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File 1978-0067

Date 9/1/00

Project Name: Orchard Mesa Bowl

P	S	<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, not all entries designated to be scanned 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 included.</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>			
r	c				
e	a				
s	n				
e	e				
n	d				
t	d				
X	X	*Summary Sheet – Table of Contents			
		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list			
		Public notice cards			
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		Legal description			
		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
		*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	Follow-Up Form	X	X	Application for Building Permit
X	X	Review Sheets	X	X	Letter from Del Beaver to C & W Investments re: conditions & requirements for approval – 7/27/78
X	X	Ordinance No. 1506 - **	X		Site Plan <i>TO BE ANNOTATED</i>
X	X	Zoning Violation Report	X		Elevation Map
X	X	Letter from Lance Williams to Robert Wittenburg – 11/24/82	X		Landscape Design
X	X	Planning Commission Minutes - ** - 7/25/78, 7/29/80			
X	X	Final Development Plan Application			
X	X	Letter from William Foster to Keith Mumby re: attachment onto 8-inch line - 9/13/78			
X	X	Letter from Richard Ford to Orchard Bowl re: confirmation of terms- 5/4/78			
X	X	Letter from Charles & Imogene Cameron, Robert & Patricia Wittenburg to City re: responsible for implementation of all changes – 7/5/78			
X	X	Letter from Keith Mumby to Del Beaver – 1/3/79			
X	X	Preliminary Development Plan Application			

NO. 67-78

ZONING VIOLATION REPORT

DATE 3/26/82

OCCUPANT Orchard Mesa Bowl ADDRESS 295 27 Rd.

OWNER Bob Wittenburg ADDRESS works for Meadow Gold 243-0643

PHONE 243-8782(home) DIRECTIONS 2945-261-03-002

REFERRED BY _____ DATE _____

VIOLATION 16' alley mat never installed; 8 empty planters CODE _____

COMPLAINANT 200' FRONTAGE ON 27 RD. ADDRESS _____

3/30 - spoke w/ ^{~30' ALLEY} Keith Mumby, atty. for C+W Investments; gave me Bob Wittenburg's name

4/14 - Bob W. came in - told me Don Warner told him he only had to put a shrub in every other planter; they also plan to re-surface entire parking lot and do the alley by the end of the summer; his partner was told by someone in the Devel. Dept that chip sealing everything was sufficient; I'm to get back in touch w/ him.

11/12 site ck. - 3 empty planters in front; alley ~~still not~~ ^{now} paved; parking lot has been re-surfaced & striped ^{back to front setback}

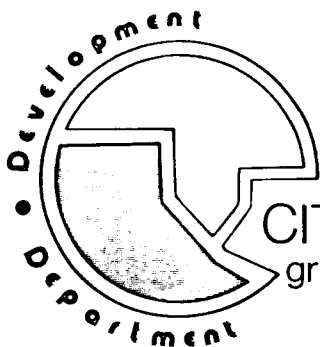
5/10/83 site ck. - still 3 empty planters

7/6/83 site ck. - still 3 empty planters

7/6/83 Eric Loeb - new owner of Orchard Mesa Lanes - does not own bldg. or land

7/6/83 Bob Wittenburg - said he doesn't want to put shrubs in the 3 planters, but will come in to talk to me

Oct. '83 Bob never came in; I decided to drop this issue.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

November 24, 1982

ERIC LOEB

New goal

Mr. Robert G. Wittenburg
2700 G Road, Unit 6C
Grand Junction, CO 81501

RE: Orchard Mesa Bowl, File #67-78

Dear Mr. Wittenburg:

I recently made a follow-up site inspection of the above property to determine if the deficiencies pointed out in my letter to you of April 2, 1982, had ever been addressed. Specifically, these were: 1) failure to pave alley, and 2) shrubs missing from planters.

It appears that paving of the alley was taken care of with the re-paving of the parking lot. We appreciate your efforts; the new surface and striping look good.

We would like to emphasize again that the planters without shrubs in them should receive spreading junipers. This will be a very minor expense, and will add to the attractiveness of the row of planters. Please have this done by May 1 of next year.

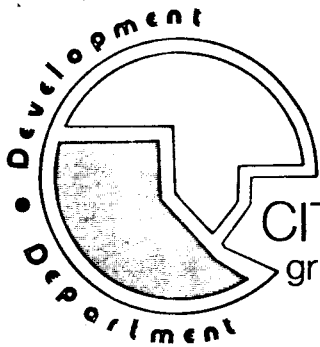
Again, we thank you for your attention to the appearance of the site and building. Please call me at 244-1628 if you have any questions or concerns.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

7/6/83 3 empty planters; decided not to push this matter
any longer
LKW



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

April 2, 1982

CERTIFIED RETURN RECEIPT
P321722434

Mr. Robert G. Wittenburg
2700 G Road, Unit 6 C
Grand Junction, CO 81501

RE: Orchard Mesa Bowl, File #67-78

Dear Mr. Wittenburg:

A site check on March 26, 1982, revealed two deficiencies at the above property:

- 1) A 16' asphalt mat was never laid in the alley on the north side of the lot.
- 2) Eight planters are missing pfitzers, which presumably died and were never replaced. (The pfitzer under the eaves trough appears to be getting too much water, and is turning brown.)

As I trust you are aware, the paving was one of the conditions of approval of the development. The landscaping requirement includes the responsibility of perpetual maintenance. I am enclosing documents from our file which address these requirements.

We request that you take care of these deficiencies as soon as possible. I would be glad to discuss the matter at greater length with you, by phone (244-1628) or in person. Please respond within 10 days of the receipt of this letter to inform me of how you plan to proceed. Your cooperation will be greatly appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

Enclosure

Acres 1.38
Units N/A
Density N/A

ACTION SHEET

File # 67-28
Zone PD-B
Tax Area Code _____

Activity ORCHARD Bowl - PD-B
~~FRUIT DRAIN PLAN~~

Phase FINAL

Date Neighbors Notified N/A

Date Submitted 9 Feb 1979

Date CIC/MCC Legal Ad March 7, 1979

Date Mailed Out 14 Feb 1979

PC Hearing Date Feb. 27, 1979

Review Agencies _____ 10 day Review Period - Return By _____

Send

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMTRONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- _____ STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- _____ TRANSAMERICA TITLE

Send

- FIRE CITY
- _____ IRRIGATION _____
- _____ DRAINAGE _____
- _____ WATER (UTE, CLIFTON) _____
- SEWER CITY
- CITY ENGINEER/UTILITIES _____
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- PD - Ed Vander took
- PARKS & Rec.

Board	Date	Comments
<u>GPC</u>	<u>2/27/79</u>	<u>Rec. Approval based on Staff Comments & Preliminary Approval</u>

<u>CC. (City Council)</u>	<u>3/9/79</u>	<u>Approved subj to comments</u>
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Common Location 295-27 Rd - ORCHARD MESA

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication _____
_____ Power of Attorney _____
_____ Dev. Schedule _____

REVIEW SHEET SUMMARY

FILE # 67-78

ITEM ORCHARD BOWL - PD-B - FINAL

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>
2-16-79	CITY ENGINEER (RISH) Previous comments stand. What has changed?
2-22-79	CITY FIRE Water supply line in 27½ Road and additional fire hydrants have not been provided.
2-27-79	MOUNTAIN BELL No additional utility easements required.

COMPREHENSIVE PLANNER

No comment.

DESIGN AND DEVELOPMENT PLANNER

Recommend approval based on Preliminary Review and comments which include:

1. Paving of alley (16').
2. Power of Attorney for 12th Street improvements
3. Improve water system.
4. 20' additional R.O.W. deeded for 12th St. R.O.

GJPC 2-27-79

FLAGGER/RIDER/PASSED 5-1 (MIKESELL VOTING AGAINST)/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS, AND SUBJECT TO THE SHARED PARKING COMMITMENT AS EVIDENCED BY A LETTER FROM DIXSON, INC.

CITY COUNCIL 3-7-79

MOVED BY COUNCILMAN BROWN: THAT THE FINAL DEVELOPMENT PLAN FOR ORCHARD BOWL, INC. 295 27 ROAD, ADDITION TO EXISTING BOWLING ALLEY, BE APPROVED SUBJECT TO THE STAFF REQUIREMENTS AND CONDITIONS OF THE PLANNING COMMISSION. SECONDED BY COUNCILWOMAN QUIMBY.

PLANNED UNIT DEVELOPMENT

Preliminary Development Plan Application

\$265 Fee

Note: In cases where a planned development occurs on more or less than a single parcel or lot a subdivision will be required to run concurrently with the development plan.

The Developer will provide the Development Department with the original and eighteen (18) prints of this application and a proposed site plan on a 24x32" sheet. At the time of filing, the developer shall pay a fee of \$265 to cover the cost of review and advertisement.

1) Name and address of property owners and/or Developers.

<u>C & W Investments</u>	<u>Charles Cameron</u>	<u>Robert H. Wittenburg</u>
<u>Richard Baul Inc.</u>	<u>Inogen Cameron</u>	<u>Patricia Wittenburg</u>
name	name	name
<u>295 27 Rd.</u>	<u>409 Mesa Ct.</u>	<u>136 Vista Grande</u>
<u>Grand Junction Colo</u>	<u>address city</u>	<u>address city</u>
address	address	address
<u>242-9297</u>	<u>242-9297</u>	<u>242-9297</u>
business phone	business phone	business phone

Name of Development: C. & W. INVESTMENTS

Common Location: 295 27 ROAD

Legal Description:

2) Development Plan Requirements: 18 copies of proposed development plan at a scale of 1"x20' and on a 24"x32" sheet containing the following information:

- a) Title of Development
- b) Location of Property
- c) Street systems, lot lines and lot designs (existing and Proposed with dimensions).
- Areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, open space or other similar public and semi-public uses.
- e) Plot plan showing each building site and common open area with the approximate location of all buildings and improvements.
- f) Elevations and/or perspective drawings of all proposed structures except single family detached structures.

3005

- g) Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
 - h) A preliminary drainage plan showing proposed directions of flow and ultimate off site disposal.
 - i) Location and type of any site limitations such as existing easements, ditches, extreme slopes, etc.
 - j) Adjacent land uses and locations.
- 3) In addition to the development plan the following textual material must be provided.
- a) 18 copies of a statement of intent explaining the character of the Planned Development, its proposed uses and impact on the neighborhood and community.
 - b) 1 copy of a certificate of title on the subject property.
 - c) A development schedule indicating:
 - 1) The approximate date on which construction will begin.
 - 2) The stages in which the project will be built and approximate date of construction of each stage.
 - 3) Approximate date of completion of each stage as well as the total project.
 - d) One copy of names and addresses of all adjacent property owners.

Note: This application form is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development Regulations. It does not relieve an applicant from the responsibility of complying with the requirements of Section 15 but is intended as a guide to aid the applicant and those responsible for reviewing the application.

Charles Cameron
Name of person completing application

409 Mesa Ct. city
address

342-9297
phone

PERMIT NO. 5164

APPLICATION FOR BUILDING PERMIT
BUILDING DEPARTMENT

CITY ✓ OR
COUNTY _____

TO BE FILLED OUT BY APPLICANT

DATE 6-27-78
VALUATION 99,000.00
BLDG. ADDRESS 295-27 ROAD

OWNER
NAME ORCHARD BOWL INC.
MAIL ADDRESS 295-27 ROAD
CITY GRAND JUNCTION TELE. NO. _____

ARCH. ENGINEER
NAME ARMISTEAD ENGINEERS
ADDRESS 861 ROAD
CITY GRAND JUNCTION

CONTRACTOR
NAME VERNE ANDERSON GEN. INC.
ADDRESS 2655 CENTRAL DR.
CITY GRAND JUNCTION COLO.
LIC. NO. _____ TELE. NO. 245-4161

LEGAL DESCRIP.
SUBDIVISION _____ FILING NO. _____
LOT NO. _____ BLK. NO. _____

TAX SCHEDULE NUMBER - _____
DOCUMENTS ATTACHED:

- Radon Survey X 5211 R15
- Driveway Permit _____
- Septic Tank Permit _____
- City Sewer Clearance _____
- Sewer District _____
- Fire Flow Survey X INADEQUATE - OWNER ACKN
- Health Dept. TO CORRECT
- Geologic Hazard _____
- Building Plans X
- Site Plan X
- Other (Specify) PARKING AGREEMENT

CLASS OF WORK

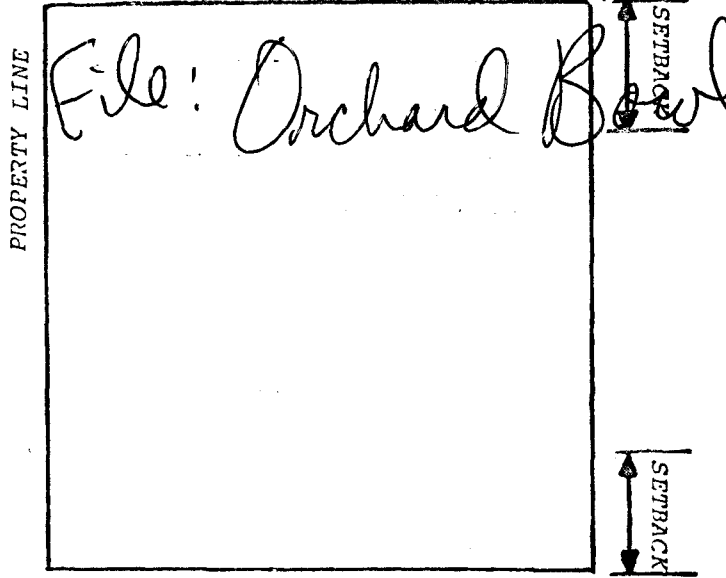
NEW ✓ ALTERATION _____ ADDITION X
 DEMOLISH _____ REPAIR _____ MOVE _____
 OTHER _____
 Sq ft. of bldg 10,360 Height 15'
 No of Rooms 1 No of Fam. Units _____
 No of bldgs _____ Use of bldg _____
 now on lot 1 now on lot SAME
 No of Floors 1 Sq ft of lot 60,000
 GARAGE _____ CARPORT _____ FIREPLACE _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County Ordinances and State Laws regulating building construction.

SIGNATURE OF PERMITTEE

Verne Anderson

PLOT PLAN



DESCRIPTION OF WORK PLANNED: erect 70' x 148'
addition to Bowling Alley - Partially
sprinkled - see Bldg Code 10/1/1978
June '78

NOTE: Show easements, if any.
Show property line dimensions.
For odd shaped lots, provide separate plot plan.
Locate other building on lot, if any.

FOR OFFICE USE ONLY:

PERMIT NO. _____ DATE ISSUED _____ FEE \$ 271.00

Zoning District F1E Fire Zone 1,2,3
Type of Construction II-1HR
Occupancy Group A2.1
Fire Sprinkler - (YES) Partial NO _____

PLANNING AND ZONING INFORMATION

Type of Occupancy Res. by A2.1 Bowling Alley
Total Floor Area 25,000 (10,360 addition)
No of Stories 1 Max Height _____
Area of lot _____
Center of Road Setback _____
Ft. Yd. Setback from Prop. Line _____
Side Yd. Setback from Prop. Line _____
Rear Yard (line w/ Diver Inc.)
Off Street Parking Spaces Required _____

APPROVED: OK Subject to Planning

By: later PD approval

APPROVED: BUILDING DEPARTMENT

By: RTJ

Bowling Alley add APPLICATION FOR
PERMIT TO BUILD
 OFFICE OF INSPECTOR OF BUILDINGS
 CITY OF GRAND JUNCTION, COLORADO

No 08154
 Date 22

Value 92,000

271.00

Item Bowling Alley Add. 7-14-1928

LOCATION ADDRESS 295 27 Rd.
 Number Street

LEGAL DESCRIPTION: Lot Block Add. or Subdiv.

ZONE	
Res.	
Bus.	P D B
Ind.	
FIRE DIST. 2	
Inside	
Outside	

OCCUPANCY Kind Bowling Alley Dwelling Units A Group 2 Div 1

DESCRIPTION OF BUILDING						SETBACK			
Front	Depth	Height	Stories	Type	Area	Front	Side	Side	Rear

DETAILED DESCRIPTION OF WORK addition to Bowling Alley

OWNER Name Richard Paul Address 295 27 Rd

ARCHITECT OR PLANNER Address

CONTRACTOR OR BUILDER Name Vern Anderson Address 2655 Centennial Rd

NOTICE: SALES OR USE TAX MUST BE BASED ON ONE OF THE FOLLOWING METHODS:
 1. USE TAX UPON PURCHASE OF ALL MATERIAL AND SUPPLIES UPON WHICH THE GRAND JUNCTION SALES TAX HAS NOT BEEN PAID:
 You may summarize by supplier on USE TAX FORM #116 the amount of Material and supplies used. This shall be done upon completion of job and paid directly TO THE FINANCE DIRECTOR'S OFFICE.
 2. PAYMENT OF TAX DIRECTLY TO SUPPLIER:
 I hereby certify that all materials and supplies used, installed or consumed in connection with the construction, installation or erection of the above improvements, will be purchased within the City of Grand Junction and the Sales Tax paid directly to the Supplier. All purchase records and invoices will be retained for a period of three years.
 I elect to pay the Grand Junction City Sales or Use Tax by Method # 1 as described above and certify that the statements made herein are true and correct to the best of my knowledge.

I hereby certify that the above information is correct to the best of my knowledge:

[Signature]
 Applicant

Radon
 x 5211 RH
 78

Application Approved *[Signature]*
 Building Inspector
 JUL 16 1928

City
County
Development
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
359 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

NOTE TO ORCHARD BOWL SUBMITTAL:

Petitioner proposes to make interior changes to a previously-approved Planned Development - Business. He proposes to enlarge the present 125-square-foot bar area to a proposed 625-square-foot area.

This was accepted as a late submittal due to its uncomplicated nature.

DIXSON, INC.

May 4, 1978

Orchard Bowl, Inc.
295 27 Road
Grand Junction, CO. 81501

ATT: Mr. Charles Cameron

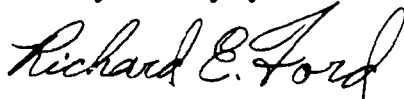
Dear Mr. Cameron:

In reference to our previous conversations, this letter will serve as formal confirmation of the following understanding:

1. Dixon, Inc. hereby grants permission to Orchard Bowl, Inc. to utilize the vacant portion of our secondary parking lot located directly across from our plant (286 27 Road). This area should provide a minimum of 20 to 30 parking spaces and will be available during all normal business hours.
2. Dixon, Inc. has no objection to the utilization of either our primary or secondary parking lot by your patrons at any time other than our normal business hours.
3. Any liability for the persons, vehicles, and property of Orchard Bowl patrons using Dixon, Inc. parking lots, either implied or assumed, will be assumed by Orchard Bowl, Inc.

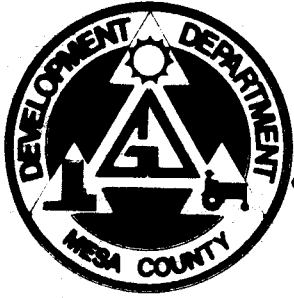
We trust this will meet your needs and enable us to continue our "good neighbor" relationship for the years to come.

Very truly yours,



Richard E. Ford
Director of
Administrative Services

REF/lb



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

July 5, 1978


Gerald Ashby, City Attorney
City Hall
Grand Junction, Colorado 81501


Dear Mr. Ashby:

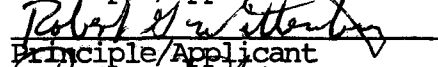
We understand that building permits can be issued for the expansion of Orchard Mesa Bowl.


We are aware, that due to its location in a Planned Development Business Zone, that we are responsible to implement any and all changes and additions imposed by the City Council with the advice and recommendation of the City Planning Commission, as per the approved development plan.

Respectfully,

 (Charles Cameron)
Principle/Applicant

 (Imogene Cameron)
Principle/Applicant

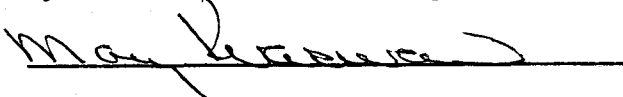
 (Robert G. Wittenburg)
Principle/Applicant

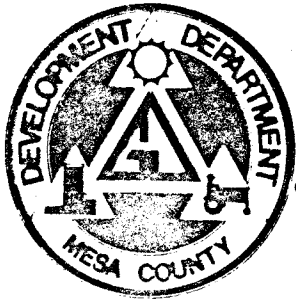
 (Patricia Wittenburg)
Principle/Applicant

DB:df

Subscribed and sworn to before me this 12th day of July 1978.

My Commission expires August 1, 1981





CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

#67-78

July 27, 1978

C & W Investments
295 27 Road
Grand Junction, Colorado 81501

Dear Petitioner:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Preliminary Planned Development Plan for Orchard Bowl.


The following conditions and requirements were attached to the approval:

1. Need a more definitive landscaping plan prior to the Council meeting.
2. Need an additional 20' right-of-way dedication for 12th Street, also known as 27 Road.
3. Locate trash pickup container.
4. Designate two additional fire hydrants and address upgrading water system.
5. Indicate 16' mat on alley to be paved by petitioner.
6. Power of Attorney for full half street improvements to 27 Road.
7. Parking area should be constructed so as to provide for 2 access points and not a continuous access as presently exists.

This item is scheduled for the City Council meeting of August 16, 1978 at 7:30 p.m. in the City Council Chambers.

If you have any questions concerning this approval, please contact us prior to that meeting.

Yours truly,


Del Beaver
Senior City Planner

DB:df

Dox
Warner

DIXSON INC

September 13, 1978

Orchard Bowl, Inc.
c/o Keith G. Mumby
Golden, Mumby & Summers
Attorneys at Law
P.O. Box 398
Grand Junction, Colorado 81501

Gentlemen:

This letter will confirm that Dixon, Inc., is going to allow you to attach into their eight-inch line that extends across the back of your property to the Dixon property which has been installed for a fire loop protection. The bases upon which this consent is granted are as follows:

1. That your tap be used for fire service only;
2. That you will provide a separate shut-off valve to your service so that in the event you need to discontinue your service, it can be discontinued without shutting off the Dixon line;
3. That you will assume all risks including being responsible for any repairs caused by your tapping the line;
4. That you will notify Dixon, Inc., at least 24 hours in advance of the time that you will be tapping in;
5. That the tap-in will not extend beyond working hours of the Dixon plant, or if it does, you will reimburse Dixon for fireguard necessitated by its insurance coverage;

Orchard Bowl, Inc.
Page 2
September 13, 1978

6. That you will reimburse Dixson, Inc., in the sum of \$1,000 representing a partial cost.

If the foregoing meets with your approval, would you please indicate in the space provided below and return a copy of this letter to me.

Very truly yours,

DIXSON, INC.

By 

William E. Foster, Vice Pres.

APPROVED:

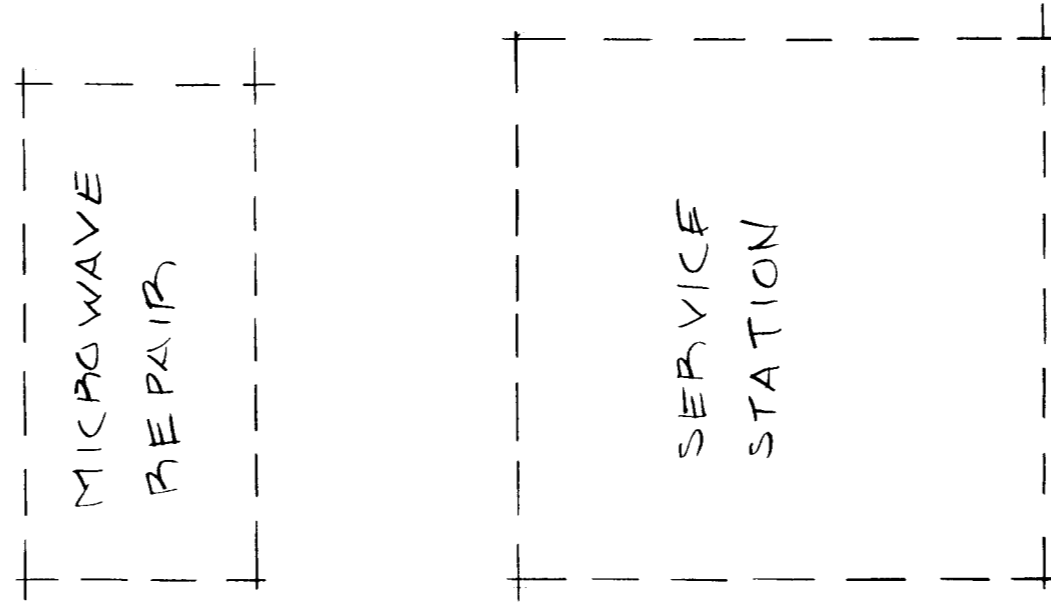
ORCHARD BOWL, INC.

By _____

WEF:gb

cc: Richard E. Reimer
Elvin Tufly

C ROAD



NE CORNER
NE 1/4 NE 1/4
SEC. 26, T15, R1W.

212.0' SOUTH

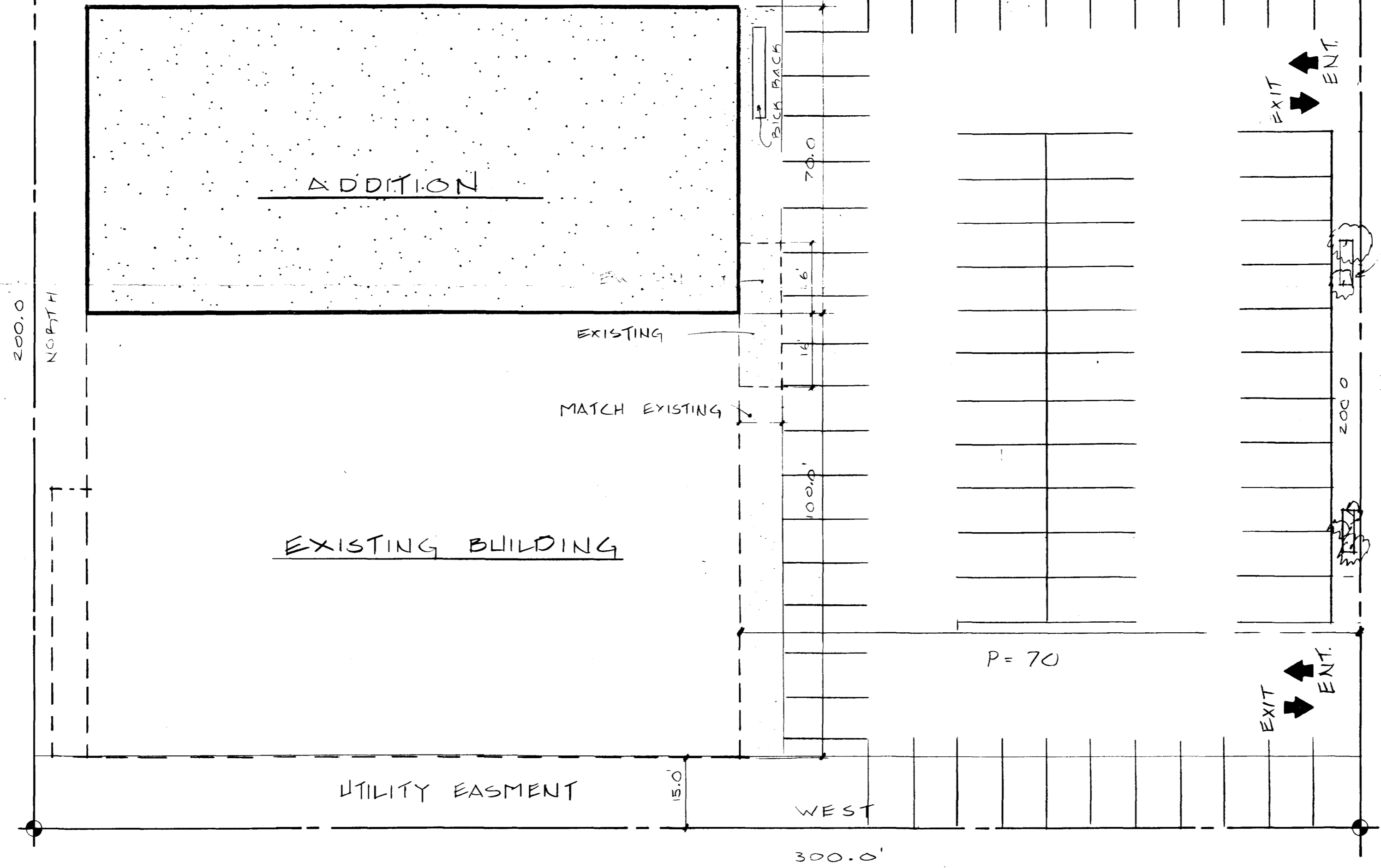
ALLEY

CONC. WHEEL STOPS

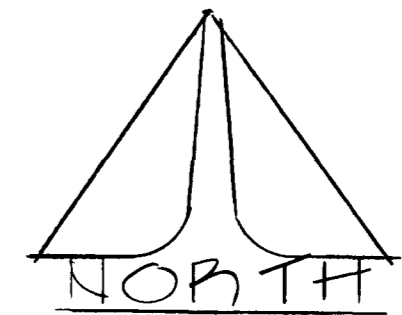
300.0' EAST

30.0' WEST

OPEN SPACE



2-3'-10' PLANTERS



27 ROAD

P = 70

SITE PLAN
SCALE 1" = 20'

DIXSON, INC.

Lindsay's, Inc.
DRAFTING SERVICE