Table of Contents

File 1989-0054 Name: Joan's Restaurant -2456 Industrial BLvd O.R. Catt CUP - Liq										
	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. 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. 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.									
X	X	Table of Contents								
		Review Sheet Summary								
X		Application Form								
	_	Review Sheets								
	_	Receipts for fees paid for anything								
4,		*Submittal checklist								
X	X	*General project report								
37	_	Reduced copy of final plans or drawings								
X		Reduction of assessor's map.								
X	v	Evidence of title, deeds, easements								
	X	*Mailing list to adjacent property owners Public notice cards								
		Record of certified mail								
X		Legal description								
1		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								
X	X									
		*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:								
		Action Sheet – 12/15/89								
X		Review Sheet Summary Review Sheets								
	X	Development Summary – 12/15/89								
X		Public Notice Posting – 11/20/89								
	X	Planning Commission Minutes - ** - 12/5/89								
X	í	Lease Agreement – 9/15/89								
X	X	Site Plan								
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10-16-89 ste have spend a restaurant at 2456 Industrial Blod, Grand Junction, Co, the restaurant is operatoring under the name of Joan's. The spened on Sept 12, 19890, we wish to obtain a lequot license, so we can stay open in the evenings and serve dinnest customers may have a dainb 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. It are across 24/2 Rd from the mall, Industrial Blod hurs East and Thest in front of the restaurant, this area is oury and we feel is in need of a sit down restaurant where they can enjoy a good meal at a fair price The now employ 5-6 people and plan to employ 5-to people for the evening shift we plan to get a special permit to stay spen later on Prolidage. Are have pashing spaces for appr

15 can and seat apples people

Odjani Do 1907 lemo**ve** Fran Oliko

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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

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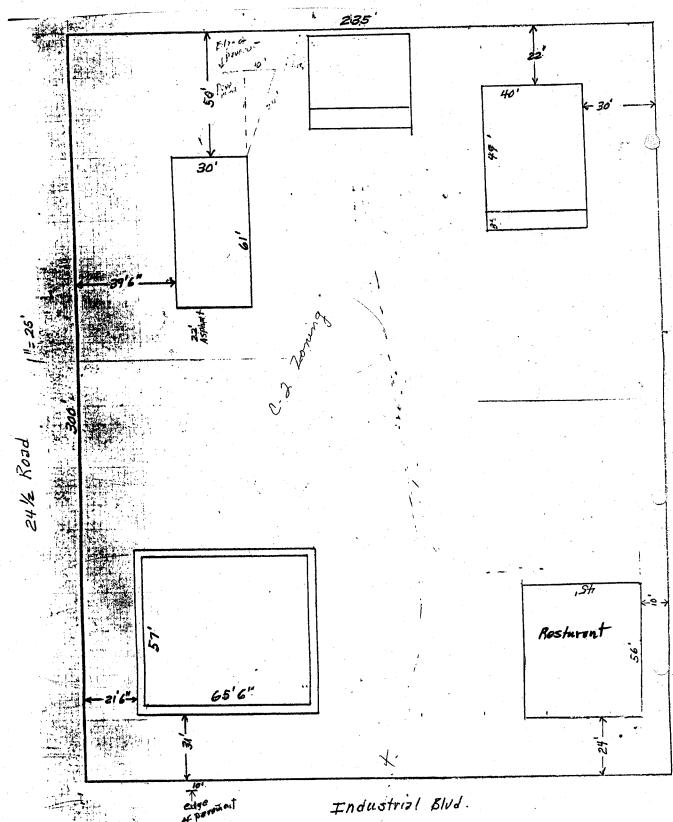
Arrow Gas Co. 582 24 I/2 Road Gr. Jct, Co. 81505

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

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REVIE & SHEET SUMMARY

TILE 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	
	6
PETITIONER ADDRESS 2456 Indust	rial Blvd, Grand Junction, CO 81505
ENGINEERn/a	
DATE REC. AGENCY	COMMENTS
OTE: WRITTEN RESPONSE BY T A MINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
	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.

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RESPONSE MECESSARY

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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 neft 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- strip.

ed by 12.15.89.

The Stestern Geon Sign has heen contacted regarding permit & repair of sign. of sign.

Olice Catt

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

development summary



			Conditional Use	٠.,		
File #	54-89	Name	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	TECHNICAL REQUIREMENTS SATISFIED SATISFIED							
Complies with adopted policies	Х	Streets/Rights Of Way X						
Complies with adopted criteria	Х	Water/Sewei X						
Meets guidelines of Comprehensive Plan	Х	hrigation/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			GRAND 773
INITIATED BY	Joan's Restaurant,	O.R. & Alice Catt	
ACTION PROPOS	ED Conditional Use	for a Liquor Licer	COLORADO
PRESENTED BY_	Karl Metzner		
			6

COMMENTS

SEE REVIEW AGENCY SUMMARY SHEET

SUGGESTED	MOTION	MOVED BY
APPROVAL:	license on approximation Commercial (C-2) Zone	m #54-89, a request for a liquor ately 0.68 acres in a Heavy , I move that we approve this, with all the Review Agency s."
DENIAL:	license on approxim	m #54-89, a request for a liquor ately 0.68 acres in a Heavy e, I move that we deny this for s) (state reasons)."

YES _____ NO ____ TABLE ____