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File 1979-0052
Date 11/14/00

Project Name: Freeway Bowl – Conditional Use

P r e s e n t	S c a n n e d	<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>			
X	X	*Summary Sheet – Table of Contents			
X		Application form			
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds			
		*Mailing list			
		Public notice cards			
		Record of certified mail			
		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	Action Sheet	X	X	Planning Commission Minutes - ** - 6/26/79
X	X	Review Summary	X	X	Site Plan - <i>to BE ANNOTATED</i>
X	X	Letter from Linda Weitzel to David Silver re: item approved with conditions – 4/11/88			
X	X	Zoning Violation Report			
X	X	Certified letter from Lance Williams to Robert Stack re: problem with plantings-9/23/82			
X	X	Certified letter from Lance Williams, Dev. Enforcement Officer to Robert Stack re: required improvements never made-4/2/82			
X	X	Letter from Alex Cadelaria to Robert Stack re: Dept. to secure compliance with conditions – 9/9/80			
X	X	Letter from Alex Candelaria to Robert Stack re: condition deficiencies-9/9/80			
X	X	City Council Minutes - ** - 7/5/79			
X		Power of Attorney			
X	X	Letter from Lori Hill to Robert Stack re: approval of item with conditions-6/27/79			
X		Conditional Use Application			

Acres _____
Units _____
Density _____

ACTION SHEET

File # #52-79
Zone C-1
Tax Area Code _____

Activity Cond. Use - Revision To Liquor License

Phase N/A

Date Neighbors Notified _____

Date Submitted June 8, 1979

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 26 June 1979

Review Agencies 10 Review Period - Return By June 22

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 G.J.
- ____ WATER (UTE, CLIFTON) _____
- ____ SEWER _____
- CITY ENGINEER/UTILITIES _____
- ____ MACK, LOMA, MESA, COLLBRAN
- ____ FRUITA, PALISADE _____
- P.D. Ed VanderTook

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>6-26-79</u>	<u>REC APP SUB) TO STAFF COMMENTS & COND. of LANDSCAPING ROAD, also C-G on Road and C-G on 21st & the frontage Road with a phased program determined by City Council.</u>
<u>C.C.</u>	<u>7-5-79</u>	<u>Approved</u>

Common Location N.W. Cor I-70 Bus. & 21st St.

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 # 52-79

DATE SENT TO REVIEW AGENCIES 6-12-79

CONDITIONAL USE-REVISION TO LIQUOR
 TYPE: LICENSE-FREEWAY BOWL

DATE DUE 6-22-79

PC MEETING DATE _____

CCC/OC MEETING DATE _____

<u>DATE PDC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	CITY FIRE	Okay - new remodeling must meet building and fire codes.
6-18-79	GJ DRAINAGE	Okay
6-18-79	PD-VANDERTOOK	Question on parking entrances and exits off Rood Avenue with homeowners. Consider additional entrance onto Main, East of current entrance and west of 21st St.
6-18-79	CITY UTILITIES	No comment.
6-26-79	CITY ENGINEER (RISH)	The current physical problems at this site will be worse with the increased development. Storm drainage is poor and/or non-existent. Mud ditches exist along Rood Avenue and the Frontage Road. Water stands consistently at the intersection of 21st St. and the Frontage Road. Vehicles can (and do) pull on and off the Frontage Road anywhere. Curb, gutter and sidewalk and necessary pavement widening should be installed on the Frontage Road, 21st Street and Rood Avenue frontages. A second driveway entrance should be added from the Frontage Road in line with the second parking lot aisle east of the bowling building. The proposed (and existing) driveway entrance at the intersection of 21st Street and the Frontage Road appears too close to the intersection. A minimum of 25 feet from the Frontage Road curb is required. The proposed tree at the corner of 21st Street and Rood appears too close to the corner. A 35 ft. "sight" triangle is required. Driveway entrances to Rood from the parking lot may impact the residential neighborhood to the north.

DESIGN & DEVELOPMENT PLANNER

Recommend approval subject to review sheet comments. Access onto Rood should be limited, with a turn-around provided on the east side of the existing building at Rood to facilitate traffic flow in parking lot.

6-27-79 PUBLIC SERVICE

No objections.

6-27-79 MOUNTAIN BELL

Conditional Use will not affect use unless a new demand is created or building plans would cause moving existing facilities.

GJPC 6-26-79

Rider/Pickens/passed 5-0/A Motion to recommend approval to the City Council, subject to staff and review sheet comments, subject to landscaping outside the fence along Rood, subject to curb and gutter being installed on all sides of the project, subject to the petitioner working with the City Engineer to determine whether sidewalks should be constructed along Rood, and subject to the petitioner working with staff to come up with a phasing timetable for those improvements before proceeding to City Council.

NO. #52-79

ZONING VIOLATION REPORT

DATE 3/29/82

OCCUPANT Freeway Bowl ADDRESS 1900 E. Main

OWNER Robert Stack ADDRESS SAME

PHONE 245-2948 DIRECTIONS _____

REFERRED BY Alex + Bob DATE _____

VIOLATION failure to fence + landscape along Road CODE _____

COMPLAINANT failure to landscape along Frontage Road. ADDRESS _____

4/2 wrote letter to Mr. Stack. Must respond w/in 10 days.

4/13 Mr. Stack - wants to get together to discuss what needs to be done.

4/21 Bob Stack, Art Butts (contractor), Alex, Lance mtg. at Freeway Bowl. Discussed improvements that are lacking. Agreed to a phased approach, w/ all improvements to be done by fall. This spring the frontage rd. landscaping and the fence along Road will be done, with landscaping along Road & in front of the bldg. to be done in the fall. Mr. Stack is to write us, giving us a schedule and a proposed front landscape plan.

Bob Stack

will provide a landscaping plan with details to us by 4/28/82

JOHN 434-4977

6/3 Bob Stack + 2 maintenance employees - mtg. at Freeway Bowl agreed to: 1) provide 24-25 low shrubs of contrasting species in concrete planters along Main St. 2) provide 10 low shrubs in front of west addition - will pour concrete around planters 3) provide low shrub on either side of 2 Road Ave. driveways (4 total) + shade trees + 3 low shrubs on corner of Road + 21st St. 4) weed control (30 days to complete) (over)

will install sprinkler system

City
County
Development
Department

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

June 27, 1979

Mr. Robert Stack
1900 Main Street
Grand Junction, CO 81501

Re: Conditional Use - Revision to Liquor License
Item #52-79

Dear Mr. Stack,

The Grand Junction Planning Commission voted to recommend approval of the item mentioned above on June 26, 1979. This item will be heard before the Grand Junction City Council on July 18, 1979.

Conditions, restrictions or special requirements are as follows:

1. Subject to staff and Review Sheet comments.
2. Subject to landscaping Rood Avenue.
3. Subject to curb and gutter on Rood Avenue, 21st Street, and the frontage road with a phased program determined by City Council.

If you have any questions please contact our office.

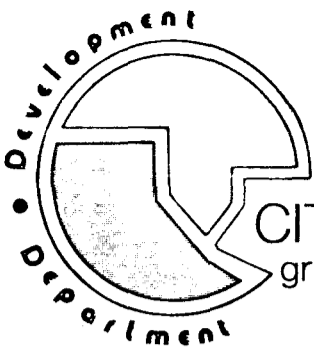
Sincerely,

Lori L. Hill

Lori L. Hill
Planning Technician

cc: File # 52-79
Correspondence
Art Butler

LLH/njh



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
P321722435

Mr. Robert Stack
1900 East Main Street
Grand Junction, CO 81501

RE: Conditional Use for Freeway Bowl, File #52-79

Dear Mr. Stack:

We would like to know why certain of the required improvements to the Freeway Bowl property were never made. Specifically, what is lacking includes:

- 1) Four (4) foot solid fence along Rood Avenue with landscaping in the right of way.
- 2) Landscaping of the strip between the Frontage Road and the sidewalk along the southern length of the property.

You were notified of these deficiencies in a letter from our office dated September 9, 1980. Please inform us of your plans to proceed with the improvements within 10 days of the receipt of this letter. If a satisfactory arrangement cannot be worked out at the time of your response, or if we fail to hear from you, we will schedule a hearing for you before the Grand Junction Planning Commission. We will seek appropriate legal action if we do not gain your cooperation.

We will look forward to hearing from you soon.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

City
County
Development
Department

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

September 9, 1980

Dear Mr. Stack

The Grand Junction Planning Commission has instructed this Department to secure compliance with all conditions established at the time of approval of various projects within the city.

A review of the conditions established at the time of the approval of your project indicates the following deficiencies:

1. 6' solid fence on the western portion of your property line , as per approved.
2. 4' solid fence along Rood Avenue with landscaping.
3. Landscaping along the Frontage Road.

The City Council approved your Conditional Use- Revision To Liquor License on July 5, 1979. Approval was given subject to the condition of the Grand Junction Planning Commission. In reference to the Planning Commission minutes they indicate that improvement would be completed in a years time.

We ask that, within one week, you begin compliance with the requirement(s) listed, Failure to undertake such compliance within the week will result in a hearing being set before the Planning Commission to determine whether or not it should be recommended that your project be stopped or penalties be imposed for non-compliance with zoning and subdivisions regulations.

Please contact this Department if you have any questions or comments concerning this matter.

Sincerely,

Alex Candelaria
City Staff Planner

cc: Charles Teed
Jack Hazelhurst

File



CITY - COUNTY PLANNING

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

(303) 244-1628

September 23, 1982

CERTIFIED RETURN RECEIPT
P201461008

Mr. Robert Stack
1900 East Main Street
Grand Junction, CO 81501

Re: Compliance with Development Plan for Bowling Alley (File #52-79)

Dear Bob:

At the time of our last conversation on August 25, 1982, it was agreed that the remaining planter rings would receive plantings and that the debris associated both with digging the holes for the fence and with placing the planters would be cleaned up. John said he could take care of these matters within two or three days. The plants are now in, but there is still debris along the frontage road, along Rood and inside of the fence on the parking lot.

You are operating the addition to the bowling alley without a C.O. We will not accommodate your delays any longer. You are hereby being granted seven (7) days from today to get everything in order. If the work is not done, we will arrange to have your utilities shut off.

Your prompt attention to this request will spare you further difficulties.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LRW/mm

xc: Kirk Pittman, Zoning Administrator
Dick Hollinger, Chief Building Official

9/29 Bob Stack - said he just rec'd letter ; didn't know there was still a problem



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

April 11, 1988

Mr. & Mrs. David Silver
Freeway Bowl
1900 East Main St.
Grand Junction, CO 81501

Dear Mr. & Mrs. Silver:

According to our records, the City Council approved your Conditional Use - Revision to Liquor License on July 5, 1979, subject to the conditions of the Grand Junction Planning Commission.

One of these conditions included building a six foot solid fence along the west line of your property. The fence is now in need of repair, with many of the sections missing.

We request that you begin repair of this fence as soon as possible in order to comply with one of the conditions of your Conditional Use. These conditions of approval also include maintenance for the length of the Conditional Use.

Please contact the Planning Department with any questions or concerns that you may have.

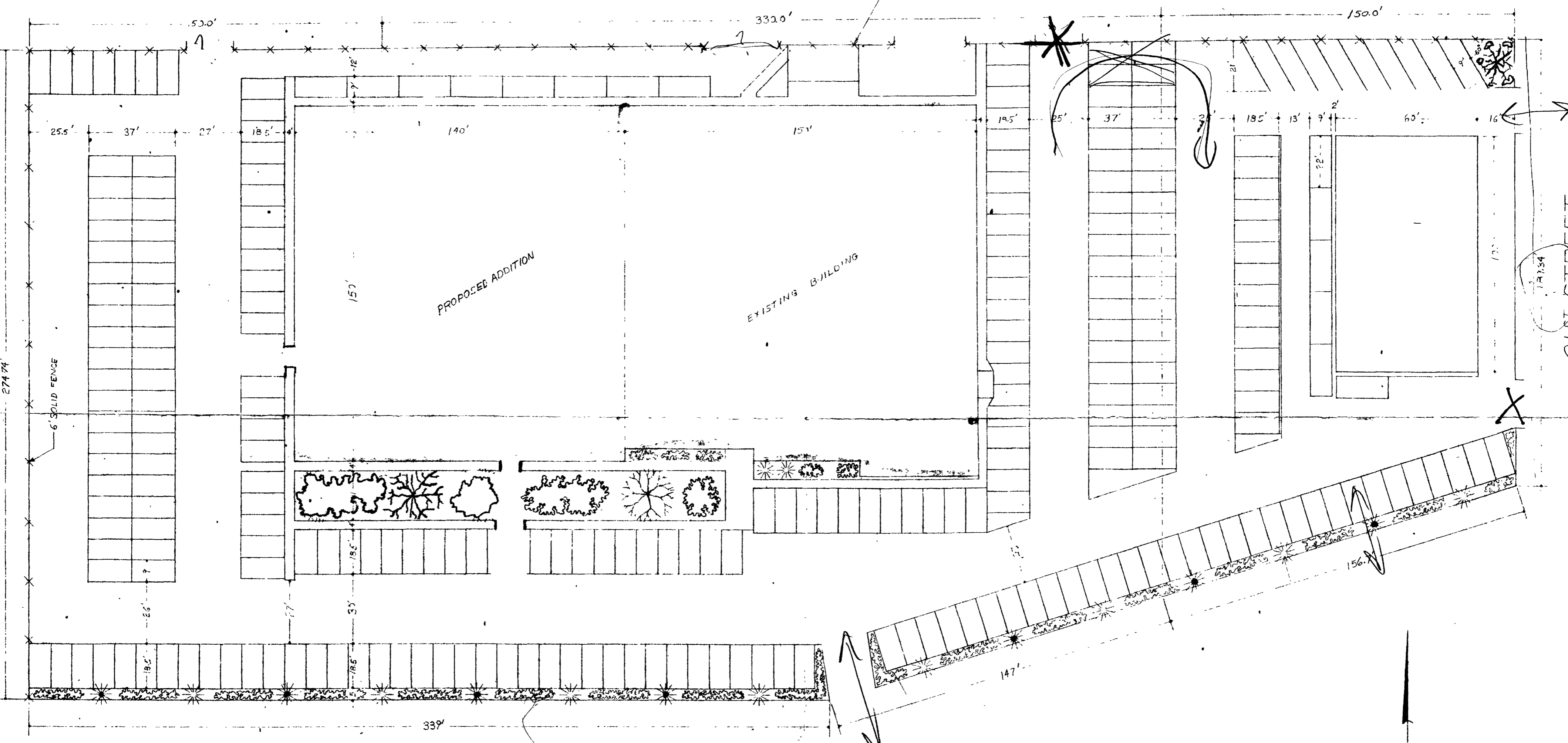
Sincerely,

Linda A. Weitzel
Planning Technician

[Handwritten notes and signatures]
4/11/88
Linda A. Weitzel
Planning Technician
David Silver
Freeway Bowl
1900 East Main St.
Grand Junction, CO 81501


ROOD AVENUE


4' SOLID FENCE





21st STREET

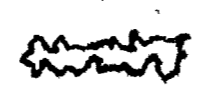
MAIN STREET

 Low JUNIPER SHRUBS

 Honey LOCUST OR ASH

 PLUM OR ASH

 PINE (AUSTRIAN PINYON OR SPRUCE)

 Low JUNIPER SHRUBS

HIGHWAY 6 #24



52-79

FREEWAY BOWL		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY W. YEAGER
DATE: 6-4-79		REVISED
PARKING: 269 SPACES		
		DRAWING NUMBER