

June 2, 1986

TO WHOM IT MAY CONCERN:

We are in the process of opening a family oriented restaurant located in Eastgate Shopping Center. We will be serving italian food with wine by the glass and beer by the bottle, provided liscensing is awarded.

The hours of operation will be Monday thru Thursday 11a.m. until 9p.m., Friday and Saturday 11a.m. until 12a.m., and Sunday from 11a.m. until 8p.m.

Seating capacity will be approximately 87 with an estimated 7 employees per shift.

There is ample parking in the center with easy access to North Avenue and 281/2 Road.

We are starting with take-out food available as well as dining in, however we hope to expand soon into catering special events and business meetings.

Thank you for your consideration.

#20 86

Original
Do NOT Remove
From Office

R.A. Raso
P.O. Box 2328
Grand Junction 81502

Bobbie Barrett
2103 North 26th
Grand Junction, Colo
81501

Robert Black
P.O. Box 2714
GJ, Colo 81502

Robert J. Holthus
2262 Kingston Road
Grand Junction 81503

John Clark
721 25 1/2 Road
Grand Junction, Colo
81505

Mary Ellen Warner
2837 Kennedy Avenue
GJ, Colo 81501

Elmer J. Herberton
P.O. Box 7202
Colorado Springs, Colo
80933

First National Bank
2302 North Avenue
GJ, Colo 81501

ALAN Workmen
Pray Company
1015 North 7th
Grand Jct, CO 81504

Ray Quan
2684 Continental Drive
Grand Junction, CO
81506

Intra West Bank
P.O. Box 908
GJ, Colo 81501

Levi Lucero
725 Orchard Avenue
Grand Junction, Co
81501

Standard Brands
4300 West 190th
Torrance, CA 90504

Arlene Kinchel
350 North Ave
Grand Jct. Co 81504

William Gillian
2825 North Avenue
Grand Junction, Colo
81501

Andrew Gonzales
2843 Elm
GJ, Colo 81501

Eftehea Sophocles
2835 Kennedy
Grand Junction, Colo
81501

Wayne Goltfelty
2839 Elm
GJ, Colo 81501

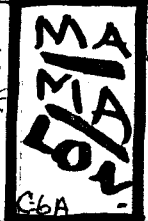
#20 86

Original
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From Office

PARKING

PARKING

DUMPSTER

PAY-N-PAK	CITY MARKET	COMM. BANK	EMPTY SPACE	ANTIQUÉ SHOP	WATER-BEGS WEST	ACT II NEAR-NEW	APPALLED HEALTH FOODS	EMPTY SPACE	GIFTS GALORE		EASTG VACU
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← 28th RD →

C-1 ZONING

← FIRE LANE →

PARKING

FIRE LANE

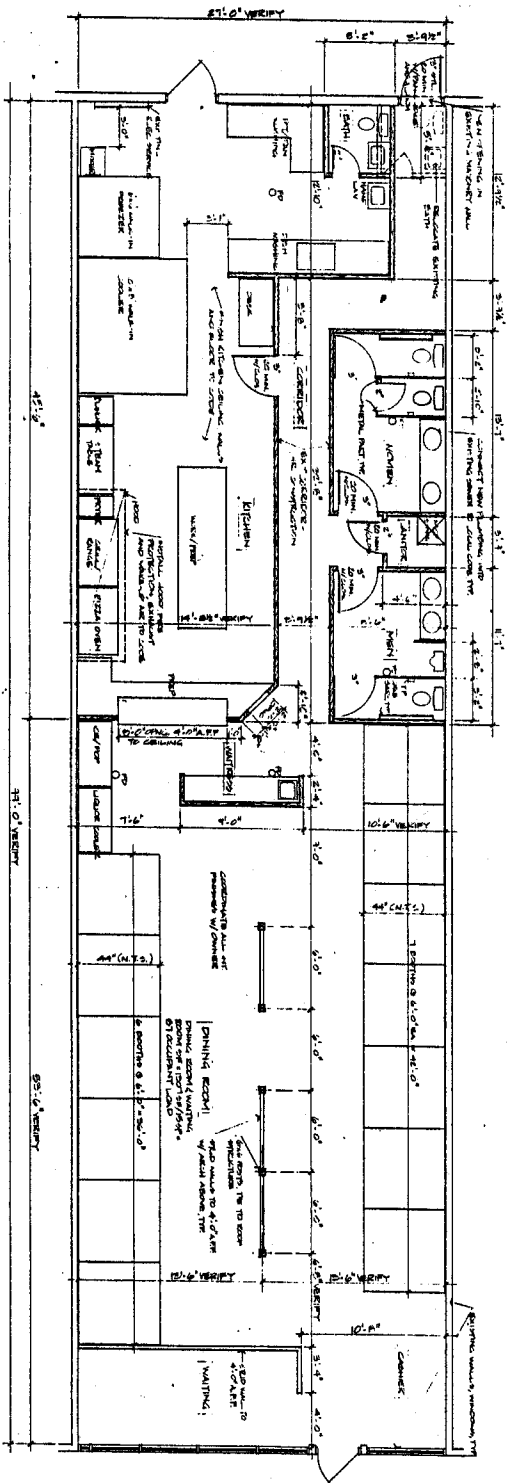
FIRE LANE

PARKING

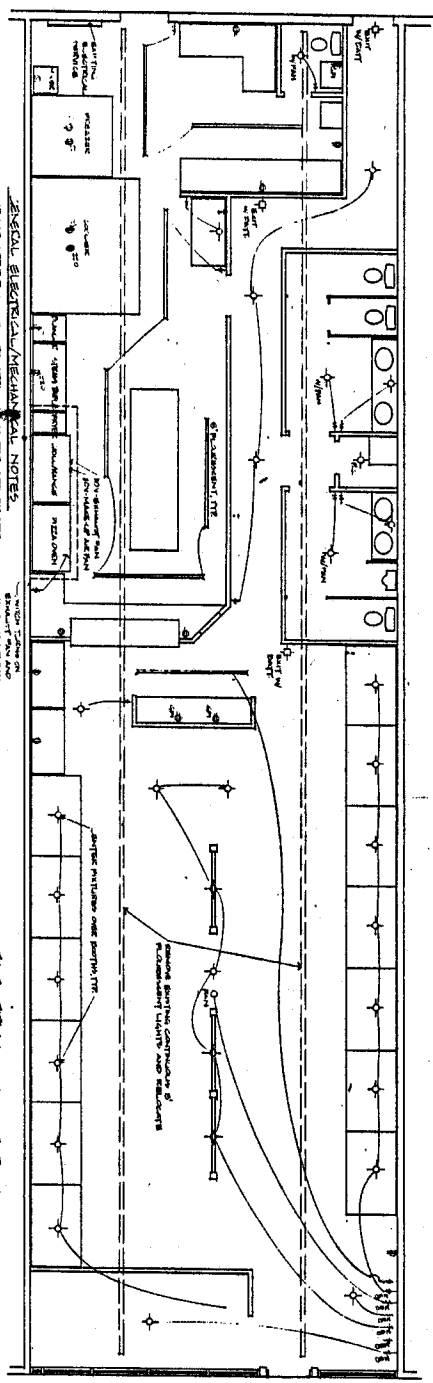
SKIPPER'S

PARKING

COUNTRY KITCHEN



FLOOR PLAN



GENERAL ELECTRICAL/MECHANICAL NOTES:
 - ALL NEW ELECTRICAL/MECHANICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC).
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ELECTRICAL FLOOR PLAN

KITCHEN EQUIPMENT SCHEDULE #

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	STOVE	1	1,200.00	1,200.00
2	RANGE	1	1,200.00	1,200.00
3	REF	1	1,200.00	1,200.00
4	DISHWASHER	1	1,200.00	1,200.00
5	EXTRACTOR	1	1,200.00	1,200.00
6	ICE MAKER	1	1,200.00	1,200.00
7	WATER DISPENSER	1	1,200.00	1,200.00
8	TOASTER	1	1,200.00	1,200.00
9	GRINDER	1	1,200.00	1,200.00
10	BLENDER	1	1,200.00	1,200.00
11	WALK-IN COOLER	1	1,200.00	1,200.00
12	WALK-IN FREEZER	1	1,200.00	1,200.00
13	WALK-IN REFRIG	1	1,200.00	1,200.00
14	WALK-IN FREEZER	1	1,200.00	1,200.00
15	WALK-IN REFRIG	1	1,200.00	1,200.00
16	WALK-IN FREEZER	1	1,200.00	1,200.00
17	WALK-IN REFRIG	1	1,200.00	1,200.00
18	WALK-IN FREEZER	1	1,200.00	1,200.00
19	WALK-IN REFRIG	1	1,200.00	1,200.00
20	WALK-IN FREEZER	1	1,200.00	1,200.00

A PART INCURRED IN SPECIALS WHO MONITOR BY OWNER.
 OWNER ALL DATA WITH OWNER.

MARIA LONGO'S
 ITALIAN RESTAURANTE
 4800 JEFFERSON, CALIFORNIA
 94602

DATE	10/1/86
BY	WAL/WH
SCALE	1/8" = 1'-0"

Handwritten signature or initials.

REVIEW SHEET SUMMARY

of Beer & Wine
FILE NO. #20-86 TITLE HEADING Conditional Use On-Premise Consumption DUE DATE 6/13/86
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use for on-premise consumption
of beer & wine. Petitioner: Longo's Restaurant, Arlene Kushel & Paul Longo
Location: 2830 North Ave., Unit C6A, Eastgate Shopping Center

PETITIONER ADDRESS 3080 Hill Ave./3233 Main Clifton

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-05-86	City Public Works	No Comment - Don Newton, City Engineer No comments at this time, Greg Trainor, Utilities Manager
6-05-86	Police Dept.	I see no problem as stated. Background checks will be done in connection with the liquor license application.
6-05-86	Fire Dept.	This office has no objection to the granting of a conditional use permit.
6-05-86	Public Service	Gas & Electric: No objections, C.B., D.M.
6-05-86	Mt. Bell	No objection.
6-13-86	County Health	The Mesa County Health Department has not received the required <u>Application for Food Service Facility Plan Review</u> form. Approval cannot be granted until the completed plans and specifications are submitted for department review.
6-16-86	City Planning	This is an application for a Conditional Use Permit for a beer and wine license. - Due to the nature of the location (in an existing shopping center) site requirements have been previously met. - All Health, Fire & Building Codes must be met for this proposal. - Any signage requires a separate sign permit (by a licensed sign contractor).

development summary



File # 20-86 Name Longo's Restaurant Date 7-7-86

PROJECT LOCATION: 2830 North Avenue, Unit C6A (Eastgate Shopping Center)

PROJECT DESCRIPTION: Conditional Use for an on-premise Beer/Wine License at an Italian Restaurant

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

STATUS & RECOMMENDATIONS:

Due to the fact that this restaurant will be located in an existing shopping center (Eastgate) there were no real technical issues to be resolved. There were no adverse comments received by the Planning Department.

Planning Commission Action

Recommendation of Approval. There were no interested citizens at the Grand Junction Planning Commission hearing either for or against the request.

Staff Report-Board of Appeals, July 10, 1991

Variances for Sign Appeals need to meet the following criteria;

- A) The literal interpretation and strict application would cause hardship/unique or unusual circumstances to the site.
- B) Not be materially detrimental to the property owners in the vicinity.
- C) Unusual conditions to the specific property and not applying to other properties in the city.
- D) Will not be contrary to the intent of the sign code.

Responses to criteria:

- A) Not proven. The sign can be seen from North Ave. driving East-West. Traffic hazard indicated in request may not be justified. There are at least three drive cuts to the shopping center from North Ave, to access the Center, with anchor stores being City Market and Pay and Pak. These businesses do a large volume business and traffic is going to slow to enter/exit the shopping center. If variance is granted to Blockbuster the other non-anchor tenants would also have cause to request their own ground signs.
- B) Unknown or no materially detrimental effects.
- C) The conditions are not unusual. The sign code allows only one free-standing sign per parcel (two if it is a corner lot) This applies to all shopping centers in the city. Again a precedent could be set for strip centers within the city, with a proliferation of ground signage being allowed.
- D) It is contrary to the intent of the sign code. The code is set to "moderate the size , number and location of signs" within the City. The variance, if granted would only add to the visual clutter along North Ave.

Recommendation: Denial

Three of the four above conditions cannot be satisfied. Additionally, the center is allowed in excess of 1,000 sf of ground signage for the parcel. Existing Eastgate Center sign is 240 sf. Maximum allowable signage per ground sign is 300 sf/may not exceed 40' in height. Eastgate Center sign may be enlarged by 60 sf, allowing Blockbuster to obtain the visibility they feel they need from North Ave.. Any hardship is self-imposed. Blockbuster chose an anchor location in a shopping center when they could have found a pad site or free-standing building which would have allowed higher visibility and their own ground sign. A variance is not the optimum resolution to the problem. If the Board feels it is warranted it could recommend to staff to review the sign code for potential revisions.