



B

IMPACT STATEMENT/PROJECT NARRATIVE

Original  
Do NOT Remove  
From Office

# 9 86

1) What is the proposal:

Petitioners, Rod and Michele Smith, propose to increase evening restaurant business by applying for a Hotel/Restaurant Liquor License. Such license would allow the serving of 6% beer, wine and mixed drinks with meals.

2) Where is the proposal:

License shall be used in the existing restaurant located at 801 North 1st Street, Grand Junction, Colorado, and presently named PANCHO'S VILLA.

3) When the proposal is to be developed and any phasing involved:

Petitioners desire to institute the license as soon as possible upon approval. Phasing shall begin immediately and concurrently with this application on a small scale with word of mouth advertising, organization within the restaurant for liquor storage, preparation, serving and clean-up.

If the license is so granted, implementation and serving of the liquor will be done over a short period of time based on the good judgment of Petitioners, feasibility of cost, and desire by the clientele.

4) The area impacted by the proposal:

The area most directly impacted by this proposal would be business & property owners and their employees adjacent to and surrounding this restaurant. Primarily these individuals and businesses would be: George Chronis, "Monument Stamps", "The Junque Man", Triple A Appliance, "Fuoco Motors", and "Colorado Periodicals", and "Twice is Nice".

5) The compatibility of the proposal in relation to the surrounding area and residents:

During the noon-hour, this restaurant is frequented daily by employees of nearby businesses, as well as many downtown businesspeople. We do not anticipate that the serving of alcohol will largely increase this "noon-hour rush" trade when the parking is at its peak. Since it is our primary goal to build the evening restaurant trade, increased traffic and parking during the evening should not burden the adjacent and surrounding businesses as all operate on a "9-5" business day and thus would not be open in the evening.

It is our belief that surrounding residents should not experience any more undesirability with this license than with the 3.2% license previously carried by this restaurant. As there are no other nearby establishments licensed to serve alcohol the area would not become inundated with liquor-licensed restaurants. Perhaps compatibility would be enhanced for many of our nearby customers with the availability of "drinks" in this "come-as-you-are" restaurant.

Finally, it is our intention at this time to remain closed on Sundays and holidays such as Thanksgiving, Christmas and New Years Day, with our evening hours no later than 9:00 p.m.

6) The services to be provided, both public and private:

Services provided will continue largely as they are at present. Alcohol served will be limited at this time to beer, wine and margaritas and will be served in the restaurant only and with meals. We will continue to offer "take-out" orders, but will not serve any alcohol packaged to-go.

7) Any special considerations to be addressed:

As long-time residents of the Grand Valley, we are very much interested in the survival of the businesses in this area. As property owners and businesspeople, we are part of the struggle. It is our calculated belief that the serving of beer, wine and margaritas in this Mexican-American Restaurant, served under proper management, would enhance the evening trade and return this restaurant to a successful operation. Such a successful business would most certainly mean the creation of more jobs and overall optimism of the success a a long-existing Grand Junction restaurant.

8) How the proposal meets the criteria for : rezones, special uses, conditional uses, etc.:

To the best of our knowledge, this proposal meets all the criteria for the aforesaid uses or permits.

a) Type of operation: Family-oriented Mexican-American Restaurant serving breakfast, lunch and dinner; carry-out or dine-in.

b) Hours: Present hours of operation are 7:00 a.m. - 8:00 p.m.  
Monday through Saturday.

c) Seating: Seating capacity is 50 persons (includes booths and chairs)

d) Employees: There are usually 2 persons per shift (1 owner/manager, 1 employee) with 2 shifts per day and 1 part-time employee for lunch only.

e) Parking: During the day parking availability appears to be ample with 13 spaces directly in front (and shared with adjacent businesses) and parking in the rear for at least 30 cars.

\*Note - Many of our noon-time customers are walk-ins from nearby or carry-outs not requiring long parking time.

f) Other departments contacted: City Clerk, Neva Lockhart has been contacted and application made with the City. D. Newton, City Engineer.

g) Special considerations: Present security system should be effective. Closing time is early enough so as not to conflict with midnight liquor laws nor to encourage a "bar" atmosphere. Employees serving alcohol will be 21 years or older. (Only our current part-time employee is not 21).

Colorado Periodicals Dist.  
827 North 1st Street  
Grand Junction, CO 81501

James & Earl Fuoco  
748 North 1st Street  
Grand Junction, CO 81501

George & Cecilia Chronis  
555 Normandy Drive  
Grand Junction, CO 81501

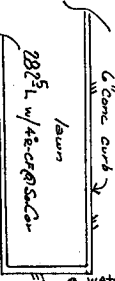
George & Cecelia Chronis  
555 Normandy Dr.  
Grand Junction, CO 81501

Rod & Michele Smith  
801 North First  
Grand Junction, CO 81501

Original  
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# 9 86

Fuoco motor (sales lot)  
2945-151-01-001



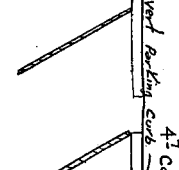
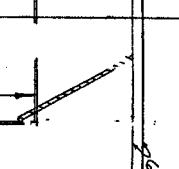
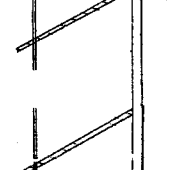
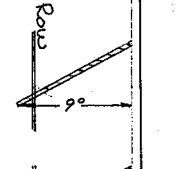
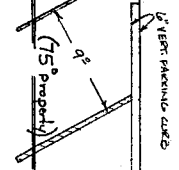
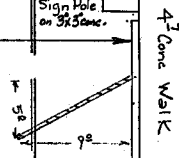
Paint Area w/ Boulder  
Parking  
Not Painted at this time

Water Valve  
Fire Hydrant

#801 No. 1st St  
Doncho Villa Rest

#805 No. 1st St  
Jungeman Monument  
5 Stamps

#807 No. 1st  
Twice is Nice

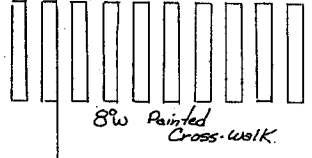


30 V Pan

40° Flw  
(So. 75° of prop.)

40° Flw  
22 1/2

City Monument  
Hill Ave.



CONCRETE  
AREAS

Row (40 1/2 properly)  
(10)  
(2945-151-01-014)

Section line  
No. 1st St.

20°

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date  
April 3, 1986

To: ~~(XXXX)~~ Mark Achen From: ~~(XX)~~ Don Newton *J.D.A.*

RE: Liquor License Application at 801 North 1st St.,  
Poncho Villa Restaurant.

When this application originally came through for review, I thought that this would be a good time to address the parking situation at this location.

There are 13 angled parking spaces in front of the businesses at 801, 805, 807, 815 and 817 North 1st St. (see attached drawing). In order to exit these spaces, vehicles must back out into the south bound traffic lanes of 1st Street. I would like to see this parking modified to eliminate backing into 1st Street for the following reasons.

1. North First Street is a high traffic volume street classified as a minor arterial. All angle type parking should eventually be eliminated. The lack of curbs along 1st Street makes access and parking difficult to control.
2. Backing into 1st Street from this parking lot is especially dangerous because of the adjacent building to the north (827 N. 1st St.). This building blocks the view of south bound 1st Street traffic for drivers backing out into the street.

In my review comments and at the Planning Commission hearing I recommended that approval of the liquor license application should be contingent upon the parking being modified to a safer condition.

The applicants, Rod and Michele Smith, who lease their building space have attempted to convince the property owner to modify the parking as requested. The property owners have objected to any parking modifications which would reduce the number of spaces. In order to reduce the angle of the parking spaces enough to allow vehicles to back out without encroachment into the traffic lanes of 1st St., at least 2 parking spaces would be lost. (See attached drawing).

I do not believe the liquor license should be denied because of circumstances over which the applicant has no control. Therefore, I would like to retract my recommendation that approval of the application be contingent upon the angled parking being modified. The parking issue can be addressed at another time with the property owner.

cc: Jim Shanks  
Mike Sutherland ✓  
Gerald Ashby

# REVIEW SHEET SUMMARY

FILE NO. #9-86 TITLE HEADING Hotel/Restaurant Liquor License DATE Mar. 13

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use - Pancho's Villa,  
Rod & Michele Smith, 801 North 1st Street

PETITIONER ADDRESS

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-06-86	Fire Dept.	This office has no objections to the proposed licensing as submitted.
3-11-86	Bldg. Dept.	Any planned remodeling of existing restaurant to accommodate storage and sale of liquor would require a building permit and subsequent inspections. Applicant should contact Building Dept. for any questions regarding permits.
3-12-86	Public Works	Vehicles exiting from the existing angled parking spaces along First Street must back into the south bound traffic lanes on First Street. Poor sight distance to the north makes this a very dangerous situation. I would recommend against approval of the application until an acceptable and safe plan for the First Street parking is submitted. I will be available to discuss the parking problem with the petitioner or property owner.
3-14-86	Planning Dept.	<ol style="list-style-type: none"><li>1. It is recommended that the parking arrangement in front of this business be revised to eliminate the backing of vehicles into the southbound lane of traffic. Parallel parking would be the preferred option but there may be other acceptable alternatives. The City Engineer should be contacted to determine the most beneficial method.</li><li>2. The access into the rear parking area is in poor condition. If pedestrians will be using this to get from parking to the business entrances, improvements should be implemented to improve safety.</li><li>3. The lease agreement does not specify that use of all parking on the property is for joint tenant usage. Please provide documentation to that effect.</li><li>4. Any interior structure modifications will require a building permit and must meet the Uniform Building and Uniform Fire Codes.</li></ol>

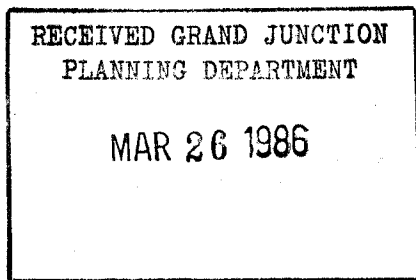
*Written*  
**RESPONSE NECESSARY**  
by 3-24-86

MOTION: "MR. CHAIRMAN, ON ITEM #9-86, CONDITIONAL USE, HOTEL/RESTAURANT LIQUOR LICENSE, I RECOMMEND THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO MODIFICATIONS OF THE PARKING TO ALLOW BACKING WITHOUT DIRECTLY ENTERING THE TRAFFIC ON 1ST STREET AS SUGGESTED BY THE CITY ENGINEER."

*Stark 2-28*

RESPONSE TO REVIEW SHEET SUMMARY  
Statement #3  
Pancho's Villa, Rod & Michele Smith  
March 24, 1986

All parking available to the subject property and its adjoining business  
is for joint tenant usage.



George P. Chronis  
Lucille H. Chronis

#9-86





# development summary



File # 9-86 Name Pancho's Villa Date 4-3-86

PROJECT LOCATION: 801 North First Street

PROJECT DESCRIPTION: A request for a Conditional Use permit for a Hotel/Restaurant Liquor License.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
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: _____				

\* See explanation below

Staff had requested that the angle parking be revised so that cars backing onto the street would not back into the first lane of traffic. This would have meant giving up four of the parking spaces. The petitioner agreed to make the changes, but the property owner refuses to make them because other businesses can't or won't agree to the loss of parking spaces.

### STATUS & RECOMMENDATIONS:

The City Engineer was given incomplete Police reports of accidents that were believed to have been related to the present parking arrangement. After complete information was received, such was not the case. Due to circumstances beyond the control of the applicant, we recommend approval without changes to the parking.

### Planning Commission Action

The Grand Junction Planning Commission may have been influenced by incomplete accident reports. They recommended approval on the condition that the petitioner convince the owner to allow parking revisions.