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File 1992-0019

Name: Silver House Restaurant - Liquor License

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Action Sheet - approved 5/5/92		
X		Planning Commission Minutes - ** - 5/5/92		
X		Policy of Title Insurance - Ticor Title Insurance - 9/16/91		
X		Legal Ad - 4/28/92		
X	X	Planning Commission Minutes - ** - 5/5/92		
X	X	Suggested Motions document by Karl Metzner - recommending approval		
X		Public Notice of Posting = 4/24/92		
X		Computer Files Indexing Information Sheet		
X		Notice of Public Hearing - 5/5/92		
X	X	Correspondence		
X	X	Site Plan - to be scanned		



Verne A. Jones & Eloise Jones  
513 Melody Lane  
Grand Junction, CO 81501

Wal-Mart Properties, Inc.  
Attn: Fred Bunch  
702 S.W. Eighth Street  
Suite 1280  
Bentonville, AR 71716-0621

Carolyn Ann Hill  
512 Melody Lane  
Grand Junction, CO 81501

Fruitvale Water and Sanitation  
District  
2887 North Avenue  
Grand Junction, CO 81501

John Timar  
20532 Germain Street  
Chaisworth, CA 91311

George E. Metz  
dba Gemco Enterprises  
#2 Cognac Court  
Grand Junction, CO 81503

Ronald K. & Maxine J. Berry  
603 Hudson Bay Drive  
Grand Junction, CO 81504

Peerless Tyre Company  
9251 E. 104th Avenue  
Henderson, CO 80640

Philip M. Roskowski  
Kathryn J. Pearson  
728 35 8/10 Road  
Palisade, CO 81526

Minh A. Voong  
2886 North Avenue  
Grand Junction, CO 81504

Robert G. and Mae Beth Guyton  
506 Pear Road  
Grand Junction, CO 81504

Jeanie Voong  
2886 North Avenue  
Grand Junction, CO 81504

Jeanie Voong  
3043 E. Road  
Grand Junction, CO 81504

John Williams  
P.O. Box 2207  
Grand Junction, CO 81502

Stanley L. Seligman  
3026 Patterson Road  
Grand Junction, CO 81504

Karen M. Pincock  
Syd F. Pincock  
410 Ridgeway Drive  
Grand Junction, CO 81503

Grand Junction Legion Building  
Robbins McMullin PO 37  
2884 North Avenue  
Grand Junction, CO 81501

Original  
Remove  
Office

#19 2

2943-074-00-045 Verne A. Jones & Eloise Jones  
513 Melody Lane  
Grand Junction, CO 81501

2943-074-00-046 Carolyn Ann Hill  
512 Melody Lane  
Grand Junction, CO 81501

2943-074-00-048 John Timar  
20532 Germain Street  
Chaisworth, CA 91311

2943-074-00-050 Ronald K. & Maxine J. Berry  
603 Hudson Bay Drive  
Grand Junction, CO 81504

2943-074-00-051 Philip M. Roskowski  
Kathryn J. Pearson  
728 35 8/10 Road  
Palisade, CO 81526

2943-074-00-056 Robert G. and Mae Beth Guyton  
506 Pear Road  
Grand Junction, CO 81504

2943-074-00-057 Jeanie Voong  
3043 E. Road  
Grand Junction, CO 81504

2943-074-00-058 Ronald K. and Maxine J. Berry  
603 Hudson Bay Drive  
Grand Junction, CO 81504

2943-074-00-060 Stanley L. Seligman  
3026 Patterson Road  
Grand Junction, CO 81504

2943-074-00-064 Karen M. Pincock and Syd F. Pincock  
410 Ridgeway Drive  
Grand Junction, CO 81503

2943-074-00-972 Grand Junction Legion Building  
Robbins McMullin PO 37  
2884 North Avenue  
Grand Junction, CO 81501

2943-181-00-092 Wal-Mart Properties, Inc.  
Attn: Fred Bunch  
702 S.W. Eighth Street, Suite 1280  
Bentonville, AR 71716-0621

#19 92

Remove  
Office

2943-181-00-944 Fruitvale Water and Sanitation District  
2887 North Avenue  
Grand Junction, CO 81501

2943-181-05-022 George E. Metz  
dba Gemco Enterprises  
#2 Cognac Court  
Grand Junction, CO 81503

2943-181-05-020 Peerless Tyre Company  
9251 East 104th Avenue  
Henderson, CO 80640

2943-181-05-007 George E. Metz  
dba Gemco Enterprises  
#2 Cognac Court  
Grand Junction, CO 81503

PROJECT NARRATIVE  
CONDITIONAL USE

APPLICANT: Minh Voong dba Silver House  
PROPERTY OWNER: Jeanie Voong

The applicants, Minh Voong and Jeanie Voong, request Condition Use approval for the sale of wine and beer at Minh Voong's restaurant known as the Silver House. The Silver House is located at 2886 North Avenue, Grand Junction, Colorado. Jeanie Voong is the owner of the property. Minh Voong leases the property and is the sole owner of the restaurant. Mr. Voong has applied for a beer and wine liquor license through the City of Grand Junction. His application is pending.

The Silver House has been in operation since December of 1991. It is a chinese food restaurant. The Silver House employs 5 people, has a seating capacity of 62 and is open from 11am to 9:30pm seven days each week. However, if a liquor license is approved, beer and wine will not be served under the extended hours provisions of the law (after 8:00pm on Sundays and holidays). Parking is more than adequate, with 44 regular spaces and 1 handicap space in place.

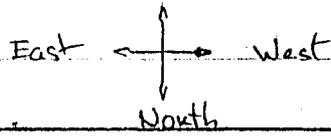
Granting of the requested Conditional Use will have no impact on the surrounding area. The property is zoned C-1 (Light Commercial), as is all adjacent property. Surrounding property uses include restaurants and retail outlets. The Silver House has no separate bar area. Beer and wine will be served by the glass through a service bar only. The Silver House will not become a "drinking" establishment. The Silver House now serves lunches and dinners. Peak traffic hours for the restaurant are 11:30am - 1pm and 6:00pm - 8:00pm. However, because the purpose of the liquor license is to complement meals already provided, Mr. Voong anticipates only a slight increase in traffic in the area as the result of the Conditional Use.

It is the applicant's belief that this proposal meets all of the criteria for Conditional Use approval. The only item not completed (to be phased in) is landscaping. A landscaping plan has been submitted to the City of Grand Junction as part of the building permit process. It was approved by Kathy Portner of the City's Community Development Department. A copy of this plan is attached. Landscaping will be completed by June 1, 1992.

City of Grand Junction  
Planning Department  
#19 92

Melody Lane

South



North Ave

sign

Parking Lots

Silver House Restaurant Building

flowers pots

Grass Lawn (to be set up at Spring)

The owners of Silver House Restaurant  
 Commit to providing the landscaping  
 as shown by June 1, 1992.

Kathy Postner  
 Community Development of J...  
 11/8/91

#19

COLEMAN, BROWN, WEBSTER & JOUFLAS  
ATTORNEYS AT LAW

A Partnership including a Professional Corporation  
1010 Valley Federal Plaza  
P.O. Box 2207  
Grand Junction, Colorado 81502

Telephone  
(303) 243-8250  
FAX  
(303) 241-1144

Joseph Coleman  
Baird B. Brown  
H.K. Webster, P.C.  
Gregory Jouflas

Clifford G. Cozier  
John Williams

April 1, 1992

Mr. Carl Metzger  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

RE: Conditional Use  
Silver House Restaurant

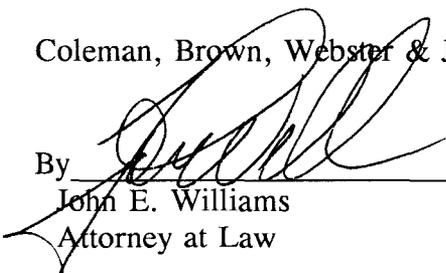
Dear Mr. Metzger:

Attached please find the various packets needed for processing my client's Conditional Use request. Also you will find attached a certified check in the amount of \$450.00 for the filing fee. Please contact me concerning the date and time of our planning Commission hearing.

If you have any questions please call me. Thank you for your prompt attention to this matter.

Sincerely,

Coleman, Brown, Webster & Jouflas

By   
John E. Williams  
Attorney at Law

jw

Encl.

**REVIEW COMMENTS**

(Page 1 of 2)

**FILE NO. #19-92**                    **TITLE HEADING:** Conditional Use Permit

**ACTIVITY:** Conditional Use Permit for a Liquor License

**LOCATION:** 2886 North Avenue

**PHASE:** Final

**ACRES:**

**PETITIONER:** Minh & Jeanie Voong

**PETITIONER'S ADDRESS/TELEPHONE:**    3043 E Road, Grand Junction, CO 81504  
241-1117

**STAFF REPRESENTATIVE:** Karl Metzner

-----  
**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 30, 1992.**  
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**CITY UTILITIES ENGINEER**                    04/15/92  
Bill Cheney                                    244-1590

An "Industrial Pretreatment Permit" Application from the Industrial Pretreatment Coordinator will be required prior to approval of "Conditional Use Permit." Industrial Pretreatment Coordinator located at Persigo Wastewater Treatment facility, 244-1489.

**STATE HIGHWAY DEPARTMENT**            04/15/92  
R. Perske, J. Nall, W. Spanicek, C. Dunn    248-7208

The requested change does not affect the highway system.

**CITY ENGINEER**    04/07/92  
Gerald Williams                    244-1577

No comment.

**CITY FIRE DEPARTMENT**                    04/06/92  
George Bennett                    244-1400

We do not have a problem with the Conditional Use.

**CITY PARKS & RECREATION    04/06/92**  
**Don Hobbs            244-1542**

We need an appraisal to determine the open space fee requirement.

**CITY POLICE DEPARTMENT    04/06/92**  
**Marty Currie            244-3563**

No problems noted.

**PUBLIC SERVICE                    04/21/92**  
**Carl Barnkow        244-2658**

No objections.

**CITY PROPERTY AGENT            04/21/92**  
**Tim Woodmansee    244-1565**

No comments.

**COMMUNITY DEVELOPMENT DEPARTMENT    04/21/92**  
**Karl Metzner            244-1439**

The Silver House Restaurant has been in operation for some time with no apparent problems. The liquor license should not result in any appreciable increase in traffic. While the proposed landscaping was previously approved as part of a building permit application, it does not meet city landscape standards. Please submit a landscape plan which meets city standards.

**CITY ATTORNEY    04/07/92**  
**John Shaver        244-1506**

No problems noted with this application.

**MISSING COMMENTS FROM: US West**

COLEMAN, BROWN, WEBSTER & JOUFLAS

ATTORNEYS AT LAW

A Partnership including a Professional Corporation

1010 Valley Federal Plaza

P.O. Box 2207

Grand Junction, Colorado 81502

Joseph Coleman  
Baird B. Brown  
H.K. Webster, P.C.  
Gregory Jouflas

Clifford G. Cozier  
John Williams

Telephone  
(303)243-8250  
FAX  
(303)241-1144

May 4, 1992

Mr. Karl Metzner  
Staff Representative  
Community Development Department  
City of Grand Junction  
Grand Junction City Hall  
Grand Junction, CO 81501

RE: Agency Review Comments  
File #19-92 Conditional Use Permit for Liquor License  
Minh Voong dba Silver House Restaurant

Dear Karl:

The purpose of this letter is to respond to the agency Review Comments concerning Minh Voong's application for a Conditional Use Permit for the property at 2886 North Avenue, Grand Junction, Colorado. Mr. Voong's response is as follows:

- (1) City Utilities Engineer - Mr. Voong and I have met with Emily Whittman at Persigo Waste Water Treatment Facility concerning an Industrial Pre-Treatment Permit application. The process has been explained to us and the necessary application forms are in our possession. The Industrial Pre-Treatment Permit application will be filed with Emily Whittman prior to the Planning Commission meeting on May 5, 1992. Based on the nature of Mr. Voong's business, Emily Whittman does not believe the issuance of an Industrial Pre-Treatment Permit will be necessary. As you know, the application process is necessary and will be used to track compliance with various environmental laws and regulations.
- (2) City Parks and Recreation - It is my understanding from our meeting that an appraisal will not be necessary to determine open space requirement. John Shaver, Assistant City Attorney, agrees that open space fees are not applicable in this situation.
- (3) Community Development Department - It is our understanding that Mr. Voong's restaurant and the proposed landscaping does not meet city landscape standards. We understand that, according to such standards, three to four trees should be planted as

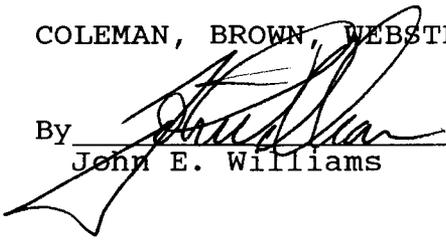
Mr. Karl Metzner  
May 4, 1992  
Page 2

part of the landscaping. In addition, the city recommends that a large percentage (40%) of the landscape be shrubbery as opposed to lawn. Mr. Voong agrees to comply with these standards. He will meet the square footage requirements for landscaped area for the property and, by the end of the summer, plant the necessary trees. The planters in front of the restaurant will be flowers. Some shrubbery will be added to the lawn.

I hope this letter addresses the agency Review Comments. If you, your staff, or the planning commission have any further questions or comments please contact me. Thank you.

Sincerely,

COLEMAN, BROWN, WEBSTER & JOUFLAS

By 

John E. Williams

jw

cc: Minh Voong

## SUGGESTED MOTIONS

**ITEM:** #19-92 (Page 1 of 1)

**PETITIONER:** Minh Voong

**REPRESENTATIVE:** John Williams

**PROPOSAL:** Conditional Use Permit for liquor license

**PRESENTED BY:** Karl Metzner

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**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

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**APPROVAL:** "Mr. Chairman, on item #19-92, a request for a Conditional Use Permit for a liquor license for the Silver House Restaurant located at 2886 North Avenue, I move that we approve this subject to Review Agency Summary Sheet comments."

**DENIAL:** "Mr. Chairman, on item #19-92, a request for a Conditional Use Permit for a liquor license for the Silver House Restaurant located at 2886 North Avenue, I move that we deny this request for the following reasons:" (STATE REASONS)



ACRES \_\_\_\_\_  
 UNITS \_\_\_\_\_  
 DENSITY \_\_\_\_\_  
**CONDITIONAL USE**

FILE NUMBER 19-92  
 ZONE C-1  
 TAX SCHEDULE # 2943-074-00-095

ACTIVITY Liquor License  
 PHASE FINAL  
 COMMON LOCATION 2886 North Ave

DATE SUBMITTED \_\_\_\_\_ DATE MAILED OUT \_\_\_\_\_ DATE POSTED \_\_\_\_\_  
 \_\_\_\_\_ DAY REVIEW PERIOD RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_ OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_ PAID RECEIPT # \_\_\_\_\_  
 RECORDING FEE REQUIRED \$ \_\_\_\_\_ PAID (Date) \_\_\_\_\_ DATE RECORDED \_\_\_\_\_

**REVIEW AGENCIES**

	A	B	C	X	E	X	G	H	X	J	K	L	X	X	O	P	Q	R	S	X	U	V	X	X	Y	X	X	BB	CC	DD	EE	FF	GG	
● Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
○ Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
<del>○ County Planning</del>	<del>●</del>																																	
<del>○ County Engineer</del>	<del>●</del>																																	
<del>○ County Health</del>	<del>●</del>																																	
<del>○ Floodplain Administration</del>	<del>●</del>																																	
<del>○ G.J. Dept. of Energy</del>	<del>●</del>																																	
<del>○ Walker Field</del>	<del>●</del>																																	
<del>○ School District</del>	<del>●</del>																																	
<del>○ Irrigation</del>	<del>●</del>																																	
<del>○ Drainage</del>	<del>●</del>																																	
<del>○ Water (Ute, Clifton)</del>	<del>●</del>																																	
<del>○ Sewer Dist. (FV, CGV, OM)</del>	<del>●</del>																																	
<del>○ U.S. West</del>	<del>●</del>																																	
● Public Service (2 sets) <i>VERBAL</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<del>○ State Geological</del>	<del>●</del>																																	
<del>○ State Health Department</del>	<del>●</del>																																	
● City Property Agent <i>verbal</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<del>○ Building Department</del>	<del>●</del>																																	
<del>○ BDA</del>	<del>●</del>																																	
● GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Other <i>remove from Office</i>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS

BOARDS

DATE

P.C.

5/5/92

*Approved subject to landscape plan within 2 year + install a sidewalk within 3 years from date of approval.*

STAFF

APPLICATION FEE REQUIREMENTS

\$420



C-1

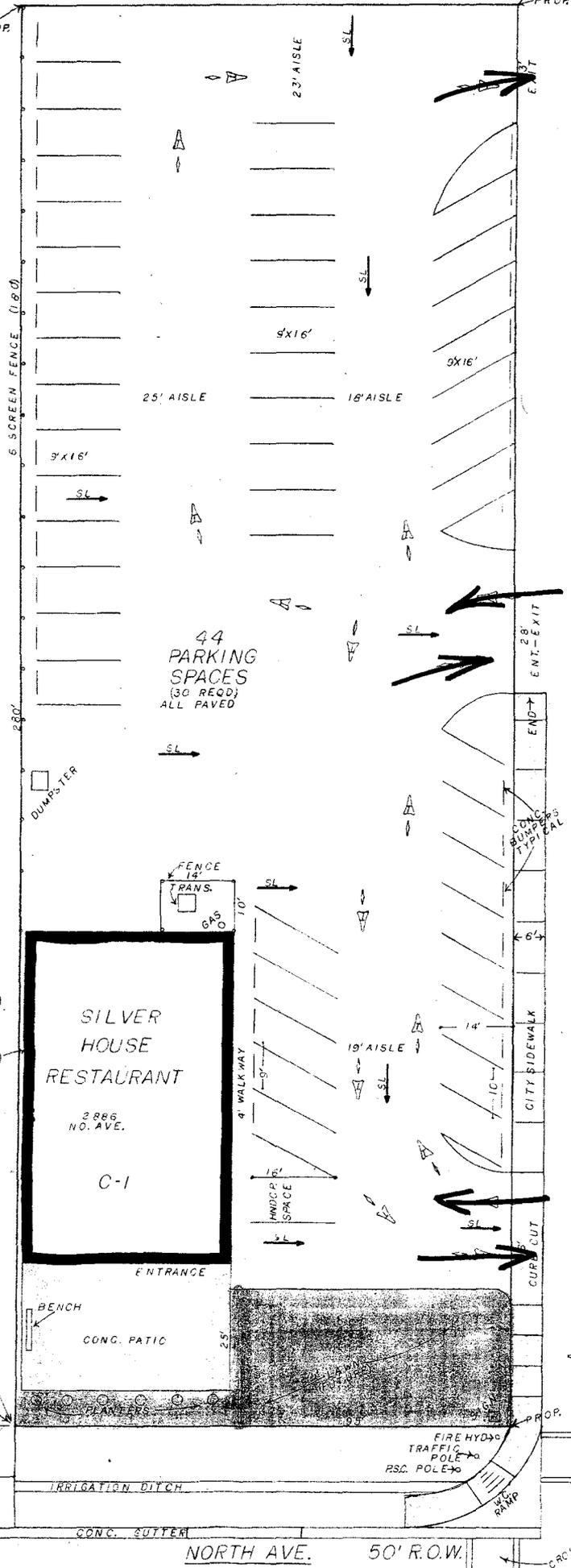
PROP.

PROP.



▲ = TRAFFIC FLOW  
SL = SLOPE

C-1  
LIGHT  
COMMERCIAL



REAR SETBACK 182'

SIDE SETBACK 54' (EAST)

SIDE SETBACK 1' (WEST)

SCALE: 1"=10'  
SITE PLAN

FRONT SETBACK 32'

50' EASEMENT UTILITIES STREET

NORTH AVE.

50' R.O.W.

CROSSWALK

C-1

C-1

11/16/92  
C:\Projects\11-16-92\11-16-92.dwg  
11/16/92