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File 1982-0035
Date 6/13/02

Project Name: 464 28 1/2 Road - Billiard Lounge - Conditional Use

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s **e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d **t** 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		*Summary Sheet - Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet - DENIED			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Development Application - 4/19/82			
X	X	Floor Plan			
X	X	Parking Plan			
X	X	Impact Statement			
X	X	Screening and Landscape Plan			
X		Public Notice Posting - 5/10/82			
X	X	Planning Commission Minutes - ** - 5/25/82			
X	X	Development Schedule			
X		Land Contract - 4/15/82			

IMPACT STATEMENT

THE HABERDASHERY BILLIARD LOUNGE

464 28½ ROAD

The business venture we plan to start is unique. It requires a sizable population base for success. Grand Junction is one of the few communities in Western Colorado that has a large enough population to support this business. Grand Junction's zoning laws limit where this type of business can locate. Since the business requires a large population base we limited our search to areas with the right zoning near the center of the Grand Valley's population. Other considerations were ease of access, visibility, size of location, compatibility with surrounding property use, and of course price.

The location optioned on 28½ Road north of the intersection with I 70 business loop is near the center of the Grand Valley's population. The property is zoned industrial, has reasonable visibility, and access from the heavily traveled I 70 business loop. The type and appearance of the development that is taking place near this site, in our judgement, is compatible with our plans. In fact, we believe our building will have more aesthetic appeal than any of the buildings that are currently in the area.

The business plan is to attract adult customers of all ages who enjoy playing billiards, pool, and socializing. To accomplish these objectives the selection of the right size and type of community is important. The location of the business in the community is also an important consideration. These considerations have been discussed in the above paragraphs. Of equal or greater importance to the success of this business is the appearance, both internally and externally, of the real property as well as the control of the decorum of customers. To attract both male and female customers of different ages, the appearance of the business must be considerably better than the stereotype image held by most people. The firm, fair, and proper control of customers conduct is essential. We expect to operate this business in a way that would allow any man or woman, whether individually or in a group to feel entirely at ease when patronizing this business. This atmosphere of good decorum will be maintained for billiard playing, social drinking, and casual dining.

DEVELOPMENT SCHEDULE
THE HABERDASHERY BILLIARD LOUNGE
464 28 $\frac{1}{2}$ ROAD

Obtain liquor license and conditional use permit by the end of June, 1982.

Have building plans drawn and approved by July 1, 1982.

Start construction by August 1, 1982.

Open for business in November, 1982.

Dillingham Corp.
%Cal Gas Corp
P.O. Box 28397
Sacramento, Calif.

#35-82

Local Union # 969
Bldg. Assoc.
136 N. 7th St.
Grand Jct. Co. 81501

#35-82

G L C Realty Inc.
A Delaware Corp.
One Embarcadero Center
San Francisco, Ca. 94111

#35-82

John S. Faust
468 28½ Road
Grand Jct., Co. 81501

#35-82

Wallace & Muriel Corn
3001 N. 12th St.
Grand Jct., Colo. 81501

#35-82

Contractors Heating & Supply
70 Sante Fe Drive
Denver, Co. 80223

Goodwill Industries
475 28½ Road
Grand Jct. Co. 81501

#35-82

Paul Kelleher
DBA Poor Boy Dev.
335 N. Sycamore
Fruita, Co. 81521

#35-82

Linda & William J. Morris
214 E. Fallen Rd.
Grand Jct., Co. 81503

#35-82

CBW Builders, Inc.
P.O. Box 2163
Grand Jct., Co. 81501

#35-82

John and Avis Kroft
P.O. Box 83
Glade Park, Co.

#35-82

Charles & Maria Brumbaugh
1725 N. 21st. Street
Grand Jct., Co. 81501

#35-82

Conley & Judith Campbell
1941 N. 17th
Grand Jct., Co. 81501

#35-82

Clifton Mays
774 Old Orchard Rd.
Grand Jct., Colo. 81501

#35-82

Lee & Joan Feters
620 N. 7th Street
Grand Jct., Co. 81501

#35-82

Rick L. Feters
727 N. 7th Street
Grand Jct., Co. 81501

#35-82

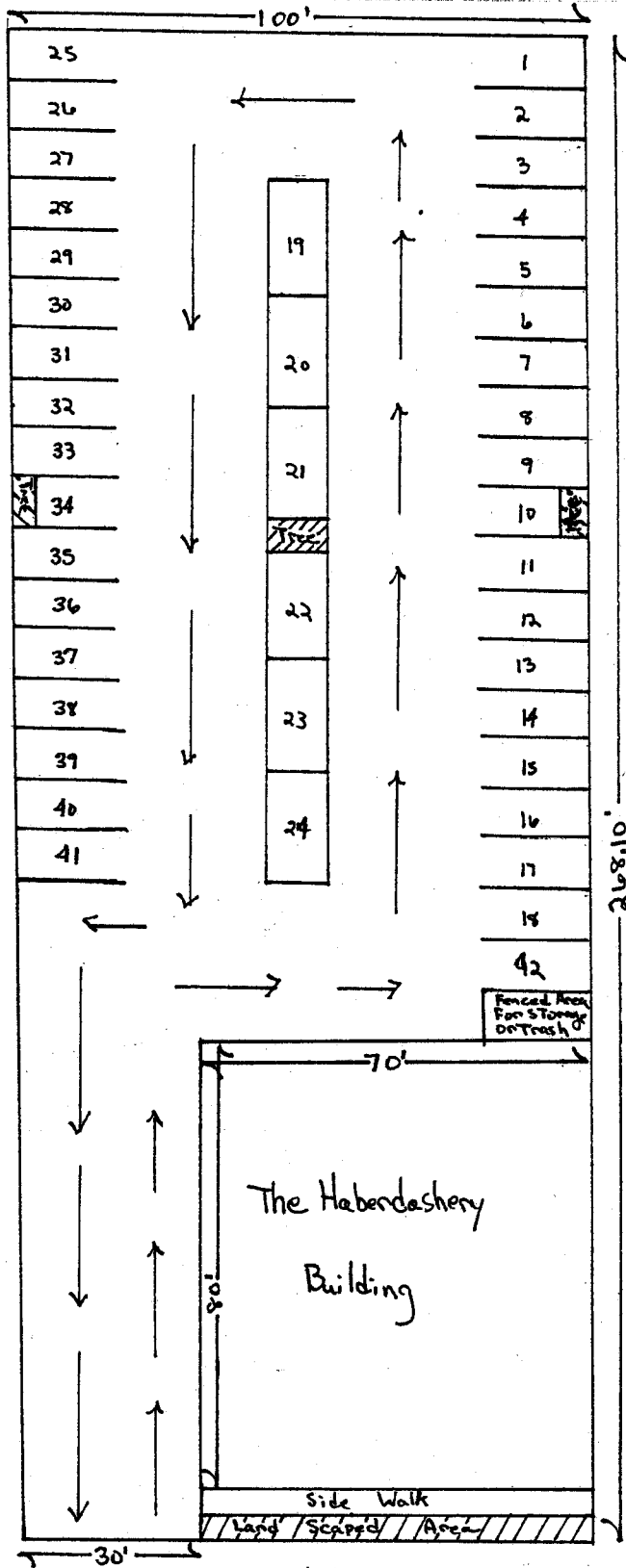
Parking Spaces numbered 1 to 18 and 25 to 42 are 9' X 19'.

Parking Spaces numbered 19 to 24 are 10' X 20'.

Aisles between parking spaces are 26'.

All drive ways and parking areas will be paved.

The four landscaped areas will be planted with trees and ground cover.



Scale 1 mm = 5 feet

Traffic Circulation Plan
Lots # 4 and 5 Brawley Subdivision

Screening and landscape Plan
· Lots # 4 & 5 Brawley Subdivision

Chain link Fence in existence

6' High chain link fence to be installed.

land scaped area 9'x4'

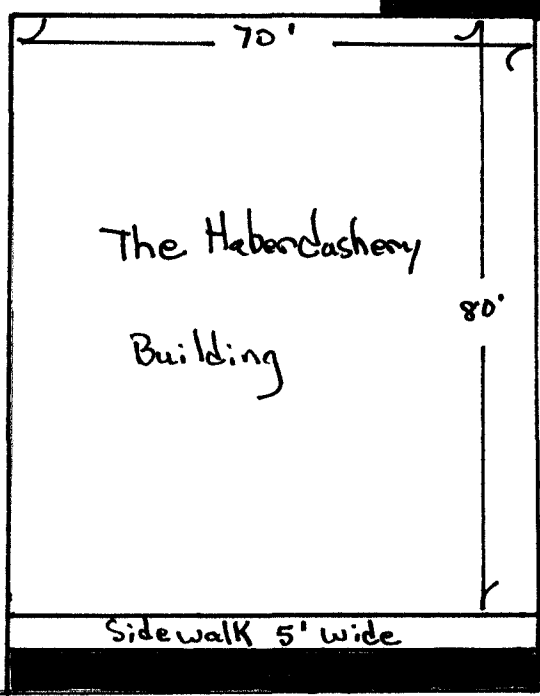
land scaped area 10'x5'

land scaped area 9'x4'

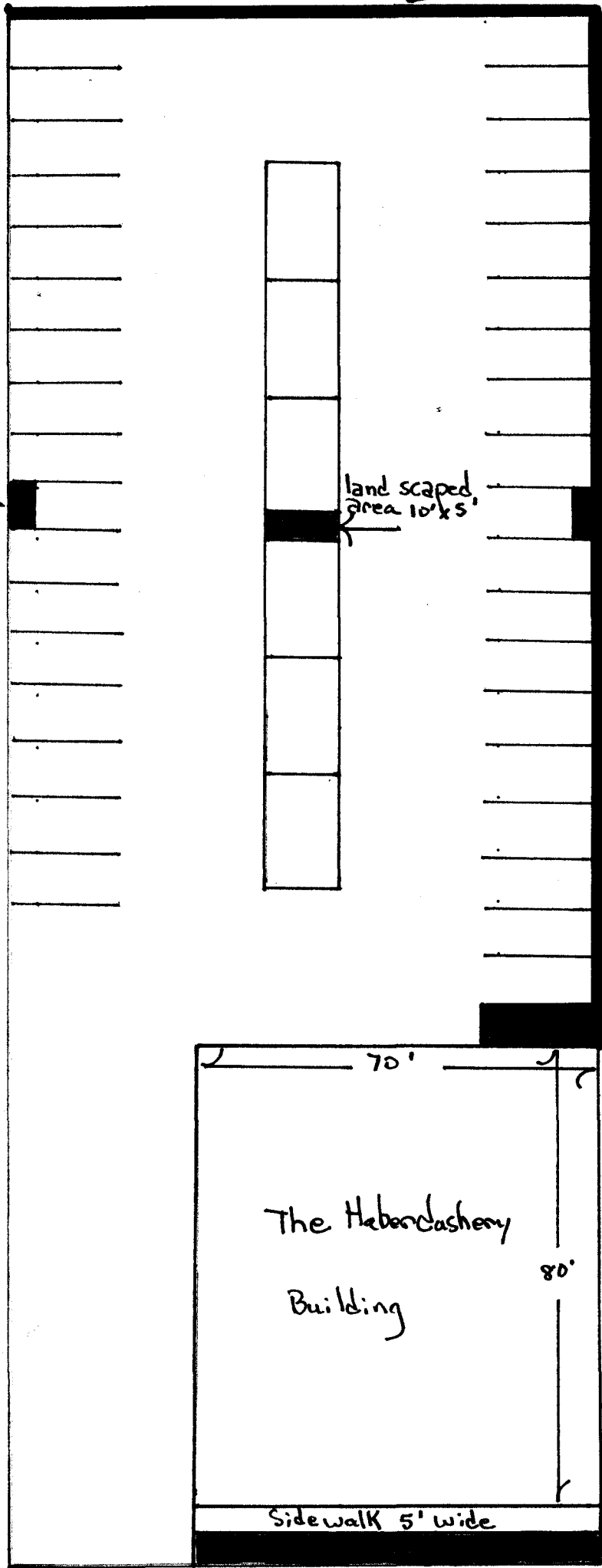
Land scaped areas will include both trees and ground cover.

Lot size 100' x 268.10'

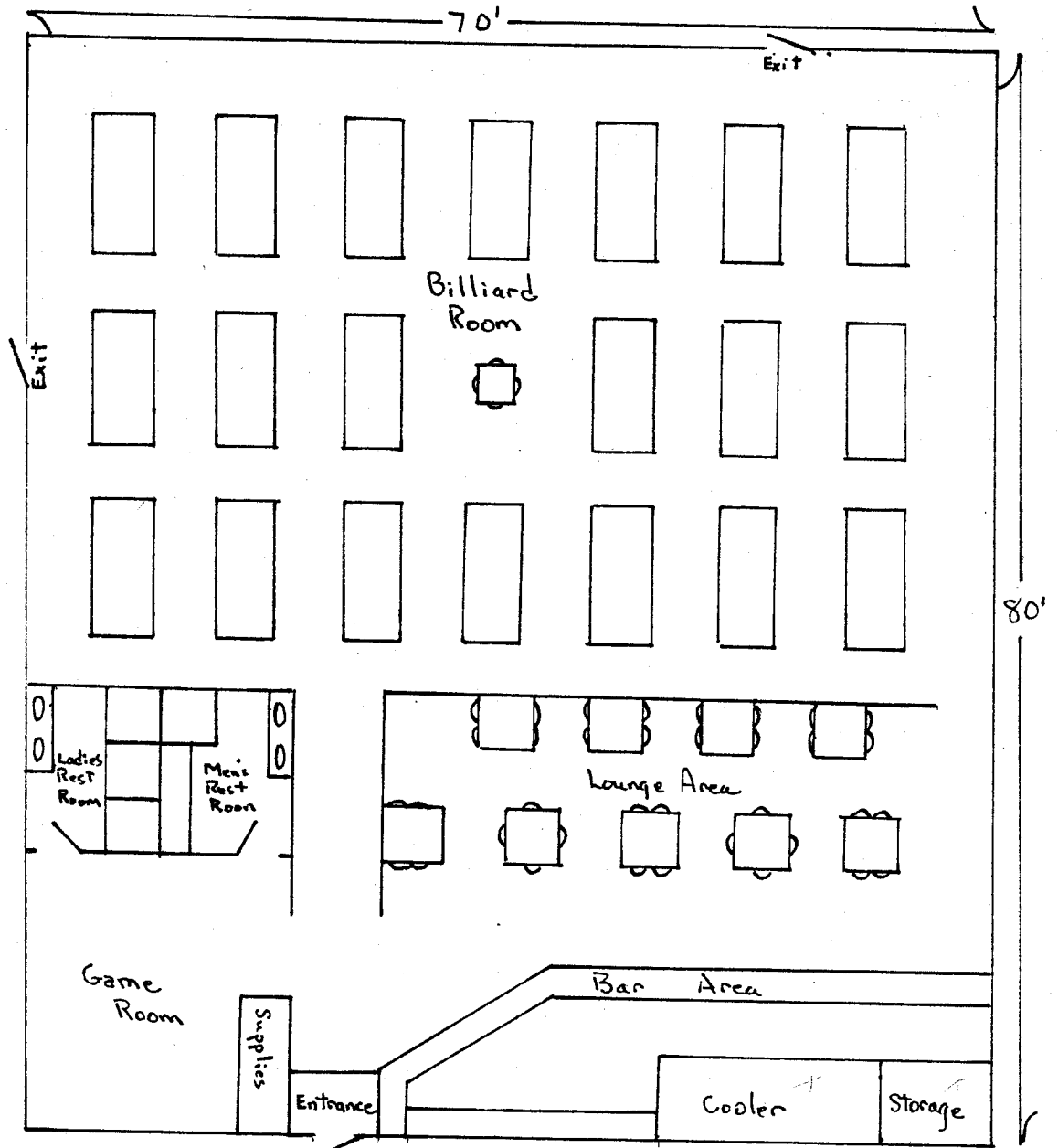
Screened area 19'x7' Fenced 6' high.



land scaped area 70' x 5'



The Haberdashery
Building Plan



This buildin is designed for a capacity of 75 people.
Scale 1 cm = 4 feet

REVIEW SHEET SUMMARY

FILE NO. 35-82 TITLE HEADING Cond. Use Tavern Liquor License DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Lee and Joan Fetters (dba The Haberdashery). Location: 464 28.5 Road (Lots 4 and 5 of Brawley Subdivision.) A request for a conditional sue for a tavern liquor license on approximately .61 acres in a light industrial zone. Consideration of conditional use for a tavern liquor license.

PETITIONER ADDRESS 620 North 7th Street

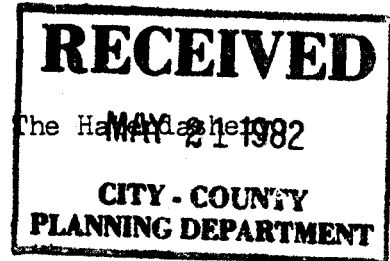
ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/5/82	Fire Dept.	This office has no objections to this Billiard Lounge. The building must meet the requirements of the Uniform Building Code and Uniform Fire code. Fire protection, water, and hydrants appear to be adequate for this building.
5/12/82	Planning Staff Comments	<ol style="list-style-type: none">1. Any physical barrier proposed at entry to prevent driving onto north property.2. Curb blocks needed to prevent parking onto adjacent properties.3. Need handicapped parking and ramp designated.4. Sight distance needs to be checked at access. Low profile bushes to prevent traffic hazards.5. Lighting for lot for safety etc. should be indicated.6. Are adjacent uses compatible?7. Any buffering/screening proposed to the sides.8. Directional flow arrows should be indicated and shown on ground.9. Parallel parking may be in question.
5/14/82	Trans. Eng.	There should be a physical separation between pedestrians and vehicles on the north side of the building. The N.E. corner of the building creates a sight obstruction for peds and vehicles. A single access point for 42 cars is not really adequate. The six parking spaces in the middle are not in a good location, and should be 22' - 26' in length.

Review Sheet Summaries mailed 5/17/82

6/8/82	GJPC Minutes of 5/25/82	MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, ON CASE OF FILE #35-82, CONDITIONAL USE--TAVERN LIQUOR LICENSE FOR 474 28.5 ROAD, I MOVE THAT WE FORWARD TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT UPON SECURING ADEQUATE PARKING AND RESOLUTION WITH PLANNING STAFF BEFORE GOING TO CITY COUNCIL." <u>COMMISSIONER RINKER</u> SECONDED THE MOTION. <u>CHAIRWOMAN QUIMBY</u> REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 4-0.
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IN REGARDS TO REVIEW SHEET SUMMARY DATED 5/14/82 on The Hamden



Planning Staff Comments:

- #1. All sides of the property (north, south and east) will have fencing.
- #2. Curb blocks will be used for each parking spot in addition to the fence.
- #3. Handicapped parking will be provided in the parking spaces nearest the main entry. We will designate it with signs or painting on black top. A ramped area will be provided at the main entrance.
- #4. We plan to landscape the areas indicated so that they do not interfere or cause a traffic hazard.
- #5. Lighting for lot safety will be provided as shown on attached plot plan or as desired by planning dept..
- #6. We chose this particular lot because of the zoning and surrounding businesses. We feel that they are very compatible. We realize that the Cal Gas Business to the North of this lot has shown some concern as to safety. We do not feel that our business (enclosed by fences) should create less safe conditions than any other business around his property. If the nature of his business is that highly dangerous, we are surprised that it would be allowed in such a densely populated area. We also realize that there are a few residential areas left between the commercial zoned and industrial zoned areas, but they are not adjacent to our property. And lastly we do not feel that this is the average tavern. We plan to specialize in lunches and entertainment not drinking.
- #7. Fencing as shown on the attached plot plan.
- #8. Directional arrows will be painted onto the paved parking lot. If you feel that signs are also needed they will be installed.
- #9. On the attached plot plan we have enlarged the center parallel parking spaces to 23' in length. If you feel that there should not be center parking spaces they can be eliminated.

Trans. Eng Comments:

A steel railing will be placed the entire length of the building on the north side to separate pedestrians from vehicles. (If you prefer that we use the alternate plot plan that is attached, this would not be necessary.)

If you feel that there is a sight obstruction for pedestrians and vehicles, the building could be placed to the back of the lot as shown on attached plot plan.

We felt that a single access point was adequate because of the nature of this business. We did not feel that many cars would be coming and going at the same time. The attached plot plan with the building at the back of the lot provides two separate access points.

The center parking spaces have been enlarged on the new plot plan to 32' in length. They can be eliminated if you prefer.

A petition was submitted in favor.

