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File 1988-0046

Project Name: Mr. Steak – 2500 North Avenue – CUP – Beer/Wine License

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>		
X	X	Table of Contents		
X	X	Review Sheet Summary		
		Application from		
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.		
		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		
		*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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet		
X		Review Sheets		
X	X	Review Sheet Summary		
X		Development Application – 10/25/88		
X		Public Notice Posting – 11/23/88		
X		Handwritten Notes to file – no date		
X	X	Planning Commission Minutes - ** - 12/6/88		
X	X	Development Schedule		
X		Deed of Trust – Robert D. Lovelace and Janet K. Lovelace – First National Bank in Grand Junction – 10/1/76 – marked cancelled		
X		Mill Tailings report – Colorado Department of Health – 10/14/88		
X	X	Site Plan		
X		Request for Treasurer's Certificate of Taxes Due – 10/13/88		
X	X	Development Summary – 12/9/88		

B

PROJECT NARRATIVE:

Grand Steak Inc., owner operators of The Mr. Steak restaurant, located at 2500 North Avenue, in Grand Junction, Colorado have been requested by the Mr. Steak Franchise along with local and visiting patrons of the business, to establish a beer and wine license to be incorporated into the food service presently in operation.

Grand Steak Inc. is incorporating this statement as part of its' responsibility in fulfilling the requirements of applying for such a license. The required number of signatures are presently being solicited via circulated petitions, to further establish the validity of this request or application for beer/wine licensing with the state of Colorado and the City of Grand Junction, County of Mesa.

The addition of beer and wine to the beverage menu will meet the desires of many patrons to simply have a beer with their steak, and or wine, creating a relaxed atmosphere in which to better enjoy their evening out.

The addition of beer and wine requires, storage facilities along with a cooler for certain types of wines and a beer ice cooler; this does not necessitate Grand Steak Inc. to make any major structural changes, and therefore can be set into action as soon as all requirements pertaining to licensing and storage, and serving are fully met.

The surrounding neighboring properties are zoned in a similar manner to the Grand Steak Inc. property, and involve various types of businesses including a movie theater, three food service, a printing company, an insurance agency, a motel, just to name a few. There should be little or no impact of a negative source in granting this license, rather granting this license should create a positive impact upon this community as well as the neighboring properties. There are many tourists accustomed to eating at a Mr. Steak Restaurant, and most have beer and wine licenses and think it should be the same here in Grand Junction.

There are 57 parking spaces available for patrons.

The storage of both beer and wine will be secured by a steel mesh cover over two shelf areas within the walk in cooler, designated for this purpose. The hours of operation are from 11:00 AM to 10:00 PM Friday and Saturday, and 11:00 AM to 9:00 PM Sunday thru Thursday.

The seating capacity is 128.

The number of employees per shift will vary from a minimum of five to a maximum of fifteen. The maximum normally will work the Friday and Saturday shifts.

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2945-124-24-014
El Palomino Motel
2400 North Ave.
Grand Junction, Colo. 81501
Elberta Senn

2945-124-24-020
Vacant
2430 North Ave.
Grand Junction, Colo. 81501
Hung Voong

2945-124-00-034
Der Wienerschnitzel
2550 North Ave.
Grand Junction, Colo. 81501
Robert D. & Janet K. Lovelace

2945-124-00-024
Smoke Pit-Texas Bar BQ
2560 North Ave.
Grand Junction, Colo. 81501
M.L. & Ruth M. Smith

2945-124-00-022
Robert Stiles Carmichael
703 W. 14th Street
Brady, Texas 76825

2945-124-24-019
Plaza 25
Mesa Fed. S.&L. Assoc.
1141 No. 25th Street
Grand Junction, Colo. 81501

2945-124-00-032
Huntsman Plaza
S.W. Huntsman
1150 No. 25th Street
Grand Junction, Colo. 81501

2945-124-00-030
Cinema 25 Theater
CE-Jay Inc.
1200 No. 25th Street
Grand Junction, Colo. 81501

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The schedule #
2845-124-00-022

Zoning - C-1

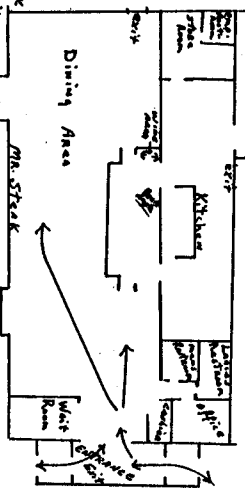
Adjacent - C-1

Key
X = 1 Foot

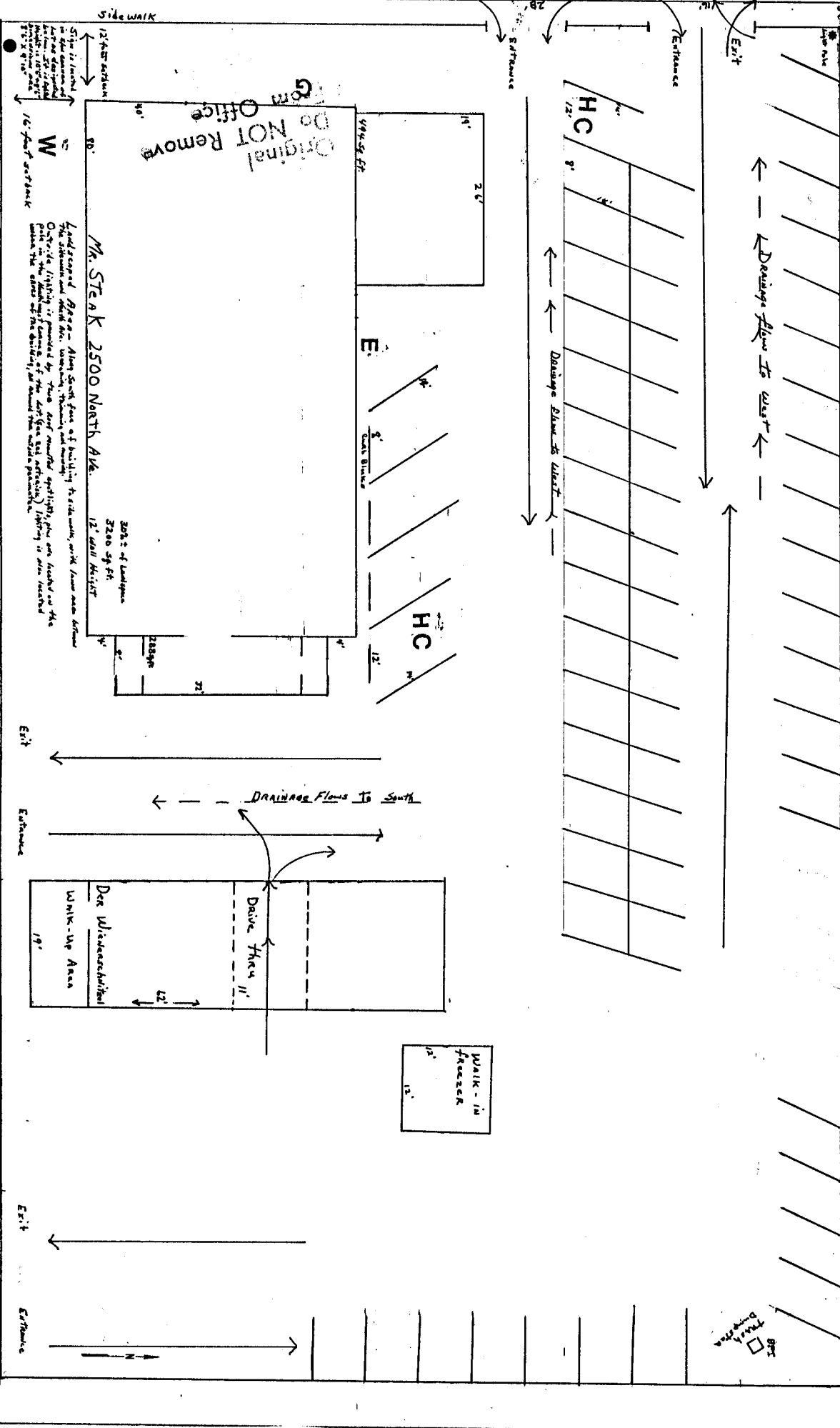
Utilities sub-G-E

Fire Hydrant is located on
Southwest corner of 25th St
and 12th Ave.
The existing fire hydrant is
located on the corner of 25th St
and 12th Ave. The existing
fire hydrant is located on
the corner of 25th St and
12th Ave.

Internal Traffic Flow and
Arrangement of Rooms/Rooms and
Partitions



Relocation Traffic is via sidewalk parallel to west
side of main building and 25th Street and approximately 100
feet from the building. Vehicle traffic enters and exits from
25th Street via the main street and can use the
parking area on the west side of the building. North side
of the building is unimproved. 25th Street with
and south. 58 Parking spaces - 2 of which are for the (City) (Garage)



Side Walk
9' foot setback
Lower Area
28'
28'

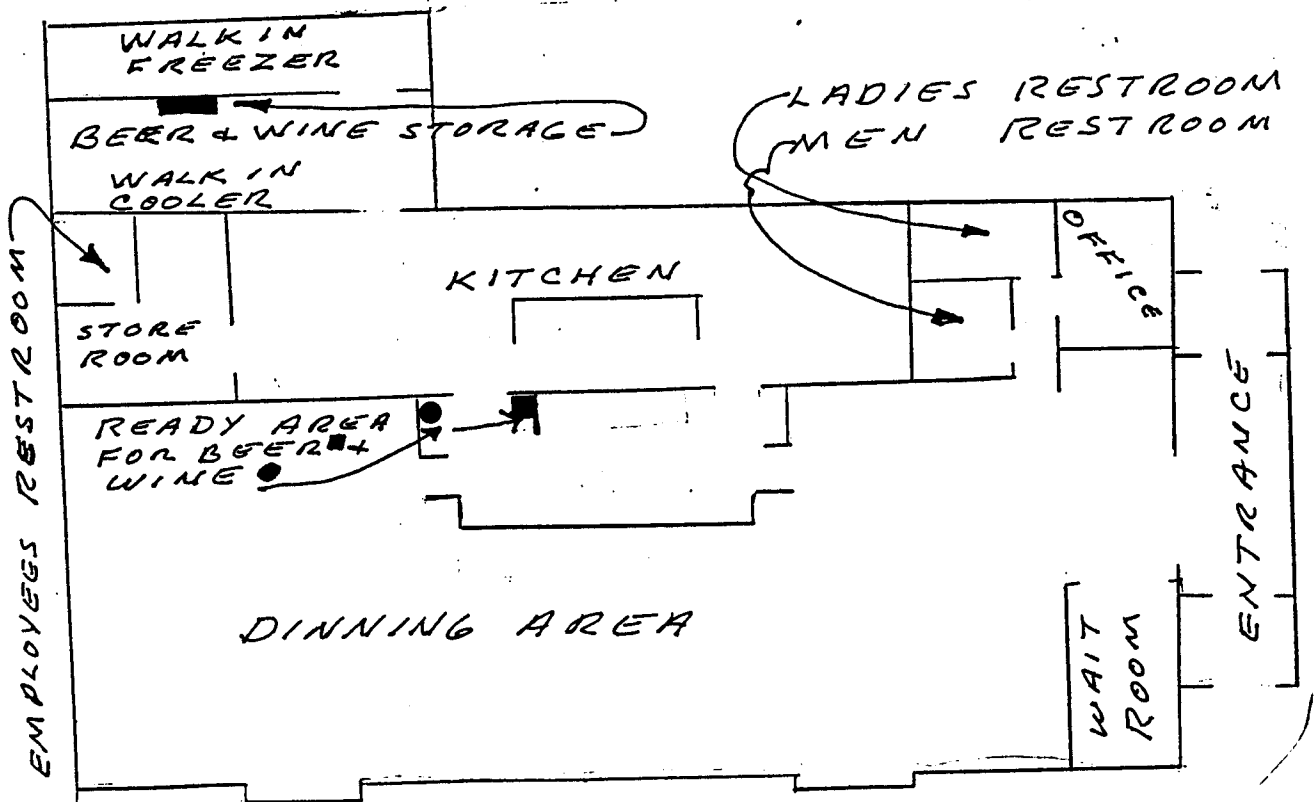
DD

DEVELOPMENT SCHEDULE:

This project requires the purchase and installation of a counter top cooler for wine, a chest type cooler for the beer.

A wine glass suspension rack and a wine rack for room temperature wines.

Therefore this project can be completed upon actual approval of the licensing for inclusion of beer and wine on the beverage menu, or in a matter of a day or two at the most.



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REVIEW SHEET SUMMARY

FILE NO. 46-88 TITLE/HEADING Liquor License-Mr. Steak (Cond. Use) DUE DATE 11/16/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Bob and Janet Lovelace

Location: 2500 North Avenue

PETITIONER ADDRESS 2500 North Avenue Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

11/16/88	Police Dept.	No problems noted.
11/09/88	Fire Dept.	Our office hasn't any objections to this conditional use. An inspection was conducted of the building, and it was found to be in compliance with our Fire Codes.
11/08/88	Public Works	No comments or objections.
11/02/88	City Attorney	Is this really necessary? They will still have to get a liquor license.
11/16/88	City Engineer	No comment.
11/16/88	Planning Dept.	A conditional use process is required for establishments serving liquor/wine/beer as per figure 4-3-4 of the Zoning and Development Code. Because this is an existing restaurant, all parking, drainage, landscaping, and other site characteristics are existing and adequate. The addition of a beer/wine license to the establishment should have no negative impacts on the area.

development summary



File # 46-88 Name Conditional Use Date 12/9/88

PROJECT LOCATION: Mr. Steak, 2500 North Avenue

PROJECT DESCRIPTION: Conditional Use for a Liquor License (Beer/Wine)

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS		
	YES	NO *		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: Because this is an existing business, all site requirements are existing and adequate. The addition of a liquor license for this site should have no adverse impacts on the area.

Planning Commission Action

12/6/88 approved the request. No action by City Council is needed.