

PROJECT NARRATIVE

1. Location - The Bowling Alley will be located on lots 10 - 13 of block 5 in the 6 and 50 West Subdivision.
2. Hours of operation - 9 A.M. to 12 P.M.
3. Number of Customers anticipated - 240 per day.
4. Seating Capacity - 134 persons.
5. Type of operation - Bowling Alley with food service and lounge.
6. Security (inside and outside) - Outside lighting and inside burgler alarm.
7. Parking - 94 required, 94 available.
8. Date to be effective - September 1, 1984.
9. Special provisions - Shown on site plan.
10. Development schedule - Renovation and remodel of the existing building will begin July 2, 1984. Addition to be started as soon as permits are obtained. Installation of bowling lanes and related equipment will be started by August 1, 1984. Rock work, paving and landscaping to be completed and ready for occupancy by September 1, 1984.

Excaliber Enterprises
3033 So. Parker Rd.
Aurora, CO 80014

#20 84

Aspen, Grand Jct. Associates
405 S. Hunter
Aspen, CO 81611

#20 84

* Gerald D. Perkins
1333 N. 13th St.
Grand Jct. CO 81501

#20 84

* Larry D. Cowell
752 Hwy 65
Delta, CO 81416

#20 84

REVIEW SHEET SUMMARY

FILE NO. #20-84 TITLE HEADING Family Bowling Center and Lounge DUE DATE 7/13/84
Hotel Restaurant
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Liquor License Petitioner:
Gerald D. Perkins Location: 6 & 50 West subdivision 682 W. Gunnison Avenue Grand Jct.
Phase: Liquor License

PETITIONER ADDRESS 1333 North 13th St. Grand Junction, CO 81501

ENGINEER Larry D. Cowell 752 Hwy 65 Delta, CO 81416

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7/10/84	Fire Dept.	The Grand Junction Fire Department cannot approve this conditional use until additional information is provided on remodel of the existing building and the new addition. The buildings must meet the 1982 Uniform Fire and Building Code requirements for this type of occupancy.
7/12/84	Transportation Engineer	The dirt pile along Crosby Rd. must be removed so that the sight distance at the intersection is not obstructed. The existing curb cuts do not fit the proposed parking layout. The traffic circulation pattern is confusing in that the curb cut adjacent to the building can only be used by employees and handicapped and as an exit. If regular customers should enter here, they would be going the wrong way through the lot. How can handicapped persons get to the front door with no sidewalk on the East side of the Bldg. There are two parking spaces at the East curb cut that are too close to the entrance and one at the Northwest corner of the lot that can't be used.
7/12/84	City Engineer	<p>Parking lot design needs to be modified to eliminate conflicting movements at entrance (backout spaces) see Transportation Engineer comments.</p> <p>Any driveway reconstruction work needed in city right-of-way must be done by a licensed concrete contractor.</p> <p>Drainage: In order to reduce affects on existing drainage, parking and roof areas should drain to a detention area. Drainage runoff rates shall be controlled to not exceed the historic 2 year run off rate up to the 10 year developed runoff rate. Drainage design must be submitted by a Colorado Professional Engineer and be in the form of a Hydrology Report showing documentation of historic and developed runoff rates, location of receiving waterway, size and capacity of all pipe systems within a 1/2 mile range downstream and the anticipated 2 year volume of flow in receiving water way and pipe systems.</p>
7/16/84	City Planning	<p>The use of a bowling alley and restaurant is allowed with the current zoning. This application is for a conditional use for the lounge & restaurant only.</p> <ol style="list-style-type: none"> The site plan shows three parking spaces that will not work.(see Traffic Eng. comments). However, since the lounge and restarant will be shared with the bowling alley usage, the deletion of these spaces should not adversely affect the parking requirements. The area designated for H.C. & employees should be signed to prevent customer use. As per the City Traffic Eng. comments, a sight distace problem along Crosby exists. With your landscaping layout revised this could be easily eliminated and still provide the intent through other means than a berm at the corner. Please confer with the Traffic Eng. directly to insure the problem is eliminated.

4. All signage will have to conform to City Sign Regs.
5. All Bldg. Must meet UBC & UFC requirements.
6. As previously discussed, you may consider utilizing the adjacent lots for parking to ensure a better layout (ie 90% parking). This could provide you with overflow parking and easier internal traffic flows.
7. If trash p/u is city-location must be ok'd by City Sanitation Eng. Bill Reeves prior to approval.

MOTION: "MR. CHAIRMAN, ON ITEM #20-84, I RECOMMEND WE FORWARD THIS TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL OF THE TAVERN LIQUOR LICENSE FOR THE FAMILY BOWLING CENTER."

Mailed 7/16/84



development summary

File# 20-84 Name Family Bowling Center Date August 6, 1984

PROJECT DESCRIPTION

This is a request for a conditional-use for a Tavern License at the Family Bowling Center. The proposal is located in a light commercial zone at 682 West Gunnison. Gerald Perkins is the property owner and Larry Cowell is the representative. The bowling alley is an allowed use within the present zoning.

REVIEW SUMMARY (Major Concerns)

	<u>POLICIES COMPLIANCE</u>			<u>TECHNICAL REQUIREMENTS</u>	
	<u>YES</u>	<u>NO</u>		<u>SATISFIED</u>	<u>NOT SATISFIED</u>
Complies with adopted policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets/Rights Of Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with adopted criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water/B sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Meets guidelines of Comprehensive Plan	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation/Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Landscaping/Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Other <u>parking</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See explanation below

As a result of the review comments, the petitioner has agreed to a drainage report and expand his parking into his adjacent lot. With this, the parking and runoff concerns should be resolved. To date, this department has not received any adverse comments.

STATUS & RECOMMENDATIONS

Given his responses indicate all technical issues have been or are in the process of being accommodated, this department has no problem with the conditional-use application.

Planning Commission Action

7/31/84 Approved subject to review agency comments.



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 31 1984

GRAND JUNCTION BOWLING LANES

1110 NORTH SIXTH ST.

GRAND JUNCTION, COLO. 81501

PHONE: (303) 243-2222

July 31, 1984

City Planning Dept

Grand Junction, CO

SUBJECT: File No. #20-84 Review Sheet Summary

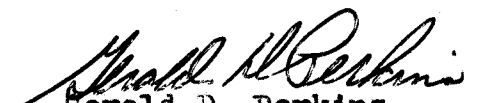
Gentlemen: Gerald D. Perkins/ 6 & 50 West Subdivision
682 W. Gunnison Ave.,

The following is in response to the Review Sheet Summary comments dated 7/16/84.

1. Fire Dept - We have meet with the Fire Dept and the remodel and addition will be constructed according to the 1982 UFC to include an Automatic Fire Sprinkler System and other requirements for this type of occupancy.
2. Transportation Engineer The dirt pile along Crosby Road is an irrigation ditch running along the property. In regard to parking and curb cuts a revised parking plan will be submitted to include an additional lot, Lot # 9 which will allow for a proper traffic flow and increase parking spaces above the required number. The Handicap spaces will be moved to the main entrance on the parking lot side and will include sidewalks. The parking spots at the East curb cut and the North-west corner of the lot will be elimated.
3. City Engineer. Parking lot design has been modified to elimiate conflicting movements and a better traffic flow. A drainage design will be submitted by a Colorado Professional Engineer with a Hydrology Report as required.

The project will be built according to all Grand Junction Building and Fire codes.

Sincerely,


Gerald D. Perkins
682 West Gunnison Ave.

OFF ACTION SHEET

Acres 1 1/3
 Units 1
 Density 1

File No. #20-84
 Zone C1
 Tax Parcel Number

CONDITIONAL USE

Activity Family Bowling Center & Lounge - Hotel Restaurant
 Phase Liquor License
 Common Location 6+50 West Subdivision 682 W. Gunnison Ave

Date Submitted 7/2/84 Date Mailed Out 7/3/84 Date Posted 7/20/84
10 day Review Period Return by 7/13/84 X 'don't need
 Open Space Dedication (acreage) 1 Open Space Fee Required \$ 1 Paid Receipt # 1
 Recording Fee Required \$ 1 Paid (Date) 1 Date Recorded 1

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	AA	BB	CC	DD	EE	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)																																		
CIC (9 packets)																																		
OTHER																																		
totals	2	0													2	4	4	4	4	3	4	4	4	4	4	1	10	10						

BOARDS	DATE	
GJPC	7/2/84	Appr subject to staff.
CE	8/15/84	Appr.

STAFF Don Id board -
 Also As per phone call with Nera application should be Tavern Liquor License - not Hotel/Resort License

APPLICATION FEE REQUIREMENTS Bob Goldin 244-1628
 \$420 Cont. Use pay at Submittal
 ck. to City of G.J.

