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File # 983-0055

Project Name Orchard Mesa Lanes – Amendment to Final Plan

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
e **s** 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 **e** 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	X	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
X	X	*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		
X		Vicinity Map		
X		Public Notice Posting – 12/13/83		
X	X	Planned Commission Minutes - ** - 1/3/84		
X	X	Planning Commission Public Hearing - ** - 1/3/84		
X		Handwritten Notes to file – 1/4/84		
X		Development Application Form – 11/29/83		
X	X	Letter from Earl Stevenson, Vice-Pres. of P & S Inc., Orchard Mesa Lanes to Planning Dept. – re: letter of intent – 11/28/83		
X	X	Floor Plan Diagram		

Orchard Mesa Lanes

295 27 Road
Grand Junction, Colorado 81503
(303) 242-9297

November 28, 1983

City-County Planning Department
559 White Ave - Room 60
Grand Junction, Co 81501

Gentlemen:

Orchard Mesa Lanes hereby seeks the consent of the City-County Planning Department to enlarge the Lounge of Orchard Mesa Lanes which is situated within the Bowling Center. We will be adding a total of 216 sq.ft. and adding 3 booths for a total of 12 additional seats.

The area we want to enclose presently has tables and chairs and our customers are served food and beverages from the bar. We want to enclose this section in order to provide more control and a quieter atmosphere for our customers who presently sit in this area. This change has virtually no effect on our type of operation, parking availability, security, or hours of operation. We merely wish to enclose an area which is already being used by the Lounge.

Total cost is estimated at \$3200.00, \$2000.00 of which is for recarpeting the entire lounge area. We will incorporate the existing lighting which is more than ample and there are no electrical or plumbing changes required.

This will also allow our Conditional Use Permit to coincide with our present Hotel-Restaurant Liquor License.

Sincerely,



Earl Stevenson
Vice-President
P & S Inc. dba
Orchard Mesa Lanes

enclosures

Administrator of Veter
Affairs #SS-83
Federal Center
Denver, Colorado 80202

Paul Schleisman #SS-83
%Louis L. Hotchkiss
3262 E Road
Clifton, Colorado 81520

Dixon, Inc. #SS-83
287 27 Road
Grand Junction, Colorado
81503

MESA COUNTY PLANNING Dep.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

#SS-83

C&W Investments #SS-83
409 Mesa Ct.
Grand Junction, Colorado
81501

10 TABLES (32" square)

Scale 3/8" = 1' (8' x 11' 1/2" overall)

1" = 1/4"

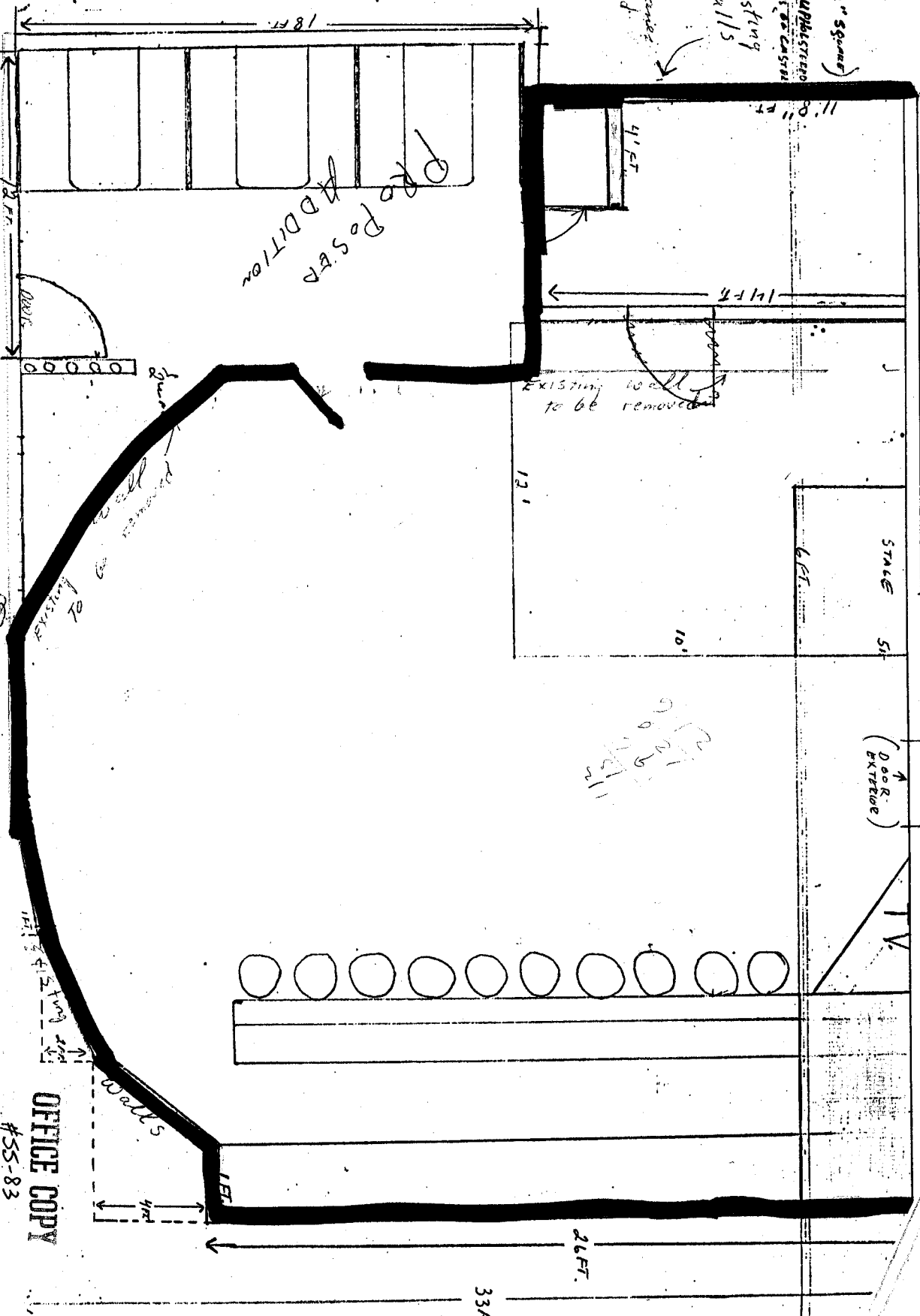
Existing walls

Orchard Mesa Lane 295 27 Road

842-9227

No Electrical
No Plumbing

RED = EXISTING FACILITY



Proposed Addition

EXISTING WALL TO BE REMOVED

(DOOR EXTENSIVE)

OFFICE COPY #55-83

334

26 FT.

15 FT.

4 FT.

EXISTING WALL TO BE REMOVED

EXISTING WALL TO BE REMOVED

18 FT.

4' 1" FT.

14' 7" FT.

11' 8" FT.

12' 1" FT.

10' FT.

6' 1" FT.

STAGE

SE

Handwritten scribbles

EXISTING WALL TO BE REMOVED

REVIEW SHEET SUMMARY

FILE NO. #55-83 TITLE HEADING Orchard Mesa Lanes DUE DATE 12/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: C & W Investments.

Location: 295 27 Road. A request for an increased lounge area by amendment of a final plan in a planned business.

PETITIONER ADDRESS

ENGINEER

DATE REC. AGENCY COMMENTS

12/8/83 Dev. Dept. IMPACT STATEMENT: The request is an amendment to the final plan in a Planned Business zone. The property is located at 295 27 Road. The proposal involves an interior remodel, the addition of 216 sq. ft. and expansion of the existing Hotel-Restaurant liquor license.

- Impacts caused by this development have been previously addressed and resolved. (File #67-78)

SITE PLAN:

- During follow-up inspections of this property, several planters have been found missing the landscaping material i.e. spreading junipers. According to the Grand Junction Zoning and Development Code, Section 5, 5-6-6 adequate provisions for maintenance of landscaping are required. "Any landscaping required by this Code shall be maintained in an acceptable and healthy condition. The replacement of any vegetative materials that die or are in an unhealthy condition shall be required." All materials missing or in unhealthy condition must be replaced no later than June 15, 1984 or as soon as weather permits.
- Signage must comply with City sign regulations.
- Any additional outside lighting should be directional in nature.
- Compliance with all building and fire codes is required.
- Construction must begin within one year of approval.
- All other agency concerns must be resolved.

12/9/83 Fire Dept. This office has no objection to this addition. All new construction must meet the requirements of Uniform Fire and Building Codes. All existing exterior exit doors must be maintained or relocated to allow for required exit requirements.

1/3/84 GJPC MINUTES

MOTION: (COMMISSIONER DUNIVENT) "MADAM CHAIRMAN, I MOVE ON ITEM #55-83 ORCHARD MESA LANES, AMENDMENT TO FINAL PLAN, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT OF STAFF COMMENTS REGARDING NEW LANDSCAPING AND MAINTENANCE.
MOTION CARRIED 6-0

61201-112
DEC 16 1983
CITY - COLORADO
PLANNING DEPARTMENT

Orchard Mesa Laner

295 27 Road
Grand Junction, Colorado 81503
(303) 242-9297

December 16, 1983

City County Planning Department
559 White Ave. Room 60
Grand Junction, Co. 81501

RE: File # 55-83

Dear Sirs:

The following are our responses to the various agency comments concerning File # 55-83:

Development Department - Impact Statement

This statement indicates that we are expanding the existing Hotel-Restaurant liquor license. This is incorrect, as our existing liquor license allows us to serve liquor anywhere within our entire bowling establishment. We are presently serving liquor throughout the establishment, including the area which is proposed to be enclosed by our interior remodeling.

Development Department - Site Plan

- The planter will be refoliated in the spring of 1984.
- No additional signage is proposed.
- No additional outside lighting is proposed.
- All building and fire codes will be complied with.
- Construction will begin immediately upon approval and be completed in TWO days.

Fire Department

All existing exterior exit doors will be retained.

Sincerely,



Eric E. Loeb

CC: file

ACTION SHEET



Acres _____
Units _____
Density _____

Amend to
FINAL P.B.

File No. #55-83
Zone _____
Tax Parcel Number _____

Activity ADDITIONAL 216 SQFT TO LOUNGE AREA - Orchard Mesa Lanes
Phase Amended Final
Common Location ORCHARD MESA LANES

Date Submitted 12/2/83 Date Mailed Out 12/2/83 Date Posted 12/16/83, called 12/13
10 day Review Period Return by 12/12/83
Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	DD	FF	GG	
Development Dept.																														
City Public Works																														
City Engineer																														
Transportation Engineer																														
City Parks/Recreation																														
City Fire Dept.																														
City Police Dept.																														
County Planning																														
County Engineer																														
County Health																														
County Parks/Recreation																														
Comprehensive Planning																														
Floodplain Administration																														
G.J. Dept. of Energy																														
Walker Field																														
School District																														
Irrigation																														
Drainage																														
Water (Ute, Clifton)																														
Sewer Dist. (FV, CGV, OM)																														
Mountain Bell																														
Public Service (2 sets)																														
State Highway Dept.																														
State Geological																														
State Health Dept.																														
GJPC (7 packets) → 1 pkt																														
CIC (9 packets)																														
OTHER																														

totals

BOARDS	DATE	
GJPC	Jan 3, 1984	Recommend approval subject to staff comments specifically landscaping; maintenance thereof
CC	1/4/84	Appr. CA.

STAFF
Reference Prev. File #67-7B

APPLICATION FEE REQUIREMENTS
225 fee



don't need
EG.