

IMPACT STATEMENT/PROJECT NARRATIVE

James R. Flowers, President of Tri-Mesa Investments, Inc., a Colorado Corporation, dba Round Table Pizza, proposes the acquisition of a Conditional Use Permit in order to obtain a Hotel and Restaurant Liquor License to remodel and operate a Round Table Pizza Restaurant, a franchise of Round Table Franchise Corporation, San Francisco, California. The proposed location of the Restaurant is the Northeast corner of 12th and Pinyon Streets on Parcel 3 of the Pinyon Office Complex owned by DeWeese Developments, a Colorado Partnership, whose address is 2004 North 12th Street, Grand Junction, Colorado 81501, referred to as "Lessor".

The plan is to proceed with all due speed and diligence pending the outcome of Conditional Use, acquisition of a Hotel and Restaurant Liquor License and other permits, construction of interior improvements with an anticipated opening in November, 1986 or sooner, if processes can be completed earlier.

The project will have a positive impact on the area due to the nature of the service provided as well as utilizing the existing facility with adequate curb cuts, access points, access and parking. There are no exterior changes contemplated to the exterior of the building. Residential neighborhoods will not be impacted because of the easy access from 12th Street as well as a positive set back from the Orchard Avenue intersection. This Restaurant will provide a positive dining experience to the residential, medical, educational and commercial portions of the immediate area, as well as providing 25 to 30 new jobs. This Restaurant will be compatible in relation to the surrounding area and residents with a family-type atmosphere, dedicated to the community.

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From Office

#24 86

No additional services, public or private, are contemplated. Utilities, at the location, appear to be adequate for this operation. No special considerations need be addressed. This proposal meets the criteria as the area is zoned B-3 suitable for restaurant use and meets the set back requirements for Conditional Use.

Round Table Pizza Restaurant is a family and community oriented establishment offering a fine quality product in a friendly, homestyle atmosphere with clean facilities and friendly courteous service. The anticipated hours of operation will be 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday. The seating capacity is not anticipated to exceed 80 (eighty). Take-out business is expected to reach 40 to 50% of gross sales. Parking availability is complimentary to the overall facility in that 60% of gross sales are anticipated during the dinner hours of 5:00 p.m. to 8:00 p.m., after the office complex has typically been vacated of tenants and patrons. It is the sole intent of the Restaurant to sell only beer and wine as a compliment to dining and is a provision of the Franchise Agreement with Round Table Franchise Corporation not to serve hard liquor.

The rationale of a Hotel and Restaurant License is based on the elimination of 3.2 beer laws from the American scene, and that Round Table Pizza provides beer and wine for meal compliment purposes only, with total bar sales, including non-alcoholic beverages and soft drinks, not anticipated to exceed 15% (fifteen percent) of total gross sales. It is anticipated alcoholic sales will not exceed 5% of gross sales.

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H.
158

Mr. M. Larry Copeland
639 19½ Road
Grand Junction, Co. 81503

159

Mr. Michael Shafer
605 N. 7th Street
Grand Junction, Co. 81501

109

Mr. & Mrs. Jack D. Barry
327 N. 7th Street
Grand Junction, Co. 81501

971

Lincoln Park Osteopathic
Hospital Association
P.O. Box 220
Grand Junction, Co. 81502

978

Grand Junction Osteopathic
Hospital
1065 Walnut Avenue
Grand Junction, Co. 81501

951

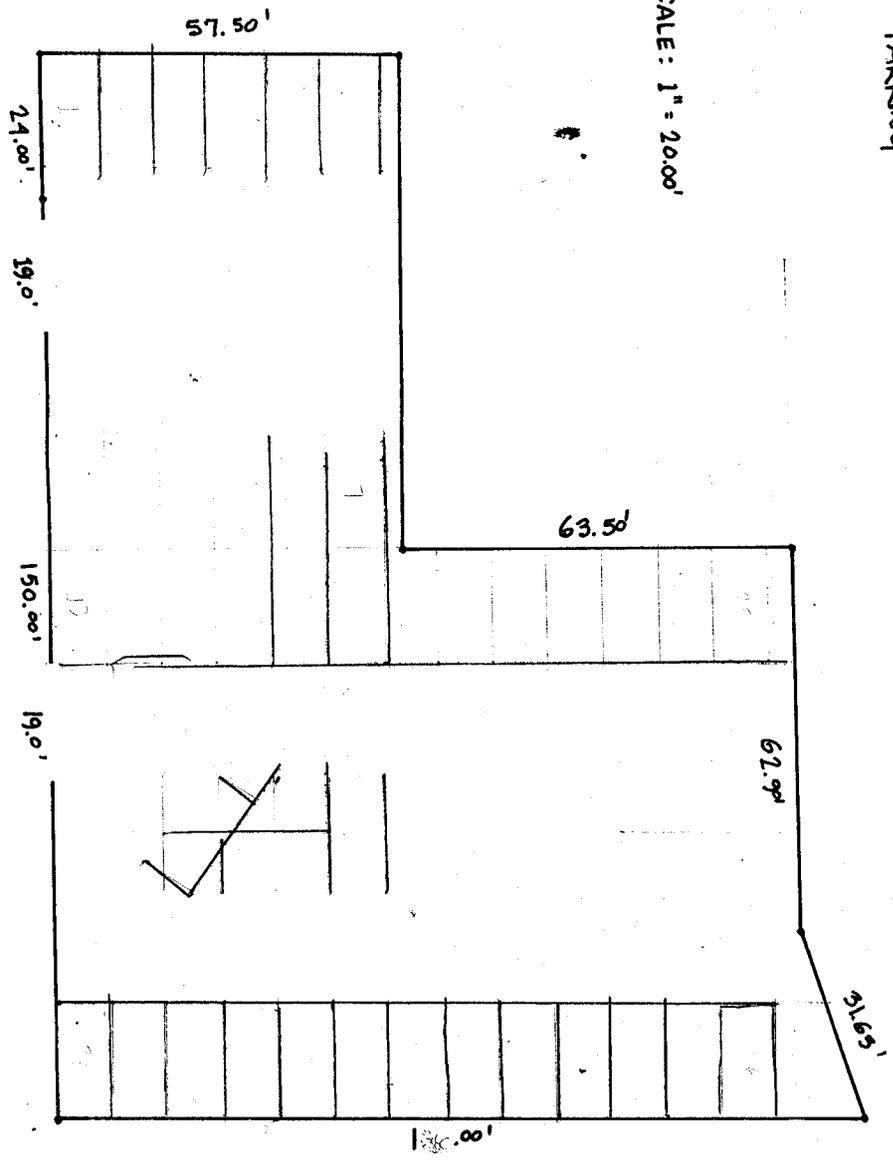
Faith Baptist Church
1901 North 12th
Grand Junction, Co. 81501

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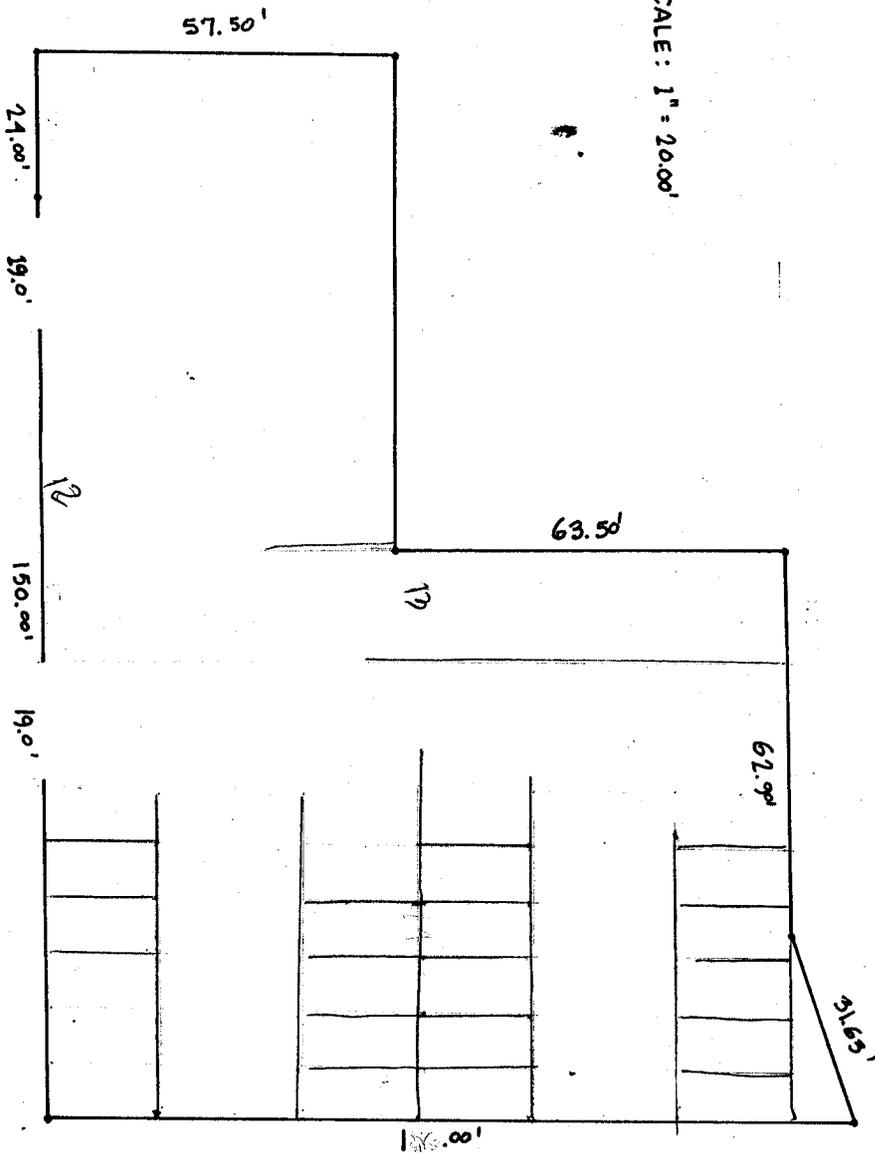
ROUND TABLE PIZZA
PARKING

SCALE: 1" = 20.00'



ROUND TABLE PIZZA
PARKING

SCALE: 1" = 20.00'



REVIEW SHEET SUMMARY

FILE NO. #24-86 TITLE HEADING Conditional Use Hotel/ Rest. Liquor DUE DATE 7-15-86
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Round Table Pizza, Jim Flowers,
 2004 North 12th St. Conditional Use for Hotel/Restaurant Liquor License

PETITIONER ADDRESS P.O. Box 216, Clifton 81520

ENGINEER

DATE REC.	AGENCY	COMMENTS
7-07-86	City Police	I see no problems.
7-07-86	City Fire	This office has no objections.
7-08-86	Mt. Bell	No objection.
7-08-86	Public Service	GAS: No objections. ELECTRIC: No objections.
7-11-86	City Public Works	The proposed use will significantly increase traffic volumes in and out of the parking lots. Left turns from the 12th St. curb cut should be restricted by installation of a standard no left turn sign at this driveway. Left turns can be made from Pinyon Ave. adjacent to the lot. *Note: Curb cuts on Pinyon Ave. do not line up with the existing parking lot layout.
7-11-86	Bldg. Dept.	Approval of the request would entail a change in occupancy use from a Group B Division 2 to a Group A Division 3 per the Uniform Building Code and would require a State of Colorado licensed architect or engineer to design the modifications to the existing structure.
7-14-86	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.
7-14-86	Planning Dept.	This is an application for a Conditional Use Permit for a Hotel/Restaurant Liquor License. In reviewing the site, we find no major problems. It is recommended, however, that the property owners look at the parking layout and consider rearranging the spaces for better alignment with the curb cuts and/or replace the curb cuts to match the optimum parking layout. The curb cut onto 12th St. should be signed or restricted to prevent left-turns out of the west parking area. If recommended for approval, all Health Department concerns must be resolved prior to final approval. Any signage requires a separate sign permit by a licensed sign constructor.
7-16-86	Public Works	The change of use will require a refiguring of the sewer plant investment fee. Existing fee paid was ?? New use as a restaurant will result in a fee calculation: $.14 \times \# \text{ of seats} \times \750 $.14 \times 80 \text{ seats} \times \$750 = \$8400.00$
8-05-86		MOTION: (COMMISSIONER MADSEN) 'MR. CHAIRMAN, ON ITEM #24-86 THE CONDITIONAL USE HOTEL/RESTAURANT LIQUOR LICENSE FOR ROUND TABLE PIZZA, I MOVE THAT WE APPROVE IT SUBJECT TO STAFF COMMENTS.'

Handwritten note: 8/15/86

21-8

FILE NUMBER 24-86

Conditional Use Hotel/Restaurant Liquor License

Round Table Pizza Restaurant

Jim Flowers

2004 North 12th Street, Grand Junction, Colorado

AGENCY

COMMENTS

City Police

No Problems/No Objection

City Fire

No Problems/No Objection

Mountain Bell

No Problems/No Objection

Public Service

Gas: No Objections
Electric: No Objections

Public Works

I discussed the situation of cars making left turns from the front parking lot onto 12th Street with Donald Newton of City Public Works on 7/25/86. His proposal was to position a "no left turn" sign on the property at the driveway facing the building. I have no objection.

Building Department

Proper approvals/seal stamped plans will be obtained from a State of Colorado licensed architect or engineer regarding the design of modifications to the existing structure.

County Health Department

I met with Ms. Darlene McKissen of the County Health Department on 7/24/86 and obtained an Application for Food Service Facility Plan Review as well as other information. We discussed existing plans available. Detailed plans and specifications will be provided the Department for approval prior to Construction.

Planning Department

Application for Conditional Use - No Problem/No Objection.

Recommended property owners look at parking layout and consider rearranging spaces for better alignment with curb cuts and/or replace the curb cuts to match the optimum parking layout.

I discussed the above comments with the landlord on 7/24/86. In prior meetings with him, he appeared receptive to review alternatives to the existing parking layout. I will accept proposals from Michael Southerland of the Planning Department and our contractor for further discussion with the landlord.

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RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUL 30 1986

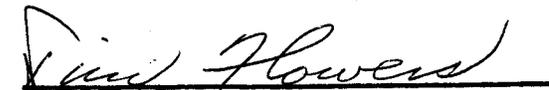
Curb cut onto 12th Street should be signed or restricted to prevent left turns out of the West parking area. I have no objection.

Health Department concerns - non exist.

A Licensed signage contractor will be employed.

Public Works
(continued)

Public Works has proposed a refiguring of the sewer plant investment fee. I have met twice with Greg Trainer of Public Works in an attempt to arrive at a method for recalculation, as it pertains to the Round Table Pizza operation. I don't anticipate any major roadblocks to a recalculation.



Jim Flowers
Owner/Operator

7/30/86
Date

21-8

