



10-16-89

We have opened a restaurant at 2456 Industrial Blvd, Tigris Junction, Co, the restaurant is operating under the name of Joan's. We opened on Sept 12, 1989, we wish to obtain a liquor license, so we can stay open in the evenings and serve dinner & customers may have a drink with their meal. Our hours now are 6:30 A.M. to 3:00 P.M., if we obtain our license we plan to open again at 5:30 and close at 10:00.

We are across 24<sup>1</sup>/<sub>2</sub> Rd from the Mall, Industrial Blvd runs East and West in front of the restaurant, this area is busy and we feel is in need of a sit down restaurant where they can enjoy a good meal at a fair price.

We now employ 5-6 people and plan to employ 5-6 people for the evening shift, we plan to get a special permit to stay open later on holidays. We have parking spaces for approx

Extended

15 cars and seat app. 60 people

Original  
Do NOT Remove  
From Office

Henry P. Lackey & Co.  
756 Flower St.  
Grand Junction, Colo. 81506

Anthony Properties-Gr Jct  
Partnership LTD  
12740 Hillcrest #210  
Dallas, TX. 75230

Edward Peter Honnen  
2458 Industrial Blvd.  
Grand Junction, Co. 81501

Veco Drilling Inc.  
2453 Industrial Blvd.  
Grand Junction, Co. 81502

Jerry D. & Edna M. Smith  
683 24 1/2 Rd.  
Grand Junction, Co. 81505

W.T. Hall  
748 22 Rd.  
Grand Junction, Co. 81505

O.R. Catt  
2456 Industrial Blvd.  
Grand Junction, Co. 81505

Original  
Do NOT Remove  
From Office

Arrow Gas Co.  
582 24 1/2 Road  
Gr. Jct, Co. 81505

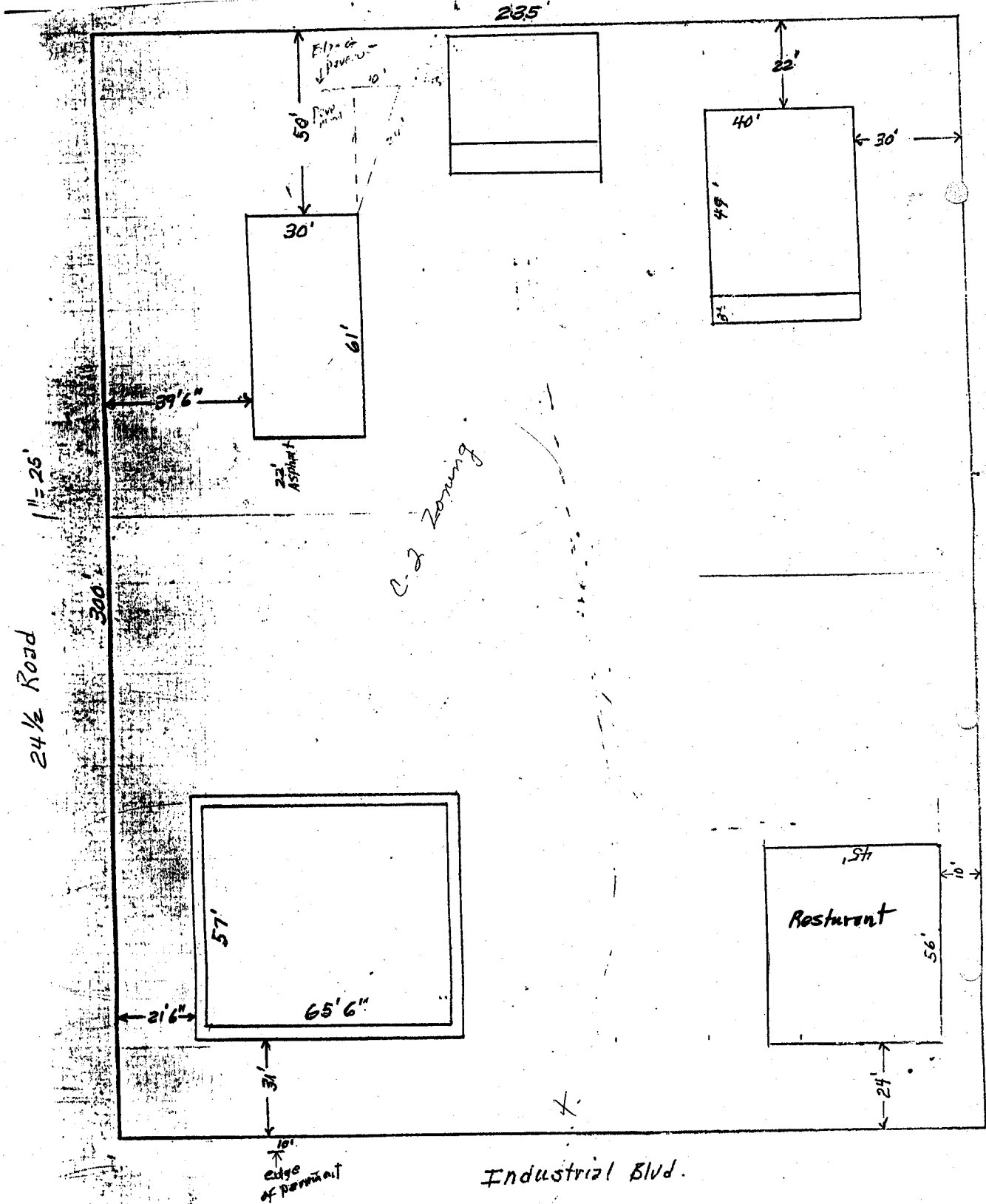
Leach's Indust. Ser.  
2508 Indust. Court  
Gr. Jct, Co. 81505

Rocky Mt. Geo-Engineers  
2450 Indust. Blvd  
Gr. Jct, Co. 81505

Pete Honnen Equip.  
2458 Indust. Blvd  
Gr. Jct, Co. 81505

OUTDATED

Original  
Do NOT Remove  
From Office



#5489

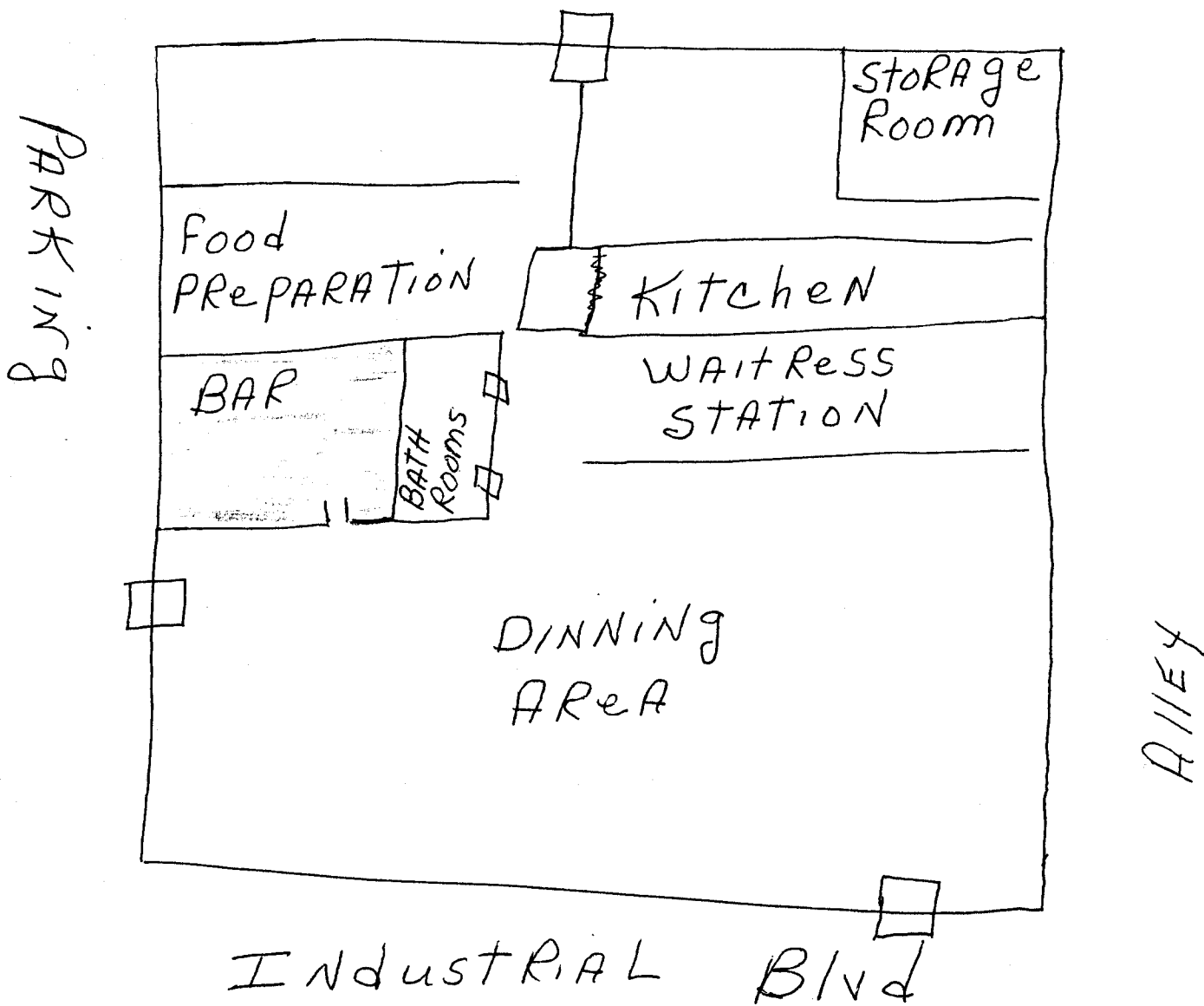
STORAGE  
Shed

Dumpster

PARKING

#5489

Original  
Do NOT Remove  
From Office



# REVIEW SHEET SUMMARY

FILE NO. 54-89 TITLE/HEADING Conditional Use for liquor license DUE DATE DEC 1 1989

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES A request for a liquor license in a

Heavy Commercial (C-2) zone. - Petitioner: O.R. & Alice Catt, Joan's Restaurant

Location: 2456 Industrial Blvd

PETITIONER ADDRESS 2456 Industrial Blvd, Grand Junction, CO 81505

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.

11/22/89	City Planning	Since the restaurant is an existing use, the addition of a liquor license is appropriate. The parking lot needs to be re-striped; it's difficult to see the parking spaces. The proposed landscaping shall be maintained. All signage shall be permitted by a licenses sign contractor, this includes the off-premise sign on the corner of 24 1/2 Road and Industrial Blvd. This off-premise sign is in poor condition and will need to be repaired before a permit is issued.
11/14/89	Fire Department	Our office hasn't a problem with this conditional use. An inspection by our office will need to be completed and a report turned in to the City Clerk's office. This inspection will ensure that all applicable codes are being met.
11/15/89	Police Dept.	No problems noted.
11/08/89	Utilities Engineer	Water - Ute Water. Sewer - Already connected with an E.Q.U. of 12.6. If operation is 12 hours or less E.Q.U. should be reduced to 8.4 for monthly billing purposes. An inspection should be made to ensure there is a grease trap in the system. No comment on approving or rejecting application for liquor license.
11/20/89	City Attorney	None.
11/08/89	Building Dept.	No objections. If remodeling is to be done, a building permit will be required.
11/22/89	City Engineer	No Comment.

RESPONSE NECESSARY  
by DEC 1 1989

Original  
Do NOT Remove  
From Office



FF

Original  
Do NOT Remove  
From Office



**ACTION SHEET**

ACRES \_\_\_\_\_ **CONDITIONAL USE** FILE NUMBER **#54 89**  
 UNITS \_\_\_\_\_ ZONE **C-2**  
 DENSITY \_\_\_\_\_ TAX SCHEDULE # **2445-091-03** 019  
 ACTIVITY Conditional Use - Liquor License  
 PHASE Final  
 COMMON LOCATION 2456 Industrial Blvd.  
 DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
 DAY REVIEW PERIOD \_\_\_\_\_ RETURN BY \_\_\_\_\_ 1 - do not need that item  
 OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_  
 RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

**REVIEW AGENCIES**

	A	B	C	D	E	F	G	H	X	J	K	L	M	N	O	P	Q	R	S	T	U	V	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
<input checked="" type="checkbox"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer	●	●							●																								
<input checked="" type="checkbox"/> Transportation Engineer	●	●																															
<input type="checkbox"/> City Parks/Recreation	●	●		●																													
<input checked="" type="checkbox"/> City Fire Department	●	●																															
<input checked="" type="checkbox"/> City Police Department	●	●																															
<input type="checkbox"/> County Planning	●	●																															
<input type="checkbox"/> County Engineer	●	●																															
<input type="checkbox"/> County Health	●	●																															
<input type="checkbox"/> Floodplain Administration	●	●								●																							
<input type="checkbox"/> G.J. Dept. of Energy	●	●																															
<input type="checkbox"/> Walker Field	●	●																															
<input type="checkbox"/> School District	●	●																															
<input type="checkbox"/> Irrigation	●	●																															
<input type="checkbox"/> Drainage	●	●																															
<input type="checkbox"/> Water (Ute, Clifton)	●	●																															
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●																															
<input type="checkbox"/> U.S. West	●	●																															
<input type="checkbox"/> Public Service (2 sets)	●	●																															
<input type="checkbox"/> State Highway Department	●	●																															
<input type="checkbox"/> State Geological	●	●																															
<input type="checkbox"/> State Health Department	●	●																															
<input checked="" type="checkbox"/> City Property Agent	●	●																															
<input checked="" type="checkbox"/> City Utilities Engineer	●	●																															
<input checked="" type="checkbox"/> City Attorney	●	●																															
<input checked="" type="checkbox"/> Building Department	●	●																															
<input type="checkbox"/> DDA	●	●																															
<input checked="" type="checkbox"/> GJPC (7 packets)	●	●																															
<input type="checkbox"/> CIC (11 packets)	●	●																															
<input type="checkbox"/> Other	●	●																															

7 review agencies

<b>TOTALS</b>																																		
---------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BOARDS	DATE	
G.J.P.C.	12/5/86	Approved - subject to review comments
_____	_____	_____
_____	_____	_____
_____	_____	_____
STAFF		
_____	_____	_____
_____	_____	_____
_____	_____	_____



**APPLICATION FEE REQUIREMENTS**  
 \$420.00 payable to City of G.J. at time of submittal

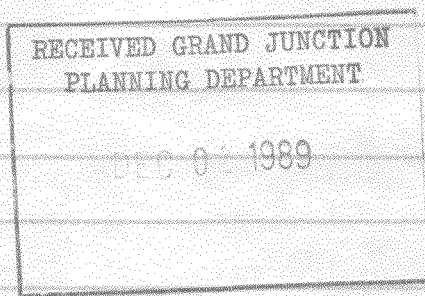
12-1-89

In response to your letter concerning the parking spaces & also the condition of the off-premise sign, the parking spaces will be re-striped in the next week, a sign company has been called and we will have the sign repaired in the next two weeks.

The parking spaces will be re-striped by 12-15-89.

The Western Neon Sign<sup>Co</sup> has been contacted regarding permit & repair of sign.

Alice Catt



# development summary



File # 54-89 Name Conditional Use Liquor License Date 12/15/89

PROJECT LOCATION: 2456 Industrial Blvd

## PROJECT DESCRIPTION:

Conditional Use for a Liquor License, Joan's Restaurant

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIED *
	YES	NO			
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:

This restaurant, under different management, had a liquor license prior to being annexed into the City. The liquor license had lapsed for more than a year after annexation, making it a nonconforming status. The Conditional Use is required to re-initiate the liquor license.

## Planning Commission Action

12-05-89 Planning Commission approved, subject to Review Sheet Comments.  
This does not require Council action.



ITEM # 54-89

INITIATED BY Joan's Restaurant, O.R. & Alice Catt

ACTION PROPOSED Conditional Use for a Liquor License

PRESENTED BY Karl Metzner

### COMMENTS

SEE REVIEW AGENCY SUMMARY SHEET

### SUGGESTED MOTION

MOVED BY \_\_\_\_\_

APPROVAL: "Mr. Chairman, on item #54-89, a request for a liquor license on approximately 0.68 acres in a Heavy Commercial (C-2) Zone, I move that we approve this, subject to complying with all the Review Agency Summary sheet comments."

DENIAL: "Mr. Chairman, on item #54-89, a request for a liquor license on approximately 0.68 acres in a Heavy Commercial (C-2) Zone, I move that we deny this for the following reason(s) (state reasons)."

YES \_\_\_\_\_ NO \_\_\_\_\_ TABLE \_\_\_\_\_