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File 1992-0021

Name: Enfields Sports Bar & Restaurant - Condition Use Permit

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		Other bound or non-bound reports
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		*Staff Reports
		*Planning Commission staff report and exhibits
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DOCUMENT DESCRIPTION:

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X		Landscape Standards - sent 5/14/92			
X		Warranty Deed - not conveyed to City - not recorded			
X	X	Landscape Plan			
X	X	Action Sheet - Approved - 6/2/92			
X		Public Notice Posting - 6/9/92			
X	X	Planning Clearance - **			
X		Signage Notes			
X		Computer Files Indexing Information Sheet			
X		Notice of Public Hearing - 6/2/92			
X	X	Suggested Motions			
X	X	Planning Commission Minutes - 6/2/92 - **			



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

Original
Do NOT Remove
From Office



Receipt 4981
Date 4/21/92
Rec'd By [Signature]
File No. 21 92

We, the undersigned, being the owners of property situated in Mesa County,
State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			159 Colorado Avenue	C-2	Pub
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Dean Enfield

Name

Name

Name

8500 Auburn Blvd Ste E

Address

Address

Address

Citrus Heights, Ca 95610

City/State/Zip

City/State/Zip

City/State/Zip

(916) 721-7163

Business Phone No.

Business Phone No.

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature]
Signature of Person Completing Application

3-10-92
Date

[Signature]

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2945-143-25-001 & 002
BERT SCHILLING
c/o City Ctr Mtr Ht1
2212 Driftwood Lane
Grand Jct., 81503

2945-143-24-948 & 941
2945-143-23-941
City of Grand Jct.
Two Rivers Plaza
81501

2945-143-24-004
Perry Schumacher
3460 D Rd
Palisade, 81526

2945-143-24-002
Matthew Pytel
1638 Crestview
Grand Jct., 81501

2945-143-23-019
Mesa Federal Svgs
P O Box 1508
Grand Jct., 81502

2945-143-23-015 & 014
William Hill
961 Lakeside Dr #202
Grand Jct., 81506

2945-143-27-003
Davis M. Elizabeth
337 Colorado
Grand Jct., 81501

2945-143-27-001/002/005
United States Bank of G.J.
c/a Avtax Inc.
P O Box 2798
Littleton, Colo. 80161

2945-143-27-006
Jack Elliott
DBA Dollar Saver
2541 Hwy 6-50
Grand Jct., Colo. 81506

2945-143-26-010/011
Jill Pesman
Ruth Kristin
P O Box 77-3975
Steamboat Village, Co. 80499

2945-143-26-006/007/009
Barbara Raso
P O Box 2328 Gr Jct 81501

2945-143-26-008
Amora Bley
407 N. 7th St
Grand Jct, 81501

2945-143-26-014
Vincent McCarrie
1711 Espanola Dr
San Pable, Ca 94806

2945-143-26-013
Shari Ann Raso
P O Box 2328
Grand Jct., 81501

2945-143-26-012
Mark Gamble
P O Box 2096
Gr Jct., 81502

2945-143-26-003/004/005
Kay Hayashi
1280 Cannell
Grand Jct., 81501

2945-143-26-002
Jerry Stephens
308 Pitkin
Grand Jct., 81501

2945-143-26-001
Thomas Golden
464 N. Sherwood
Gr Jct., 81501

2945-143-25-004
Allen Johnsen
225 S. 2nd St
Grand Jct., 81501

REVIEW COMMENTS

(Page 1 of 5)

FILE NO. #21-92 **TITLE HEADING:** Conditional Use Permit

ACTIVITY: Conditional Use Permit for Liquor License in a C-2 Zone

LOCATION: 159 Colorado Avenue

PHASE: Final

ACRES:

PETITIONER: Dean Enfield

PETITIONER'S ADDRESS/TELEPHONE: 8500 Auburn Blvd, Ste E
Circus Heights, CA 95610
(916) 721-7163

STAFF REPRESENTATIVE: David Thornton

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., May 29, 1992.**

DOWNTOWN DEVELOPMENT AUTHORITY 05/08/92
Barbara Creasman 245-2924

We have no objections to this development and in fact encourage the use of existing buildings.

CITY FIRE DEPARTMENT 05/06/92
George Bennett 244-1400

No problem with the Conditional Use Permit. There are still some outstanding requirements that have been discussed with Mr. Enfield who has agreed to repair them. A final inspection will be conducted prior to their opening.

CITY PARKS & RECREATION 05/08/92
Don Hobbs 244-1542

If open space fee is required we need an appraisal. During huge events at Two Rivers Convention Center both on and off-street parking is not found easily. Both lots are often full.

CITY PROPERTY AGENT 05/12/92
Tim Woodmansee 244-1565

The Downtown Development Authority should be asked to comment on the Petitioner's proposed use of DDA property for parking. These parcels may someday be converted to another use, and the Petitioner will not be able to claim a prescriptive or adversary interest for his parking purposes.

CITY POLICE DEPARTMENT 05/14/92
Marty Currie 244-3563

No problems noted.

CITY ATTORNEY 05/14/92
John Shaver 244-1506

1. Evidence of Title attached to application is unsigned and unrecorded. Applicant needs to provide good evidence of title not legal owner as of date of submittal.
2. Does the proposal provide for adequate parking? The applicant makes reference to use of the City parking facility. Is this public parking lot as per 5-5-1N3. If not then applicant does not have a legitimate expectation to use this facility.
3. The applicant has failed to identify occupancy "75 to 150" range is not sufficient definition.
4. The applicant identifies that areas will be landscaped. Was an acceptable landscape plan provided?

CITY DEVELOPMENT ENGINEER 05/14/92
Gerald Williams 244-1577

No comment.

CITY UTILITIES ENGINEER 05/19/92
Bill Cheney 244-1590

Water - No comment.

Sewer - If seating capacity exceeds 100, an additional "Plant Investment Fee" will be required. This information will need to be submitted to City of Grand Junction - Utility Billing prior to beginning operations.

100-1017

DATE: March 25, 1992
TO: Local Licensing Authority
FROM: Neva Lockhart, City Clerk *MBL*
SUBJECT: Hearing April 1, 1992 - Application by Christen E. Enfield for a Hotel-Restaurant Liquor License at 159 Colorado Avenue under Trade Name of "Enfield's"

On February 13, 1992, Joann T. Woods, Real Estate Specialist with ERA Hallmark Properties, filed an application on behalf of Christen Elaine Enfield for a hotel-restaurant liquor license to be located at 159 Colorado Avenue under the trade name of "Enfield's." The application and supplementary documents were reviewed and accepted, and the hearing date was set for April 1, 1992. Notice of Hearing was given by posting a sign on the property February 25, 1992, and by publishing a display ad in The Daily Sentinel March 20, 1992.

A survey of the area from South Avenue on the south to Rockaway/Peach Street on the west (if extended), to White Avenue on the north, to 4th Street on the east and including both sides of the street listed as the boundaries, has been completed. Results are:

1. As an owner of property in the neighborhood, an employee or business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing Hotel-Restaurant Liquor Licensed outlets.

YES: 20
NO: 41

2. As an inhabitant residing in the neighborhood more than six months each year, it is my desire that the license be issued.

YES: 12
NO: 5

Refused: 23 properties
Vacant: 29 properties
No Contact, Dogs: 7 properties

No letters of opposition or counterpetitions have been filed to date.

The building wherein the license is sought to be exercised is located more than 500 feet from any public or parochial school or the principal campus of any college, university, or seminary.

This location was licensed in the late fifties and during the sixties

Local Licensing Authority
March 25, 1992
Page 2

as the Beefeaters Restaurant. During most of the seventies and during the eighties it was known as The Office. In May of 1989, Steven J. Beham bought out Ty We, Inc., and changed the trade name to The Bayou. Mr. Beham failed to renew his liquor license by December 31, 1990, so the location has been vacant for the last fifteen months. Because it has been vacant for more than one year, the applicant was informed that she would need to file an application with the Community Development Department for a Conditional Use Permit. To date, the applicant has not filed the application. In order to be scheduled for hearing on the Conditional Use Permit by the Planning Commission on May 5, 1992, the applicant must file the application no later than April 1, 1992.

The Police Department reports that the character of the applicant is good as determined by background checks. The fingerprint card has been sent to the Colorado Bureau of Investigation for analysis with no reply to date.

The Mesa County Health Department advises that in accordance with the RULES AND REGULATIONS GOVERNING THE SANITATION OF FOOD SERVICE ESTABLISHMENTS IN THE STATE OF COLORADO, the Department will require the submittal of plans for any new proposed food service establishment at the above noted location for review and approval before it will be permitted to begin operation. Apparently, the Department has been unable to contact the applicant or Joann Woods who was representing the applicant.

The Grand Junction Fire Department reports: "I have made repeated attempts to contact Joann Woods for a liquor license inspection of Enfield's, 159 Colorado Avenue. To date (March 20) my calls have not been returned so I have not been able to gain access to the building to complete the inspection."

Similar-type outlets within survey area: 6
Similar-type outlets within one mile: 15
(includes the 6 in survey area)

c: Christen E. Enfield
Joann Woods
Dan Wilson, City Attorney
John Shaver, Assistant City Attorney
Walt Wolosczcuk, Detective, Grand Junction Police Department
Darleen McKissen, Mesa County Health Department
George Bennett, Grand Junction Fire Department
Dave Thornton, Community Development Department ✓

COUNTY HEALTH 05/20/92
Philip J. Romeo 248-6960

Those conditions as outlined in the letter from this office to the petitioner dated May 20, 1992, must be met. (See attachment "A")

COMMUNITY DEVELOPMENT DEPARTMENT 05/20/92
David Thornton 244-1447

1. Please note that all of the surrounding public parking lots will not always be available for parking. Many of them are interim parking areas until they are developed as other land uses in the future. Please justify the total number of spaces this proposal is required. The Code requires one parking space per every three seats in a restaurant.
2. We need a detailed landscaping plan of the patio area. Also, the parkstrip in front of the building on Colorado Avenue needs to be landscaped. We need a plan for that small space.
3. The total signage proposed is 256.25 square feet. The total signage allowed for the building is 276 square feet. Therefore the signage as proposed is within Code requirements.

TRANSPORTATION ENGINEER 05/20/92
Dave Tontoli 244-1567

No comments as parking availability is adequate in the vicinity.

"Entfield's" sports bar/restaurant
 159 Colorado Ave
 Grand Junction, Co.

#21 92

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Project Narrative/Development schedule

The applicant is applying for a conditional use permit, for a liquor license at "Entfield's" restaurant. It is located at 159 Colorado Ave on lots of 11 & 12 Blk 122 Grand Junction. It is the site of former restaurants "The Bayou" the Beet-eater" and "The Office".

The restaurant will be completely renovated following city approval of the conditional use permit, the liquor license, and satisfying the requirements of the Mesa County Health Dept. and the Grand Junction Fire Dept. Renovation will start in spring 92 and should be finished by late summer 92.

There will no doubt be a positive impact in the immediate area. The building will be much more appealing from the outside as well as the inside than previously. It will attract a respectable clientele due to the clean sports format and upscale classy service.

The building is approximately 6500 sqft. It is two stories high with a basement. When finished it will resemble "White Hall" somewhat.

There is plenty of parking all around. The building is on a corner lot and has parking on both sides*, as well as back in the

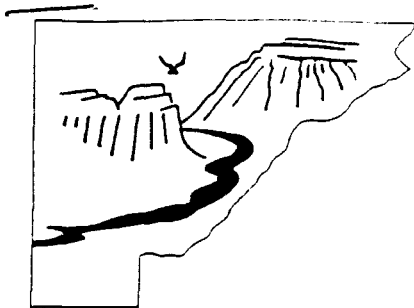
huge city parking lot^{**}. Traffic should be at a minimum due to it already having very little traffic in that area, plenty of parking and not that big of a crowd draw at any certain time.

There will be a large patio area to east side of the building. There is one little freestanding structure that will be leveling to make more room for the patio. The patio will be landscaped and furnished very tastefully. Approximately 20% of the patio will be landscaped with the remainder of the patio done in a structure for the spring/summer buffets.

The restaurant will be open from around noon to around 10pm - midnight depending on customer demand. The restaurant will be able to seat around a 75 to 150 people. The restaurant will employ approximately 20 people in 2 shifts and hopefully will increase with customer demand.

* 26 parking spaces on immediate block.

** 80 parking spaces in city parking lot.



Mesa County Health Department

515 Patterson Rd., Grand Junction, CO 81506
P.O. Box 20000-5033, Grand Junction, CO 81502-5033

Administration	248-6900
Environmental Health	248-6960
Nursing	248-6950
Animal Control	242-4640
562 28 Rd.	

"Attachment A"

May 20, 1992

Ms. Christen Enfield
8500 Auburn Boulevard, Suite E
Citrus Heights, California 95610

Re: Food Service Establishment Plan Review of Enfield's,
159 Colorado Avenue, Grand Junction, Colorado 81501

Dear Ms. Enfield:

The Mesa County Health Department has reviewed the plans and specifications for the above referenced food service establishment. The plans and specifications were evaluated in conjunction with the RULES AND REGULATIONS GOVERNING THE SANITATION OF FOOD SERVICE ESTABLISHMENTS IN THE STATE OF COLORADO and are approved subject to the following conditions:

1. All equipment must be National Sanitation Foundation (NSF) approved or equivalent.
2. All equipment, facilities, materials used in construction, and finishes must meet the current requirements of the RULES AND REGULATIONS.
3. Based on the seating capacity and number of employees, the number of restroom facilities shall be as follows:

males: water closets - 2, lavatories - 2, urinals - 1
females: water closets - 2, lavatories - 2
4. A vegetable sink shall be required and shall have at least one 18" drainboard.
5. A utility (mop) sink is required.
6. The 3 compartment utensil/dish washing sink shall have two 36" drainboards.
7. All faucets must be single outlet, mixing type.

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May 20, 1992
Ms. C. Enfield

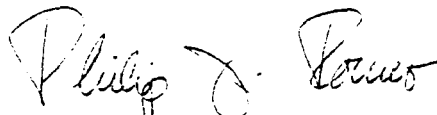
8. The outside garbage storage containers must be kept on a non-absorbent surface.
9. All dishes and utensils must be air dried. The use of towels to dry dishes and utensils is prohibited.
10. A sanitizer test kit must be provided.
11. Metal stem product thermometers must be provided.

Any proposed changes or modifications to the plans must be submitted to this office for review and approval.

The Health Department shall inspect the food service establishment before operations commence in order to determine that compliance with the approved plans and specifications and the requirements of the RULES AND REGULATIONS have been met. Arrangements for the inspection shall be made fourteen (14) days in advance of the date of the intended opening. Please contact this office to arrange the required inspection.

If you have any questions concerning this review contact this office at (303) 248-6960 or (303) 248-6965.

Sincerely,



Philip J. Romeo, R.S.
Sanitarian II

PJR:pjr
cc: Mesa County Building Department

Response to Comments for "Enfield's"

Downtown development Authority-
No comment required. They encourage this development.

Response to Comments for "Enfield's"

County Health-

I have met with Phillip Romeo and submitted all required paperwork so far. All requirements will be met before starting operation.

Response to Comments for "Enfield's"

Community Development Department-

I am aware that some of the paperwork is interim. The building has been a restaurant for a long time and has not had a problem, even when the parking lots were other businesses with their own parking needs. The seating capacity will be set at 100, therefore requiring 33 parking spaces, which should pose no problem.

A detailed landscape plan has been submitted to David Thornton. I have spoke to him regarding them and he has given me some advice that I will use in the design as well as what will help me at the hearing.

All requirements will be met before opening.

Response to Comments for "Enfield's"

City Police Dept.-
No comment required.

Response to Comments for "Enfield's"

City Attorney-

- I 1) As to the title not being signed, I have a signed copy.
- I spoke with John Shaver on 5/29/92 and he mentioned to me that
- I should give a copy to the Planning Dept.
- 2) The restaurant is as per 5-5-1N3.
- 3) The occupancy will be set at 100.
- 4) A plan has been submitted to David Thornton at the Planning Dept.

Response to Comments for "Enfield's"

City Property Agent-
The Downtown Development Authority has been asked to comment on the development and encourages it, for the building has had the same use for quite a long time and has never had problems.

Response to Comments for "Enfield's"

City Parks and Recreation-

No open space fee is required. I spoke with Don Hobbs regarding the parking and he has no objections as long as the Planning Dept. doesn't.

Response to Comments for "Enfield's"

City Fire Dept.-
No comment required. All requirements will be met.

Response to comments for "Enfield's"

City Development Engineer -
No comment required.

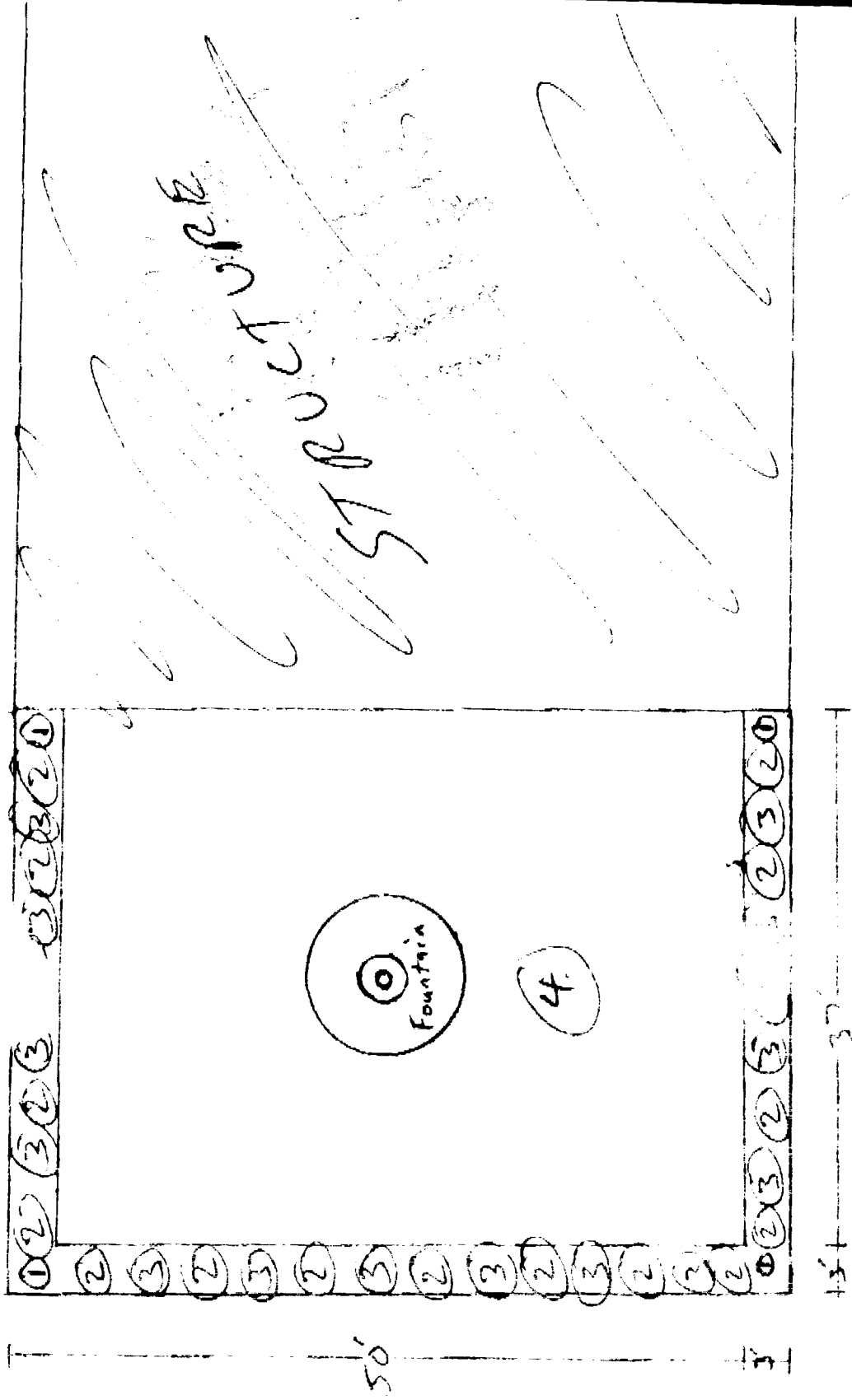
Response to comments for "Enfield's"

City Utilities Engineer -

The seat capacity will be set at 100, therefore the information will not need to be submitted to the City of Grand Junction Utility Billing before beginning operation.

Landscape plan

Carrield's 159
 81510
 Grand Junction



- ① Pinus Nigra-
- ② Austria Pine
- ③ Silk Shrubs
- ④ Silk Flowers
- ⑤ Aspid...

DATE: May 27, 1992

TO: Local Licensing Authority

FROM: Teddy Martinez, Acting City Clerk

SUBJECT: Hearing June 3, 1992 - Re-application by Christen E. Enfield for a Hotel-Restaurant Liquor License at 159 Colorado Avenue under Trade Name of "Enfield's"

On February 13, 1992, Joann T. Woods, with ERA Hallmark Properties, filed an application on behalf of Christen Elaine Enfield for a hotel-restaurant liquor license to be located at 159 Colorado Avenue under the trade name of "Enfield's." The application and supplementary documents were reviewed and accepted, and a hearing date was set for April 1, 1992. Notice of Hearing was given by posting a sign on the property on February 25, 1992, and by publishing a display ad in The Daily Sentinel, March 20, 1992.

A hearing was conducted at 8:00 a.m. on Wednesday, April 1, 1992, in the City/County Auditorium at City Hall. The applicant, or a representative, was not present for the hearing. The applicant had not made application for a Conditional Use Permit through the Grand Junction Planning Commission, and the applicant had not contacted the Mesa County Health Department or the Grand Junction Fire Department in order to have inspection reports filed prior to the hearing. As a result, the hearing officer did not consider the application.

On April 17, 1992, Dean Enfield re-filed an application on behalf of Christen Elaine Enfield for a hotel-restaurant liquor license to be located at 159 Colorado Avenue under the trade name of "Enfield's." The application and supplementary documents were reviewed and accepted, and a hearing date was set for June 3, 1992. Notice of Hearing was given by posting a sign on the property April 21, 1992 and by publishing a display ad in The Daily Sentinel, May 22, 1992.

A survey of the area from South Avenue on the south to Rockaway/Peach Street on the west (if extended), to White Avenue on the north, to 4th Street on the east and including both sides of the street listed as the boundaries, was completed on March 20, 1992. Results are:

1. As an owner of property in the neighborhood, an employee or business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing Hotel-Restaurant Liquor Licensed outlets.

YES: 20
NO: 41

2. As an inhabitant residing in the neighborhood more than six months each year it is my desire that the license be issued.

YES: 12
NO: 5

Local Licensing Authority
May 27, 1992
Page 2

Refused:	23 properties
Vacant:	29 properties
No Contact/Dogs	7 properties

No letters of opposition or counterpetitions have been filed to date.

The building wherein the license is sought to be exercised is located more than 500 feet from any public or parochial school or the principal campus of any college, university, or seminary.

This location was licensed in the late fifties and during the sixties as the Beefeaters Restaurant. During most of the seventies and during the eighties it was known as The Office. In May of 1989, Steven J. Beham bought out Ty-We, Inc., and changed the trade name to The Bayou. Mr. Beham failed to renew his liquor license by December 31, 1990, so the location has been vacant for the last fifteen months. Because it has been vacant for more than one year, the applicant was informed that she would need to file an application with the Community Development Department for a Conditional Use Permit. Mr. Dean Enfield filed an application on behalf of Christen E. Enfield for the Conditional Use Permit on April 17, 1992, with a hearing scheduled before the Planning Commission on June 2, 1992.

The Police Department reports that the character of the applicant is good as determined by background checks. The fingerprint card has been sent to the Colorado Bureau of Investigation for analysis with no reply to date.

The Mesa County Health Department advises that "in accordance with the RULES AND REGULATIONS GOVERNING THE SANITATION OF FOOD SERVICE ESTABLISHMENTS IN THE STATE OF COLORADO, plans have been submitted to this Department for review. Those plans have been approved with conditions (11 items listed). Unless the conditions are met, as well as all other requirements of the RULES AND REGULATIONS, no approval can be given for the food service establishment to commence operations in its current condition."

The Grand Junction Fire Department reports: "Have been unable to make contact with anyone to do an inspection. Joann Woods, local contact, has not returned my call. An inspection will be conducted as soon as this Department is contacted to do so. Nothing further to report."

Similar-type outlets within survey area: 6
Similar-type outlets within one mile: 15
(includes 6 in the survey area)

Local Licensing Authority
May 27, 1992
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c: Christen E. Enfield
Joann Woods
Dan Wilson, City Attorney
John Shaver, Assistant City Attorney
Walt Woloszczuk, Detective, Grand Junction Police Department
Darleen McKissen, Mesa County Health Department
George Bennett, Grand Junction Fire Department
Dave Thornton, Community Development Department ✓

SIGNAGE NOTES

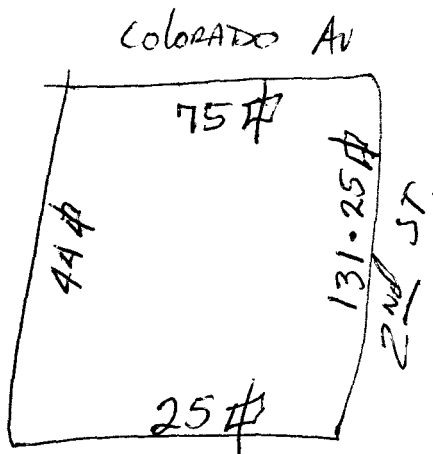
TOTAL SIGNAGE ALLOWED

$$\begin{aligned} \text{Using Street Frontage} &= 50' \times .75' = 37.5 \# \\ &125' \times .75' = 93.75 \# \end{aligned}$$

131.25 #

$$\begin{aligned} \text{Using Bldg Facade} &= 50' \times 2 = 100 \# \\ &= 88 \times 2 = 176 \# \\ &\underline{276} \end{aligned}$$

SIGNAGE Proposed



TOTAL SIGNS

256.25 #

$$\text{Bldg} = 88' \times 50'$$

$$\text{PATIO} = 37' \times 50'$$

3' strip around perimeter

SUGGESTED MOTIONS

ITEM: #21-92
PETITIONER: Dean Enfield
PROPOSAL: Conditional Use Permit for Liquor License
STAFF: Dave Thornton

COMMENTS: See Review Agency Summary Sheet Comments

APPROVAL: "Mr. Chairman, on item #21-92, a request for a Conditional Use Permit for a liquor license at 159 Colorado Avenue, I move that we approve this subject to the review agency summary sheet comments."

DENIAL: "Mr. Chairman, on item #21-92, a request for a Conditional Use Permit for a liquor license at 159 Colorado Avenue, I move that we deny this for the following reasons." (STATE REASONS)