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File_1988-0002

Project Name: <u>2430 No. Avenue – Golden City Restaurant – CUP – Liquor License</u>

- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
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	d	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.
- 1	X	Table of Contents
	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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
		*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)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
- -	10	Action Cheet
X	X	Action Sheet Review Sheet Summary
X	41	Review Sheets
X		Development Application – 1/6/88
X	**	Public Notice Posting – 1/21/88
X	X	Request for Treasurer's Certificate of Taxes Due – 1/5/88 Planning Commission Minutes – ** - 2/2/88
		Site Plan
		Note to file – no date
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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-l 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 Do NOT Remove From Office Robert D. Lovelace and Janet K. Lovelace 2500 North Avenue Grand Junction, CO 81501 (2945 124 00 033)

James A. Houle and Carmen M. Houle 590 Walnut Avenue Grand Junction, CO 81501 (2945 124 00 030)

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Hannah M. Whyman 17090 County Road 22 Cortez, CO 81321 (2945 124 24 010)

Alberta V. Senn P.O. Box 1026 Grand Junction, CO 81502 (2945 124 24 014)

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Pomeranz Investment Company 140 South Grape Street Denver, CO 80222 (2945 131 01 031)

Jack Harold Zerobnick Invest. Partnership 140 South Grape Street Denver, CO 80222 (2945 131 01 036)

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Ray W. Quan and Joyce T. Quan 2684 Continental Drive Grand Junction, CO 81501 (2945 124 24 011)

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Ruth Stone; M. Trustees c/o Mesa Denver Associates 140 South Grape Street Denver, CO 80222 (2945 131 01 032)

Mesa-Denver Associates 140 South Grape Street Denver, CO 80222 (2945 131 01 015)

Williams, Larson, Foster, & Griff
John E. Williams
244 North 7th Street
Grand Junction, CO 81501

W.R. Bray; S.W. Huntsman 2660 G Road Grand Junction, Co 81506 (2945 124 00 0032)

First National Bank North 2302 North Avenue Grand Junction, CO 81501 (2945-124-24-006)

Lorene A. Riggs 2421 Bunting Avenue Grand Junction, CO 81501 (2945 124 24 009)

Louis P. Andreatta 2335 Bunting Avenue Grand Junction, CO 81501 (2945 124 24 005)

Stephen Gordon c/o Mesa Denver Associates 140 South Grape Street Denver, CO 80222 (2945 131 01 027)

David Pollock c/o Mesa Denver Associates 140 South Grape Street Denver, Co 80222 (2945 131 01 030)

M.L. Stone; G. Gray c/o Mesa Denver Associates 140 South Grape Street Denver, CO 80222 (2945 131 01 033) COMPANY OF THE SECOND S (El Potenno) an some AND AND ONLY OF HEN GRANT 160 M OUR SEC Telle arms איינים ואיים אי C-1 Zone Bakery (Mara 25) HOMEN ALBERT Fasteries, S ADSTALL Trees. ALTER SOME É ESSUATO THE OUT Calmarates 绝 CO.C.S CHARACTE THE STATES CHARACTER CHARAC THE WOLL HAS the each surrents Original
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REV EW SHEET SUI MARY

FILE NO	2-88 TITLE HEADI	NG <u>Conditional Use</u> - Be	er/Wine	DUE_DATE	1-21-88
ACTIVITY -	PETITIONER - LOCATIO	N - PHASE - ACRES On Prem	ise Beer/Win	e License r	equires
Condit	ional Use. Petition	er: Golden City Restaurant	, Hung Voong	. Located	at
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PETITIONER ENGINEER DATE REC.	ADDRESS <u>Representa</u> AGENCY	tive: John Williams/244 No	orth 7th St.	245-8021	
12-88	City Police	No Problems noted.			
21-88	Planning Dept.	The existing restaurant Commercial (C-1) zone. to compliment food serving area. There are no immediate area. The street designed seating care would like to see the maintained in a healthy	The addition wed should had nother liquodite has more apacity.	on of a beer ave no adver or licenses than adequa	/wine license se impacts on in the te parking for

GRAND JUNCITON 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/

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Response Mescessary
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to: City of Grand Junction

Conditional Upl - Beer/Wine Liquor License Golden City Restaurant - 2430 North aus. Hung Voong John Williams Jun Foster A all technical concerns have been addressed - The restaurant is an allowed Use in the C-1 zone. - The addition of a been were license to complement food served should have no adverse offices on the area. - The site has most than adequate parking with 46 spaces and a seating capacity of 20 - 27 spaces are all mats required.

- The gite plan indicates a handicap parlung space and a ramp A- We would like to see the plantings on the cucular planters maintained in a healthy Condition. - We've received no adverse Comments on the proposal.