Table of Contents

File_1986-0020

Project Name: Longo's Rest., Eastgate Shopping Cntr. -Conditional Use-Beer & Wine

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	с	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s e	'n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	ď	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.
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
200		**
		Review Sheets
		Receipts for fees paid for anything
	-	*Submittal checklist
A	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		Individual review comments from agencies
<u> </u>	-	*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)
	L	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
		DOCUMENTO SI EGITO TO THIS DEVELOTMENT TREE.
$\frac{1}{X}$	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Development Application – 5/23/86
X		Planning Commission Minutes - ** - 6/24/86 Public Notice Posting - 6/26/86
X		Notice of Public Hearing – 6/24/86
X		Electrical Plan and Floor Plan
X		Shopping Center Store Lease with Damba Corporation –5/86
X	-	Staff Report – Board of Appeals-7/10/91
X	<u> </u>	Development Summary – 7/7/86
-	\vdash	
-	\vdash	
-	\vdash	
	ullet	
-	┼	
-	+	
-	t	
		<u> </u>

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 lla.m. until 9p.m., Friday and Saturday lla.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 acess 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

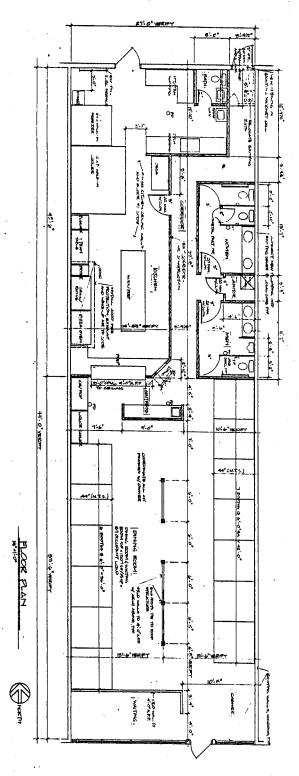
Origina
Do NOT Remove
From Office

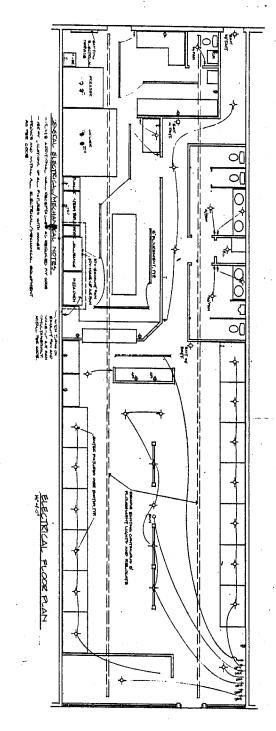
Robert Black Bobbie Barrett R.A. Raso P.O. Box 2328 2103 North 26th P.O. Box 2714 Grand Junction, Colo GJ, Colo 81502 Grand Junction 81502 81501 John Clark Mary Ellen Warner 2837 Kennedy Avenue Robert J. Holthus 721 25 1/2 Road 2262 Kingston Road Grand Junction 81503 Grand Junction, Colo GJ, Colo 81501 ALAN Workmen First National Bank Elmer J. Herberton Bray Company **P.O.** Box 7202 2302 North Avenue GJ, Colo 81501 Colorado Springs, Colo GRAND Jet, C081504 Ray Quan 2684 Continental Drive Intra West Bank P.O. Box 908 Grand Junction, CO GJ, Colo 81501 81506 ARlene Kushel 350 North Ave Grand Jet Co 8150\$ Levi Lucero Standard Brands 4300 West 190th 725 Orchard Avenue Torrance, CA 90504 Grand Junction, Co 81501 Andrew Gonzales William Gillian 2843 E1m 2825 North Avenue Grand Junction, Colo GJ, Colo 81501 81501 Eftehea Sophocles Wayne Goltfelty 2835 Kennedy 2839 E1m GJ, Colo 81501 Grand Junction, Colo 81501

#20 86

Original Do NOT Remove From Office

												Dum	BOZA
	PAY-N-PAK	CITY 1	MARKET	COMM. BANK	EMPTY STACE	ANTIQUE SHOP	WATER- BEGS WEST	HCT II NEAR - NEW	AFFILLED HEALTH TOODS	EMPTY SPACE	GIFTS	35%;	EASÎG VACL
A.												C6A -	
			/ A v		<u> </u>					-			
ZONING	FIR	E	LA)	VE	_				-11-200-200-2-1-1-1-1-1-1-1-1-1-1-1-1-1-	→			
N ZOWING				_			. 1						
1	PARKIN	1 G	XXX							MK	KII	V 6	
•			1					201					
•			グ た)		ſ				
			7		4					CO	UNT	RY	
		, DD(D)			181			2		KIC	THE	N	
	🗻 5K	IPPER"	5					.	u				





THE	CANT EBHARKS
PAZA CHIM	E-STARTY COD SERIES -CAN. COCCOMPLISHEN & DEMPS * SHOLOGO BYES, SON, HASSYD
Source/ores	MC,CCC DUTY, SCOW , 54°D
DATE AND	in actions in a solo
STEAM THELE	STOWN
PLANCIER	IIC YOUT
March	WOLF-SPLANE, YOUND MAX.
MALE-M PERSON	MALE-M PERSON (S)-HOVELT, (1)-220VELT, 20 AMP WAX.
Mary N COOLER	C) - SC YOLT, () - EZO WIT, 20 AND HAK.
* Date According	A PARE PACLUSHED AN SCHOOLER WAS PROVIDED BY OWNER.

	. 1			₹		l
١	i i	4	ì	Ę	돐	ĺ
١	i"i		'n	TALIAZ	Mamma Longo's	l
١	:1	31	DO NORTH AVE.	71	⋝	
١	4	è	W HARDA	2	/٦	١
1	420/0	١,	}	4	ž	l
١	,		ľ	大 る 大 る 大 る 大 る 大 る 大 る 大 る 大 る	ő	١
	3		ŧ	ž	4	١
1	-	ŀ		7		l



REVEW SHEET SUMMARY

of Beer & Wine

FILE NO. #20-	86 TITLE HEADING	Conditional Use On-Premise ConsumptionDUE DATE 6/13/86
ACTIVITY - PET	TITIONER - LOCATION -	PHASE - ACRES Conditional Use for on-premise consumption
of beer &	wine. Petitioner: I	Longo's Restaurant, Arlene Kushel & Paul Longo
Location:	2830 North Ave., Uni	it C6A, Eastgate Shopping Center
PETITIONER ADI	ORESS 3080 Hill Ave.,	/3233 Main Clifton
ENGINEER		
DATE REC.	AGENCY	COMMENTS
6-05-86	City Public Works	No Comment - Don Newton, City Engineer No connents 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 Application for Food Service Facility Plan Review 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).

FF000000	کامر	0000			CT	ION S	HEETC
Acres						File No.	
Units						Zone C Tax Parce	
DensityCC		ITIC	NA	L U	SE		3-17-001
Activity Restaura	nt u	1 Beer	/wine	Lice	ase.	,	
Dhago		l			u	nit CGA	
Common Location	1930	N.Au	e.: 1	Easta	ate G	hospina Co	enter
Date Submitted			ailed Out	•		Date Posted	
day Review Pe		_				" <u>×</u> "	don't need
Open Space Dedication (Fee Require	ed \$. ,	
Recording Fee Required			Paid (Date)			Date Recorded	
review	а в Жа	A+6 H	<i>*\++\</i>	***	R XXX	PAYXAXA	BB CC DD FF >
agencies —			•				• • •
- City Public Works	••					0000	
O City Engineer O Transportation Engineer						0000	
City Parks/Recreation	00						
City Fire Dept.	00			9 9 9	000	0 0 0 0 0	
County Planning	56	$\pm \pm \pm \pm$					
County Engineer	99					<u> Gooda</u>	
County Health County Parks/Recreation	00						
Comprehensive Planning	00				900	•	
OFFloodplain Administration OG.J. Dept. of Energy	0 0		•				
Owalker Field	• •			• • •	00	•	
School District Oldering		HH					
Drainage	26			OCCUR			
Sewer Dist. (FV, CGV, OM)							at Pila
Mountain Bell						•	
Public Service (2 sets)	• •						
State Highway Dept. State Geological					000		
State Health Dept.	00						
GJPC (7 packets) CIC (9 packets)	35	+HH		1141	++++		
_ OTHER BUILDING DEPT							0.0
8		+HH		4111			
0	-			++++	++++		
Ŏ							
8	$\overline{1}$			+H+			
akts	- 						
zekil ^s totals							
OCIOC W Trans			112				
HUIC 6/24/8	36 K	e comme	a datum	tor a	pproval	subject	to
<u> </u>		otal +	<u>Comme</u>	<u>-ts</u>	11	· · · · · · · · · · · · · · · · · · ·	
. <u>dele 1-/16/9</u>	<u> </u>	Appro	led on	<u>Con</u>	sent	zacada	
0		V V		······		0 #20 8	6
						#200	
							•
				·			
						Mal. C	W. 1 1
<u> </u>		· · · · · · · · · · · · · · · · · · ·				Wille Si	Thurs d
<u> </u>						Kathy Va	mer
V/						<u> 244-11</u>	48
							
	AP	PLICA	TION F	EE RE	EQUIR	EMENTS	1 1
		₩ 41	0 00		au. to	City of Gr	. Jct
		<u></u>					
GRAND .			WROS	subm.	21J 1		idina!

planning

development summary



		20-86		Longo's Restaurant	7-7-86	
File	#		Name	Tongo a nebedatane	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 SUMI	ΜA	RY	(Major Concerns)				
POLICIES COMPLIANCE Complies with adopted policies Complies with adopted criteria Meets guidelines of Comprehensive Plan		YES NO TECHNICAL REQUIREMENTS				NOT #	
			Streets/Rights Of Way	х			
		Water/Sewer		х	-		
			Irrigation/Drainage	х			
			Landscaping/Screening	х			
			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.

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.