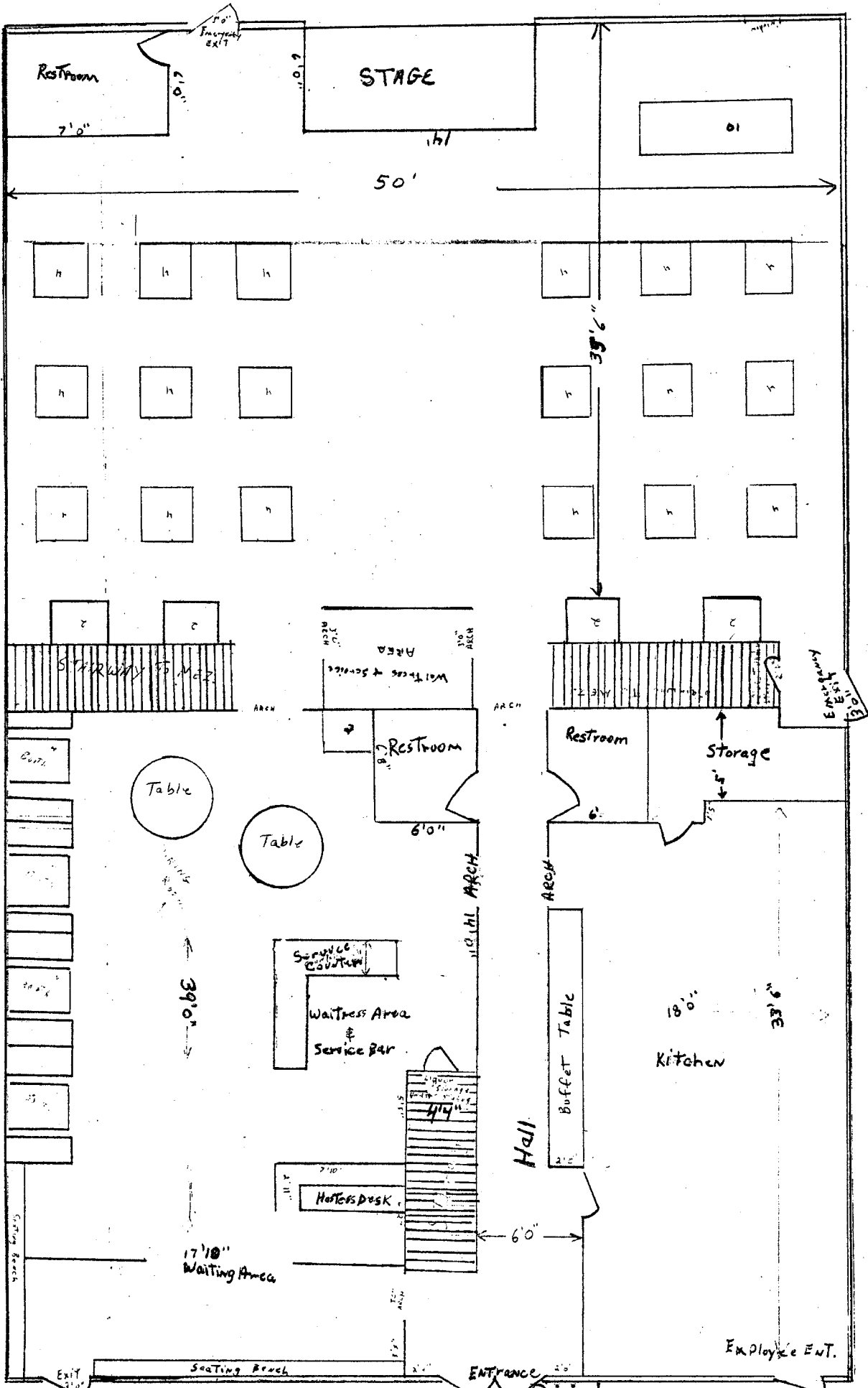
EXTERIOR FLOOD LAMPS (EXISTING)



3 TYP. PARKING SPACE 18.5' x 8.5'

#23 84

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Original
 Do NOT Remove #23 84
 From Office

UTE

CONCRETE DRIVE

5'-0" SIDE WALK

15'

15'

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

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EXISTING 60'x80'
2-STORY BUILDING
BLOCK WALLS

C2

C2

(RES.)

(RES.)

EXISTING FENCE

EXISTING FENCE

12 SPACES @ 8.5' EA = 102'-0"

3 SPACES @ 8.5' = 42'-0"

TRUCK PKT UP
LOCAT ON

OUT

ALLEY

14'-0"

51'-0"

50'-0"

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#23 84

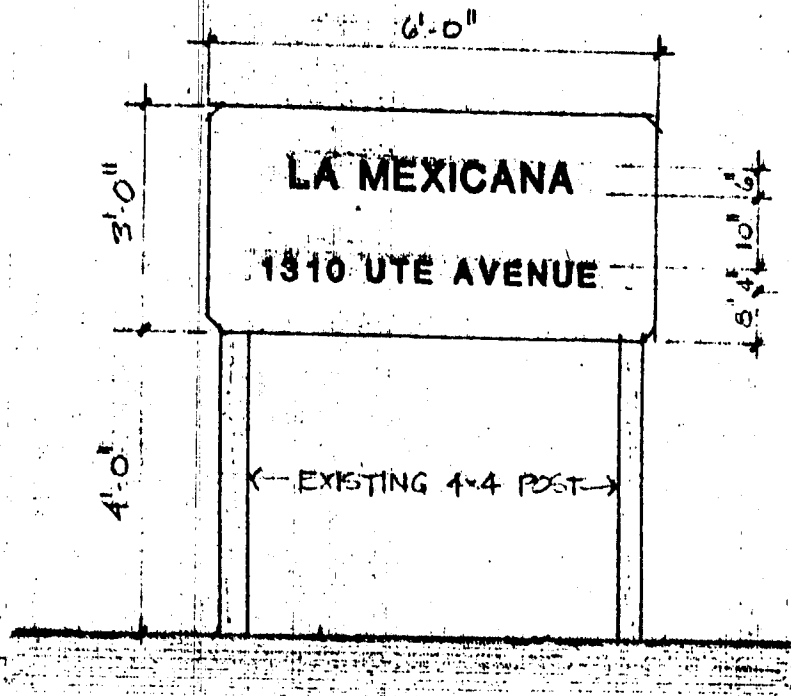
PROPERTY LINE



EXTERIOR FLOOD LAMPS (EXISTING)

3

TYP. PARKING SPACE 18.5' x 8.5'



SIGN DETAIL

1/2" = 1'-0"

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#23 84

development summary



File # 23-84 Name La Mexicana Restaurant Date 10/10/84

PROJECT LOCATION: 1310 Ute Avenue

PROJECT DESCRIPTION: This is a request for a conditional use (liquor license) for La Mexicana Restaurant located at 1310 Ute Avenue. The restaurant is an allowed use in the commercial (C-2) zone. Patsy and Leroy Arguello are the property owners and representatives.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
				X		X	
Complies with adopted policies	X		Streets/Rights Of Way	X			
Complies with adopted criteria	X		Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X			
			Landscaping/Screening	X			
			Other: <u>Parking</u>	X			

* See explanation below

The petitioners have provided adequate response to all review comments, including parking. They have secured additional off-site parking to accommodate their intended seating capacity.

STATUS & RECOMMENDATIONS:

Given all technical issues have been resolved and no adverse comments have been received by this department, we do not have any problem with the request for a conditional use.

* Planning Commission Action

The Grand Junction Planning Commission held a public hearing on September 25, 1984. No adverse comments were received. They received approval subject to the off-site parking lots being dust free, the curb cut or parking stalls on-site be moved to accommodate better ingress/egress, and staff comments.

REVIEW SHEET SUMMARY

FILE NO. #23-84 TITLE HEADING Liquor License-La Mexicana Restaurant DUE DATE 9/14/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 1310 Ute Avenue

Petitioner: Patsy Arguello Activity: Conditional Use

PETITIONER ADDRESS 1310 Ute Avenue, Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/10/84	Fire Dept.	Myself and Tom Brunson, Building Dept. Inspector, have met with the petitioner on the requirements to be met to convert the building from its existing use to restaurant facility. The Grand Junction Fire Dept. will have no objections if the building after remodeled meets the requirements of the Uniform Fire Code and Building Code.
9/11/84	Development Department	<ul style="list-style-type: none">- The project narrative states the Fire Dept. load capacity is 250 persons. The City's parking regulations are based on your seating capacity--1 space per 3 seats required. What is your anticipated seating capacity for the restaurant?- If your lease with Boyce expires and not renewed, you will be responsible to provide additional off-site parking.- Signage will have to be provided on-site and also on the adjacent parking lot you've leased to ensure adequate parking is available for your customers, especially at peak periods. This signage should let your patrons know additional off-site parking is available across the street (discouraging on-street parking).- The first handicapped parking stall off Ute, if occupied, may cause access problems into your lot. Suggest you consider relocation of existing curb cut for better access.- Signage should also be provided at entry and exit designating one way.- Your restaurant sign will require a separate sign permit.- If all review agency comments are resolved, this department has no objection to this conditional use.
9/17/84	Transportation Engineer	There is no traffic signal for pedestrians crossing Ute and at 13th Street. This may or may not be a problem. There are no City plans to request a signal at this location.
9/25/84	MOTION:	(COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #23-84 CONDITIONAL USE HOTEL RESTAURANT LIQUOR LICENSE-LA MEXICANA RESTAURANT, I MOVE THAT WE PASS THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS WHICH ADDRESSES THE PARKING BOTH ADJACENT TO THE BUILDING AND THE LEASED PARKING AREAS AS WELL AS ANY OTHER COMMENTS." PASSED 5-0

LATE

sent 9/17/84

DATE: September 25, 1984

M E M O R A N D U M

TO: Development Department

FROM: Patsy Arguello dba La Mexicana (File No. 23-84)

SUBJECT: Solutions to Comments on Review Sheet Summary

- 1). The seating capacity anticipated for the 1st year at peak periods is 100 persons per day. We would like to build it up to 200 at peak periods per day by the middle of the 2nd year.
- 2). If our lease is not reviewed with Mr. Boyce, we will be leasing from Guy Cherp, at Coors of Grand Junction, located at 13th and Pitkin. We are also looking into the lot at the Petroleum Building, due to the fact that it is on the same side of the street at 11th and Ute. My goal is to acquire property for parking in the same block as soon as I am financially able to do so.
- 3). All signage needed will be provided. The signs will be done by Salazar Sign Company.
- 4). First handicapped parking stall will be changed to compact car parking only. We will make the 3rd stall for handicapped.
- 5). Exit and One Way signs will be provided.
- 6). We will obtain, or Salazar Sign Company will obtain all permits necessary for signs.

Should you have any concerns with the solutions, please contact me and feel free to suggest any solutions that you feel will be better to your concerns.

:pa

OFF 0000000000 00000000 ACTION SHEET



Acres .28

File No. #23 84

Units

Zone C2

Density **CONDITIONAL USE**

Tax Parcel Number 2948-133-18-01011

Activity C.V. Hona Restaurant Liquor license - La Mexicana Restaurant

Phase

Common Location 1310 Ute

Date Submitted 8-26-84 Date Mailed Out 9-4-84 Date Posted

10 day Review Period Return by SEP 14 1984 'x' dont need

Open Space Dedication (acreage) Open Space Fee Required \$ Paid Receipt #

Recording Fee Required \$ Paid (Date) Date Recorded

review agencies

	A	B	C	D	E	X	G	H	X	K	L	XX	O	P	Q	R	S	T	U	V	X	X	X	XX	BB	CC	DD	EE	FF	X
Development Dept.	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Public Works	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Engineer (2 sets)	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Transportation Engineer	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Parks/Recreation	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Fire Dept.	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
City Police Dept.	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Planning	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Engineer	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Health	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
County Parks/Recreation	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Comprehensive Planning	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Floodplain Administration	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
G.J. Dept. of Energy	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Walker Field	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
School District	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Irrigation	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Drainage	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Water (Ute, Clifton)	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Sewer Dist. (FV, CGV, DM)	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Mountain Bell	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public Service (2 sets)	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Highway Dept.	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Geological	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
State Health Dept.	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
GJPC (7 packets) > 1 cover sheet	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
CIC (9 packets)	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
OTHER	●	●					●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
totals							20	29	1	1				1																

BOARDS

ASPC DATE Sept 25, 1984 Appr. subject to ① staff comments ② curb cut or parking space be changed ③ parking lot be reviewed - dust free designated if necessary.

CIC Oct 17, 1984 Referred to Fact Finding

CIC Nov 14, 1984 approved

STAFF

Don / legal ok 8-4-84

Bob Goldin
244-1628

APPLICATION FEE REQUIREMENTS

420⁰⁰ at submittal ok to City of GJT.

see also 3821

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