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File 1984 -0023

Project Name: La Mexicana Restaurant - Conditional Use - Liquor License

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P r	S c	A few items are denoted with an asterisk (*), which means t									
e	a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
s	n	specific to certain files, not found on the standard list. For th									
e	n	Remaining items, (not selected for scanning), will be mark	ked	pre	esent on the checklist. This index can serve as a quick						
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t	d	Files denoted with (**) are to be located using the ISYS	Que	ery	System. Planning Clearance will need to be typed in						
		full, as well as other entries such as Ordinances, Resolutions,	Bo	arc	l of Appeals, and etc.						
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		*Submittal checklist									
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		Reduced copy of final plans or drawings									
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	†	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)									
	I	DOCUMENTS SPECIFIC TO TH									
X	X	Action Sheet	1								
X	1	Development Application – 8/31/84									
		Landscaping Plan									
X		Floor Plan		Ļ	· · · · · · · · · · · · · · · · · · ·						
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X		Contract to Exchange Real Estate	+								
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Patsy Arguello dba La Mexicana 1310 Ute Avenue P. 0. 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-I have leased four lots on 13th and Ute Avenue from Mr. Jesse Boyce cap. for additional parking (contract enclosed).
- 8). Leased parking lot will be available on November 1, 1984, we would like to open November 29, 1984.
- We have two flood lights on each corner of the building and we will be 9). dumpster for trash on back of the building.
- We would like to have a 1st class operation in regards to providing quality 10). food and professional entertainment (Dinner-Shows) of which the Community of Grand Junction can be proud of.

Patsy Arguel to Respectfully Submitted,

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Gibson Constance A. Challenger Enterprises 237 S. 13th Street 220 S. 13th Street Grand Junction, CO 81501 Grand Junction, CO 81501 #23 84 #23 84 Lorentzen Terryl J. #23 1307 Colorado Avenue Boyce Jesse R. Jr. and 84 Elizabeth H. #23 84 C/o Modern Savings & Loan 1253 Ute Avenue 235 N. 7th St. P. O. Box 2207 Grand Junction, CO 81501 Grand Junction, CO 81502 Boyce Jesse L. Jr. Rees Irene V. 1317 Colorado Avenue and Elizabeth H. #23 84 #23 1261 Ute Avenue 2653 Paradise Ct. 84 Grand Jct., CO 81501 P. O. Box 2207 Grand Junction, CO 81502 Boyce Jesse L. Jr. Edward Thomas F. #23 1327 Colorado Avenue and Elizabeth H. #23 84 310 South 12th Street Box 33 Franktown, CO 80116 P. O. Box 2207 Grand Junction, CO 81502 Sims Nellie #23 Clevenger Vera E. 1301 Ute Avenue 1304 Ute Avenue Grand Junction, CO Grand Junction, CO 81501 81501 #23 84 Robinson Lynn Carter Etta C. #25 84 #23 84 1330 Ute Avenue S. & L. Carolann Grand Junction, CO 81501 1315 Ute Avenue Grand Junction, CO 81501 Lopas Charles Abrahamson, Jon F. 1261 Colorado Avenue DBA Challenger Ent. #23 1331 Ute Avenue Grand Jct., CO 81501 #23 84 P. O. Box 2966 Grand Junction, CO 81502 Allee Elsie T. Colo. West Regional Mental #23 84 1240 Ute Avneue Helath Center #23 84 1321 Ute Avenue Grand Junction, CO 81501 P. O. Box 1580 Glenwood Speings, CO 81601 Taylor Owens S. KATSY ATGUELLO #23 84 Anita I. 1310 UTE AVE. 1242 Ute Avenue G.J., CO 81501 Grand Junction, CO 81501 Bertley Gary Robert and **GRAND JUNCTION PLANNING DEPT.** Michelle Renee #23 84 559 White Ave., Room #60 225 So. 13th Street Grand Junction, CO 81501

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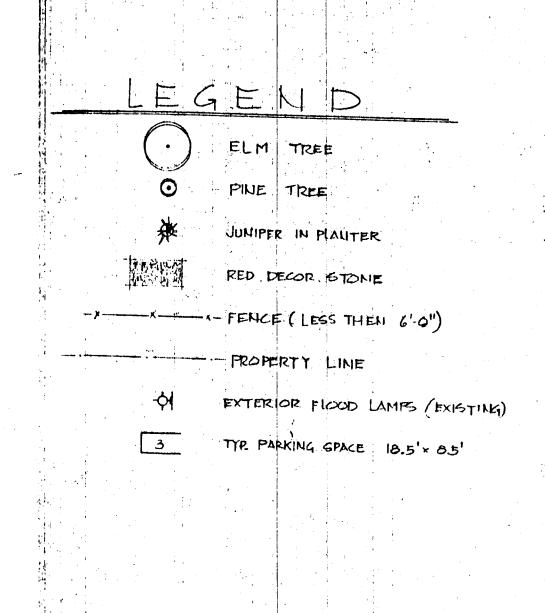
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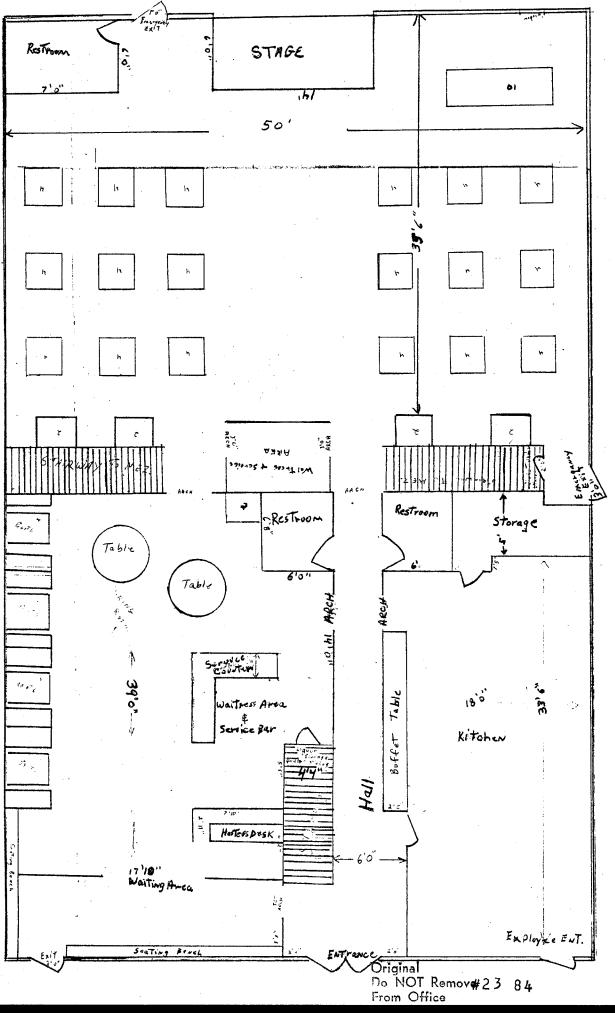
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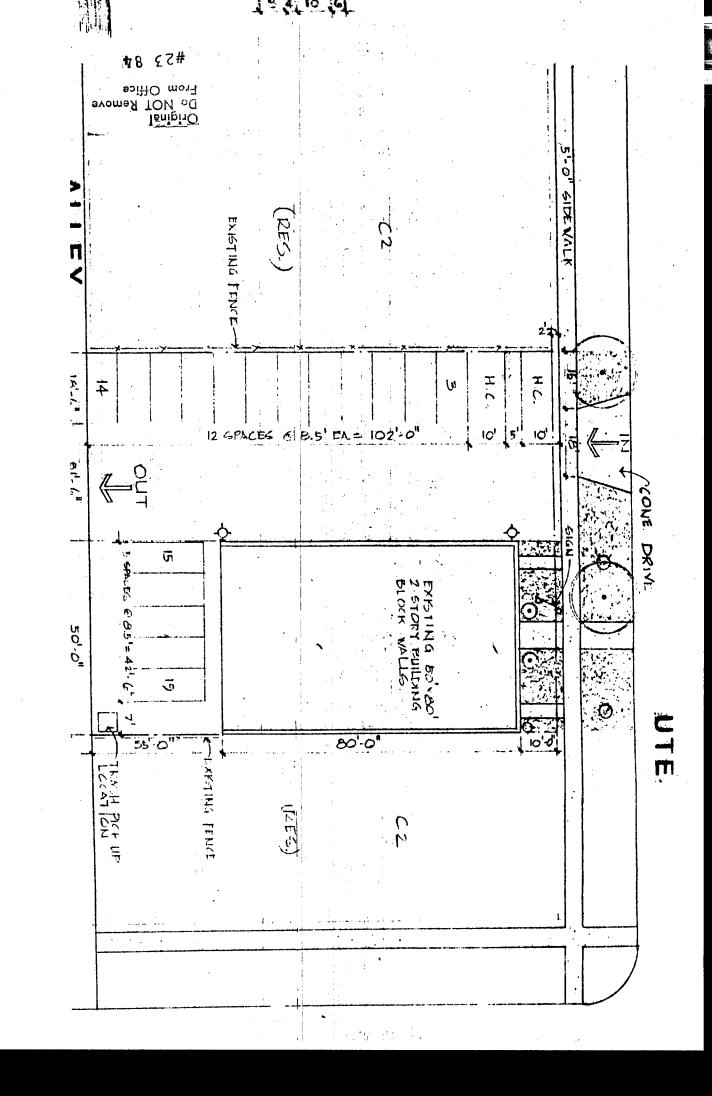
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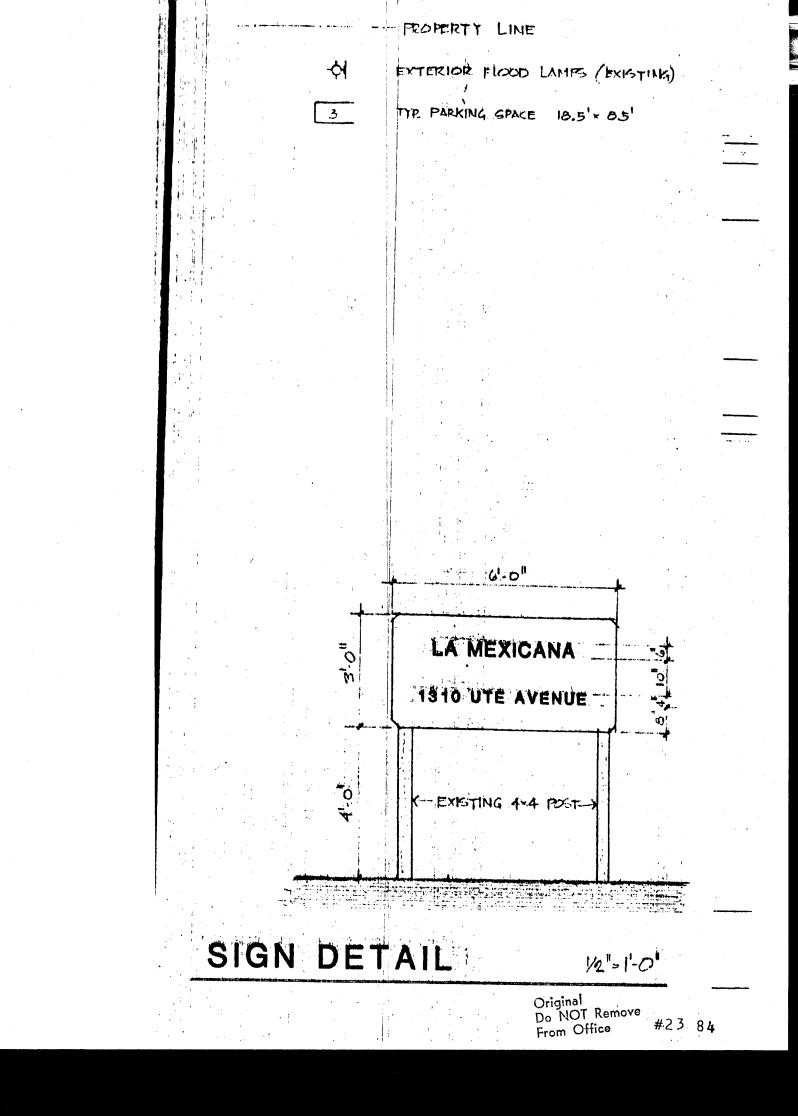
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development summary



File # ______

___ Name La Mexicana Restaurant Date <u>10/10/84</u>

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		NO *	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED	,*
Complies with adopted policies	Х		Streets/Rights Of Way	x		
Complies with adopted criteria	χ.		Water/Sewer	x		
Meets guidelines of Comprehensive Plan	х		Irrigation/Drainage	x		
			Landscaping/Screening	x		
			Other: Parking	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 offsite parking lots being dust free, the curb cut or parking stalls on-site be moved to accommodate better ingress/egress, and staff comments.

REVIE' SHEET SUMN RY

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		HEADING Liquor License-La Mexicana RestauranDUE DATE 9/14/84
ACTIVITY -	PETITIONER - LOG	CATION - PHASE - ACRES Location: 1310 Ute Avenue
Petition	er: Patsy Argue	ello Activity: Conditional Use
		· · · · · · · · · · · · · · · · · · ·
PETITIONER	ADDRESS 1310	Ute Avenue, Grand Junction, CO 81501
ENGINEER	N/A	
DATE REC.	AGENCY	COMMENTS
^/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	- The project narrative states the Fire Dept. load capacity is 250 persons. The City's parking regulations are based on your seating capacity1 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 ad- jacent 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 <u>/</u> 25/84	ĤC PA TC	COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #23-84 CONDITIONAL USE DTEL RESTAURANT LIQUOR LICENSE-LA MEXICANA RESTAURANT, I MOVE THAT WE ASS THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT D STAFF COMMENTS WHICH ADDRESSES THE PARKING BOTH ADJACENT TO THE JILDING AND THE LEASED PARKING AREAS AS WELL AS ANY OTHER COMMENTS."
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DATE: September 25, 1984

Rec'd Sept 25, 1989.

MEMORANDUM

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 revewed 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.

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