

PROJECT NARRATIVE

The applicant, Hung Voong, is the owner of the Golden City Restaurant located at 2430 North Avenue, Grand Junction, Colorado. Mr. Voong purchased the property on November 6, 1987. After remodeling, he opened his restaurant on December 15, 1987. A beer/wine liquor license is now desired to compliment the food served at the Golden City Restaurant. A conditional use permit is required prior to the issuance of a liquor license.

The Golden City Restaurant is a family restaurant specializing in oriental/chinese food. It is open daily from 11:00 A.M. to 10:00 P.M., with a seating capacity of 80 and a parking capacity of 46. The Golden City Restaurant employs 5 people per shift. A beer/wine liquor license application has been submitted to the City Clerk simultaneously with the filing of this application. No other departments have been contacted. The applicant expects liquor license approval within 60 days.

The Golden City Restaurant is located across from the Teller Arms Shopping Center in C-1 zone. Surrounding businesses include retail stores, restaurants, banks, motels and other commercial activities. Because of the commercial nature of the surrounding area, there will be little or no adverse impact upon this area and the inhabitants. The property has been used for a restaurant business for more than 5 years, and the applicant desires merely to compliment such use with the ability to serve beer and wine with meals. There will be no "bar" or "lounge" area, but only a service bar for restaurant customers.

#02 88

Original
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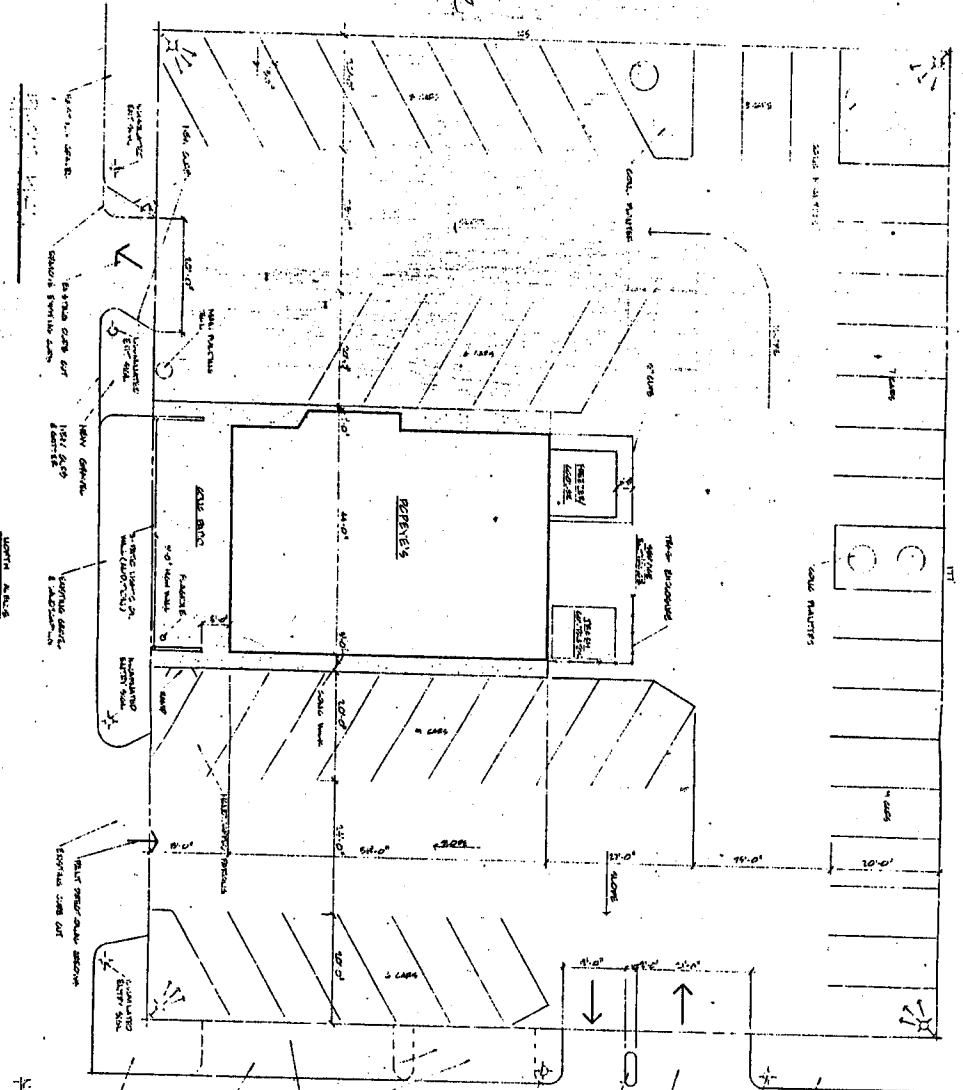
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#02 88

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C-1 Zone Bakery (Plaza 85)

C-1 Zone
Hotel
(El Polvorino)



Elle Avins

C-1 Zone
Restaurant
(M. Steel)

#02 88

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DATE	DESCRIPTION	BY	REVISIONS
10/1/78	REVISED	ELLE AVINS	1
10/1/78	REVISED	ELLE AVINS	2
10/1/78	REVISED	ELLE AVINS	3

REVIEW SHEET SUMMARY

FILE NO. 2-88 TITLE HEADING Conditional Use - Beer/Wine DUE DATE 1-21-88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES On Premise Beer/Wine License requires

Conditional Use. Petitioner: Golden City Restaurant, Hung Voong. Located at
2430 North Ave.

PETITIONER ADDRESS Representative: John Williams/244 North 7th St, 245-8021

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-12-88	City Police	No Problems noted.
1-21-88	Planning Dept.	The existing restaurant is an allowed use in the Light Commercial (C-1) zone. The addition of a beer/wine license to compliment food served should have no adverse impacts on the area. There are no other liquor licenses in the immediate area. The site has more than adequate parking for the designed seating capacity. We would like to see the plantings in the circular planters maintained in a healthy condition.

GRAND JUNCTION PLANNING COMMISSION 2-2-88

MOTION: (COMMISSIONER MADSEN) "MR. CHAIRMAN, ON ITEM #2-88 CONDITIONAL USE FOR A BEER/WINE LICENSE, I MOVE THAT WE APPROVE THE PROPOSAL."

Commissioner Campbell seconded the motion, passed unanimously 5-0.

Written
RESPONSE NECESSARY
by Feb 1, 1988

2-88

Conditional Use - Beer/Wine

Liquor License

Golden City Restaurant - 2430 North Ave.

Hung Kung

John Williams

Jim Foster

★ All technical concerns have been addressed

- The restaurant is an allowed use in the C-1 zone.
- The addition of a beer/wine license to complement food served should have no adverse ^{impacts} effects on the area.
- The site has more than adequate parking with 46 spaces and a seating capacity of ~~30~~⁶⁰ - ~~27~~³⁰ spaces are all that's required.

(- The site plan indicates a handicap parking space and a ramp)

* - We would like to see the plantings in the circular planters maintained in a healthy condition.

- We've received no adverse comments on the proposal.