

MONUMENT

RECREATION CENTERS

**INCORPORATED
303-243-2222**



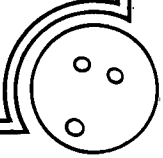
PROJECT NARRATIVE

1. Location - the Bowling Alley will be located on 7 through 27 inclusive, Block 4, City of Grand Junction.
2. Hours of operation - 8:30 A.M. to 12:30 P.M.
3. Number of Customers anticipated - 240 per day
4. Seating Capacity - 134
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, 125 available.
8. Date to be effective - August 1, 1985
9. Special provisions - Shown on site plan.
10. Development schedule - Renovation and remodel of the existing building will begin June 1, 1985. Installation of bowling lanes and related equipment will be started by June 1, 1985. Landscaping to be completed and ready for occupancy by September 1, 1985.

Original
Do NOT Remove
From Office



**1110 NORTH 6TH STREET
GRAND JUNCTION, COLORADO 81501**



(4)

Adj. property owners

Velva V. Carnes
212 Country Club Park
Grand Jctn, CO 81503
#8-85.

Marion Bacon
2247 Iris Ct
Grand Jctn, CO 81503
#8-85.

Thomas W. Wilkinson
560 - 33 3/4 Road
Clifton, CO 81520
#8-85.

Carl Davis
825 Belford
Grand Jctn, CO 81501
#8-85.

Investors Limited
2929 Hwy 50
Grand Jctn, CO 81503
#8-85.

James Flynn
165 Willow Brook Rd
Grand Jctn, CO 81501
#8-85.

Newton L. Koser
2360 S. Garfield
Denver, CO 80210
#8-85.

Margaret R. Valles
847 Belford
Grand Jctn, CO 81501
#8-85.

Fern W. Moss
11610 Tulane
Riverside, CA 92507
#8-85.

Allene B. Koontz
949 N. 9th St
Grand Jctn, CO 81501
#8-85.

P. H. Owen
177 Edlun Road
Grand Jctn, CO 81503
#8-85.

Grace E. Blaney
929 N. 9th St
Grand Jctn, CO 81501
#8-85.

City Market, Inc.
PO Box 729
Grand Jctn, CO 81502
#8-85.

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501
#8-85.

Parkwood Plaza Investments
1000 N. 9th St., Suite 25
Grand Jctn, CO 81501
#8-85.

*Larry D. Cowell
752 Hwy 65
Delta, CO 81416
#8-85.

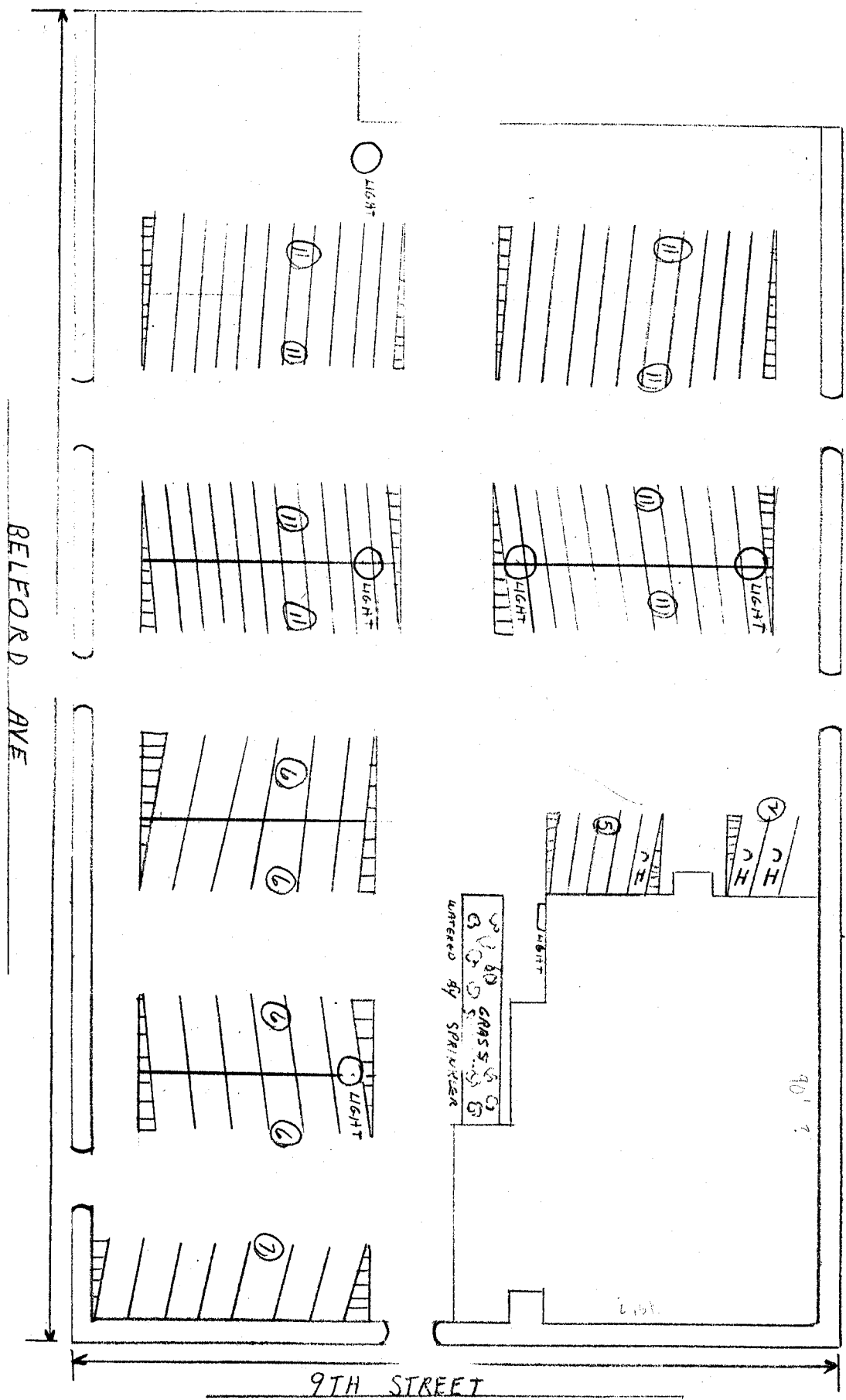
First National Bank
464 Main St
Grand Jctn, CO 81501
#8-85.

*Gerald Perkins
1333 No. 13th St. #1
Grand Junction, CO 81501
#8-85.

Palma R. Loveridge
940 N. 8th St.,
Grand Jctn, CO 81501
#8-85.

Original
Do NOT Remove
From Office

8TH STREET



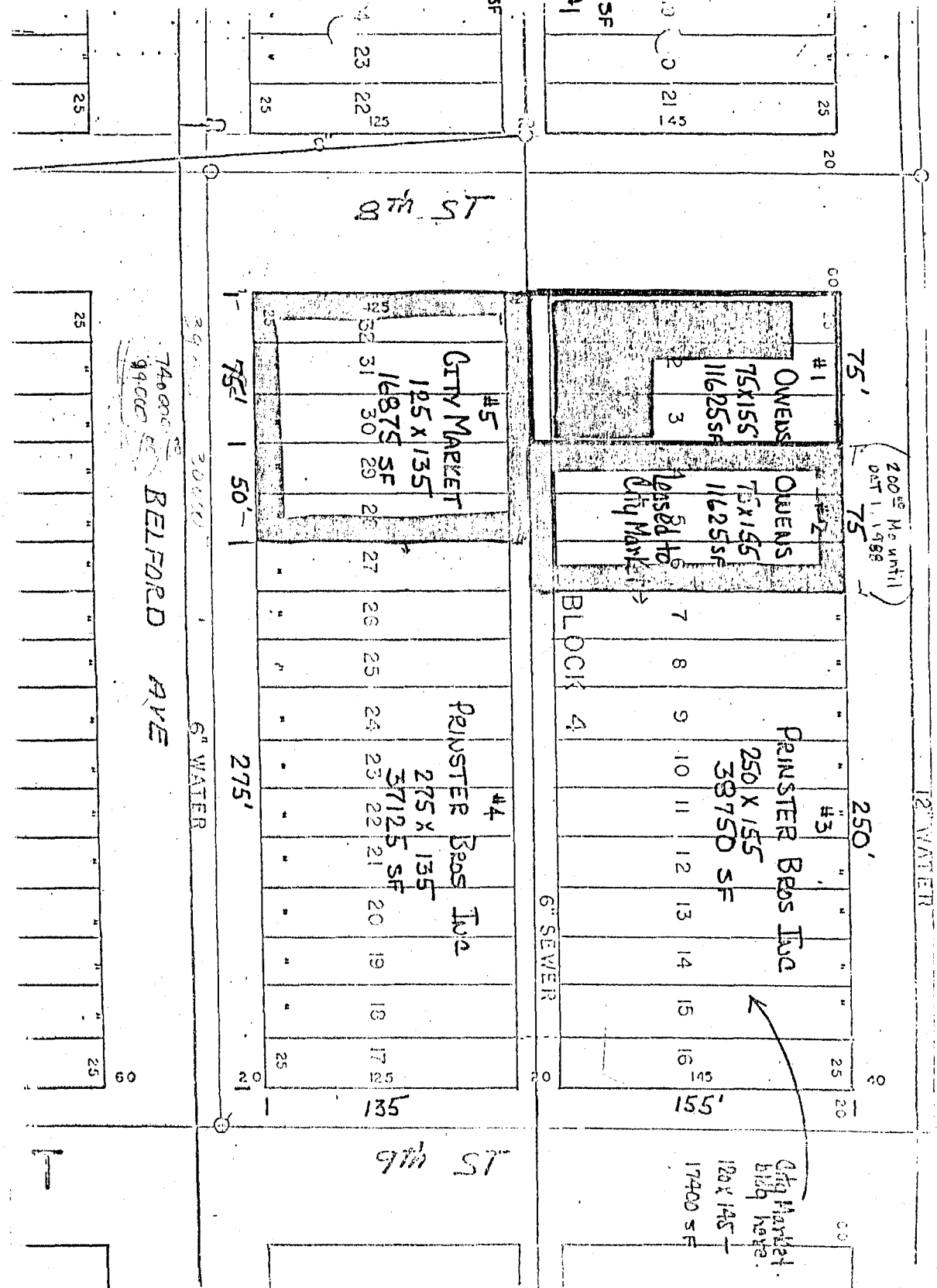
BEIFORD AVE

NORTH AVENUE

9TH STREET

Original
Do NOT Remove
From Office

1 QUEENS 11625
 2 QUEENS 11625
 3 PBI 38750
 4 PBI 37125
 5 CW 16875
 TOT 116,000 SF
 Withhold Owens #1
 104,375 SF
 CM 1661 75875 SF



Lots 7 thru 27, inclusive, totals 1.74 acres

Original
Do NOT Remove
From Office

8-8

Site Plan

REVIEW SHEET SUMMARY

FILE NO. 8-85 TITLE HEADING Cond. Use for Tavern Liquor License DUE DATE 4/12/85

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 865 North Avenue Grand Jct., CO

Petitioner: Gerald Perkins

PETITIONER ADDRESS 1333 N. 13th St., #1 Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/85	Development Dept.	<p>This request constitutes a change of use from retail super-market to bowling lanes with food service and liquor lounge in a C-1 zone.</p> <ol style="list-style-type: none">The project narrative indicated a seating capacity of 134, required parking of 94 with 125 available. Please include a breakdown of the following:<ul style="list-style-type: none">The number of bowling lanes to be installed.The square footage and planned seating for the food service and lounge areas.Your method of determining "Required Parking of 94 spaces."A minimum of one bicycle rack must be installed.Will there be designated employee parking?Landscape requirements:<ul style="list-style-type: none">Per Section 5-5-1-G "...parking for more than 15 cars, at least 5% of the total area of parking lot shall be used for landscaping and/or aesthetic treatment. Part of this area may be required to have shade trees."Documents submitted indicate a total of 58,475 square feet of parking lot. Five percent of that equals 2,924 square feet of landscaping that will be required.Planning Department would prefer that landscaping be placed along Belford Avenue as a buffer/screen adjacent to residential areas and/or adjacent to North Avenue in the areas between curb cuts.Quit claim deed for 10' r.o.w. along North Ave. R.O.W. should be revised and recorded prior to approval.All building must meet U.B.C. and U.F.C. requirements.A separate sign permit will be required for any signage.If approved, no Certificate of Occupancy will be issued until <u>all</u> site requirements are complete. <p>Note: Our files indicated Petitioner is Larry Cowell. The liquor license through the City Clerk's office indicates Gerald Perkins. Please clarify who owns the property and who is the petitioner.</p>
1/8/85	Public Works	<p>Two narrow driveways on Belford Avenue should be closed if fronting property being considered (see attached drawing). The broken curb, gutter and sidewalk along the radius at the S.W. corner of 9th and North Avenue should be replaced as part of this project.</p>
1/9/85	Fire Dept.	<p>The Grand Junction Fire Department has no objections to this conditional use. Building must meet 1982 Uniform Fire Code and 1982 Uniform Building Code requirements. Detailed blueprints of building remodel work and automatic sprinkler system to be submitted to this office for approval.</p>

4/3/85 Building Department

Would advise petitioner to submit a preliminary set of building plans for review as soon as they are available. "Pin refinishing" rooms would have to meet hazardous occupancy requirements per the 1982 Uniform Building Code. State law requires the plans to be designed by a Colorado State Licensed Architect or Engineer. General Contractor and Sub-Contractors are required to be licensed by the City of Grand Junction (except State licensed electrical and plumbing contractors).

4/9/85 Police Department

Mainly concerned with safety aspects in relation to traffic flow in and out of area--congestion problems--pedestrian safety. Are signs going to be posted for No Trespassing after business hours? Types of liquor licenses and problems associated with underage people being in area. (During school hours in particular).

MOTION: "MR. CHAIRMAN, ON FILE #8-85 A REQUEST FOR A CONDITIONAL USE FOR A TAVERN LIQUOR LICENSE, I RECOMMEND WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS, SPECIFICALLY A SPECIFIC OUTLINE AS TO THE TIMEFRAME OF THE LANDSCAPING TO BE COMPLETED AND THE QUIT CLAIM DEED BEING RECORDED SATISFACTORILY ACCORDING TO THE CITY ATTORNEY, AND THE SIDE-WALK IN QUESTION BE REPAIRED, AS WELL AS OTHER STAFF COMMENTS."

247
11/22/85

MONUMENT

RECREATION CENTERS

INCORPORATED
303-243-2222

April 26, 1985

City Planning Dept

Grand Junction, CO

SUBJECT: File No. 8-85 Review Sheet Summary
Gerald D. Perkins/865 North Avenue

Gentlemen;

The following is in response to the Review Sheet Summary comments dated 4/12/85.

- Development Dept - 1. The number of lanes to be installed is 16. The square footage and planned seating for the food service and lounge is:
- Parking*
 $16 \times 4 = 64$
 $a) = 8$
 $b) = 30$
102
- (a) Food Service - 500 sq ft Seating 20-25
(b) Lounge 1400 sq ft Seating 50-60
- The required parking of 94 spaces was determined from the City requirements on the previous location which was approximately the same size building and parking area with 16 lanes.
2. A bicycle rack will be installed.
3. There will be no designated employee parking.
4. Along with the present proposed landscaping of grass and plants a buffer/screen will be added along Belford avenue between curb cuts with the use of concrete planters to complete the required square footage of landscaping.
5. Attorneys for City Market are currently working to resolve the Quit claim deed.
6. All re-modeling work will be to U.B.C. and the U.F.C. requirements.
7. A sign permit will be obtained prior to erection and will be to the City sign code.

2 phases
50% now - 50% by Aug. 1986

Note: Gerald D. Perkins is the owner of the property subject to liquor license approval and is President of Monument Recreation Centers, Inc., Larry Cowell is the Vice-President and General Contractor on the proposed re-model.

1110 NORTH 6TH STREET
GRAND JUNCTION, COLORADO 81501

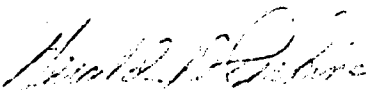
MONUMENT

RECREATION CENTERS

INCORPORATED
503-243-2222

- Public Works - There is only one narrow driveway belonging to the subject property on Belford avenue and may be closed with the use of concrete planters.
- The broken curb, gutter and sidewalk along the radius of the S.W. corner of 9th and North Avenue does not belong to the subject property.
- Fire Dept - The proposed re-model will meet all required codes and detailed blueprints will be furnished along with the automatic sprinkler system and signed by a Colorado licensed engineer.
- Building Dept - Preliminary re-model plans will be submitted as soon as final plans are available. We will not have a (Pin Refinishing Room) as dipping of pins is no longer performed in house. The plans will be signed as required by a Colorado State licensed engineer.
- Police Dept - Daytime traffic will be substantially reduced from when the location was a City Market store. North Avenue rush hour traffic will be over by the time the primary bowling traffic arrives for night leagues. (i.e. 6:00-6:30 pm, 8:30-9:00 pm and leaving at 11:30 pm - Midnight).
- The property will be posted for NO trespassing after business hours.
- No junior or high school age children will be allowed to frequent the bowling center, bowl or use the game room during normal school hours, with the exception of school supervised physical education bowling classes should they become available.

Sincerely,


Gerald D. Perkins - President
Monument Recreation Centers, Inc.

(2)

1110 NORTH 5TH STREET
GRAND JUNCTION, COLORADO 81501

OFF 00000000000000000000



ACTION SHEET

Acres 17 400 #

File No. 85-851

Units _____

Zone C-1

Density _____ **CONDITIONAL USE**

Tax Parcel Number 2945 141 03 004 1007

Activity Cond. Use for ~~Hotel~~ ^{travels in} Lig. Lic.

Phase _____

Common Location 865 N. Ave

Date Submitted 4/02/85 Date Mailed Out 4/02/85 Date Posted _____
day Review Period Return by 4/12/85 'X' (don't need)

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

	A	B	C	D	E	G	H	X	J	K	L	X	O	P	Q	R	X	T	U	V	X	X	Z	X	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 Bldg Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

totals

BOARDS

GJPC DATE 4/30/85 Approved subject to staff comments and recommendations (specifically landscape phasing, quietclaim deal resolved, and broken curb repairs)

CIC DATE 5/1/85 Approved on Consent Agenda

STAFF

Bob Goldin
244-1624

APPLICATION FEE REQUIREMENTS

420.00 for Cond. Use. refer to file # 20-84



MONUMENT

RECREATION CENTERS

INCORPORATED
303-243-2222

June 4, 1985

Grand Junction Planning Dept
6th & Rood Ave
Grand Junction, CO 81501

Gentlemen;

Presented with this letter please find our plot plan of the property located at 865 North Avenue, Grand Junction, for your approval regarding the landscaping of the subject property.

As we have discussed for the conditional use of this property, I will complete approximately 1450 square feet of landscaping which will be approximately one half of the required amount, with a completion date of September 1, 1985.

The landscaping will consist of planter boxes along the South side of the building and along the West side of the building as shown on the plot layout. In addition a planter will be constructed from brick which will house the advertizing sign to be placed between the two curb cuts on the North Avenue side of the property. In addition the loading dock behind the building will be filled and utilizing trees, low level spreading green shrubs and wood chips in all areas of the planters and loading dock.

In addition I agree to perform the balance of approximately 1500 square feet of landscaping to consist of a buffer zone along Belford Avenue with the use of trees, green shrubs and wood chips to the satisfaction of your department with all planned landscaping to be completed by September 1, 1986. The one small curb cut will also be closed at this time.

Watering of the planters and the filled loading dock will be done with a hose from the building, the Belford buffer zone will probably be watered with a sprinkler system.

Thank you for your cooperation.

Sincerely,

Gerald D. Perkins
Gerald D. Perkins - President
Monument Recreation Centers, Inc.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 05 1985

M.S.

1110 NORTH 6TH STREET
GRAND JUNCTION, COLORADO 81501



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

June 19, 1985

Mr. Gerald D. Perkins
1333 N. 13th Street
Grand Junction, CO 81501

CERTIFIED

Dear Mr. Perkins:

Having received your revised site plan and development schedule, I subsequently met with Don Hobbs at City Parks and Recreation. Below I've outlined notes and comments regarding the landscape plan, along with other notes of interest regarding your responsibilities as petitioner.

This letter will serve as approval for your plans should anyone or any agency need verification.

At the Planning Commission hearing of April 30, 1985, the recommendation was made for approval subject to staff comments. As you recall, one of the comments was from the Public Works Department that the broken curb and sidewalk at your northeast corner be replaced as part of the proposal. Mr. Ashby agreed that since policy had, in the past, required similar measures, no variance should be made from that policy.

Since the City Council agreed to approve your proposal on consent agenda, there was no opportunity for you to express your desire for variance to that policy. Such are the trade offs! I have talked to Public Works and they have no objections to your waiting to do those sidewalk and curb repairs during the second phase when the west curb cut is being replaced. At least doing both sections at one time will lower your cost.

In talking to Don Hobbs, I became aware that his department requires a 10' deep sodded area to qualify for the street tree program. In light of that, you will be able to widen the landscape strip from the proposed 6' to 10' and eliminate the 94' wide strip surrounding the curb cut that is to be closed. We would prefer to see the landscape strip extended the full width of your property, but the required square footage can be met without it.

Mr. Gerald D. Perkins
June 19, 1985
Page 2

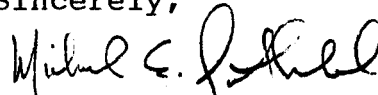
The City Parks Department will provide, at no charge, 1" saplings to be placed in the landscape strip. If you choose to purchase more mature trees (at your expense), you can do so and have them tagged at the nursery. Parks people will then pick up your chosen trees and deliver and plant them for you at no charge. Once trees have been planted, you must water the sod and trees but the City will do any spraying and pruning that might be necessary from the time of planting on.

Don also mentioned that there may very well be City water taps buried beneath the pavement along Belford Avenue. If none are located out there, you may choose to run a water line from your building to the landscape strip or you can purchase a 1" tap from the City at a cost of \$1,250.00. Many of the distributors of sprinkling systems will be glad to design a system for your needs free of charge.

A Certificate of Occupancy (C.O.) will be issued by the Building Department at the satisfactory completion of all interior remodeling in your building. It will then be forwarded to me and I will release it when all Phase One site improvements are completed on or about September 1, 1985. I will schedule a site inspection for approximately that date, but if all improvements are complete before September 1st, let me know and I will make an earlier inspection. The C.O. must be released by this office before the bowling lanes may open for business, so it is very important.

If you have any questions, please feel free to contact me at 244-1648.

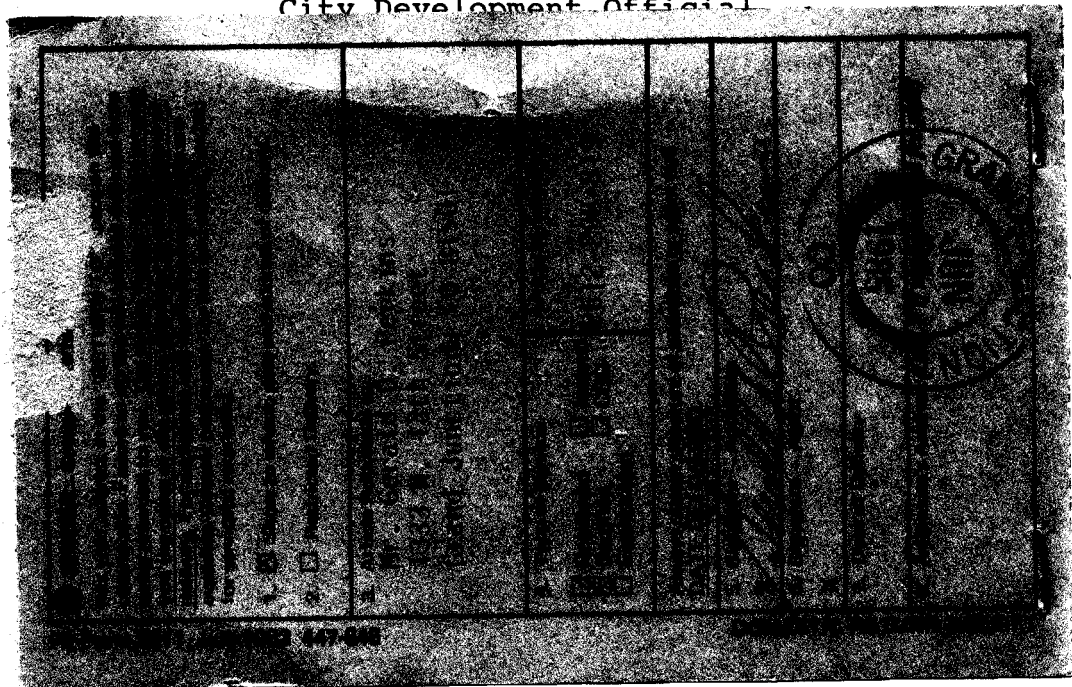
Sincerely,



Michael E. Sutherland
City Development Official

MES/tt

xc: Don Hobbs





Grand Junction, Colorado, Planning & Development Department
Planning & Development Department
250 North Fifth Street
Grand Junction, Colorado 81501-2688
PHONE 248-1400 FAX 248-1411-5399

June 4, 1992

Dan Martinez
Tortilla Factory
865 North Avenue
Grand Junction, Colorado 81501

Dear Mr. Martinez:

This letter is being sent to you to answer your request concerning the requirement of a Conditional Use permit for a liquor license at 865 North Avenue. In 1985 a Conditional Use permit (file # 8-85) was issued for a liquor license at 865 North Avenue. Although the liquor license has expired, the Conditional Use permit to allow a liquor license is valid for up to one full year after a place of business closes. We have been informed that Pepperoni's Pizza, the last tenant at 865 North Avenue closed on August 1st, 1991, therefore the conditional use permit granted for 865 North Avenue is still valid and will be until July 31st, 1992.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner

cc: File # 8-85

(tortilla.let)