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File 1987-0022

Project Name: Flamingo Bay – 1110 North 6th Street – Teen Club

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 in some instances, not all entries designated to be scanned by the department 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 provided.</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>
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		Review Sheet Summary
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		Receipts for fees paid for anything
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X	X	*General project report
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Elevation and Parking Illustration
X	X	Letter from Sharen E. Barrett, Records Section to Linda Weitzel – Result of police calls for Flamingo Bay – 1/24/89
X	X	Planning Clearance - **
X	X	Letter from Kathy Portner to Bill Gillan re: requirements must be met – 5/12/88
X		Letter from John Salazar Terry Boggs re: proposed plans for access unlocked gate in fence to our transformer and electric meter meet are approved-7/26/88
X	X	Site Plan
X	X	Letter from Kathy Portner to Terry Boggs re: major concern continues to be the off-street parking , along with hours of operation and the noise generated from outdoor facility – 8/5/88
X	X	Memo from Don Newton to Mike Sutherland re: comment – 4/13/87
		Agreement for Release of Building Permit Clearance – 4/14/87
X	X	Certified letter from Michael Sutherland to Bill Gillan re: questions and concerns-3/25/87
X	X	Letter for Roy Anderson to Bill Gillan re: follow up to meeting – 2/17/88
X		Daily Sentinel Article – CHS grad plans to reopen teens-oriented rec center-10/19/89

The Flamingo Bay Beach Club Outdoor Patio

July 27, 1988

The Flamingo Bay Beach Club Outdoor Patio is approximately 4500 square feet enclosed by an 8' high painted wood structured perimeter in the extreme Northeast corner of the property adjoining the Club, Safeway and Glenwood Avenue. It is constructed of 4" x 4" posts and 4' x 8' sheets for privacy with a light gray painted exterior, facing Glenwood Avenue and 6th Street, to match the existing building and painted decoratively on the inside with advertisement not visible from the street, just as the Lincoln Park Baseball Field.

There will be 18 less parking spaces available, but will provide an almost totally unobstructed access for the fire department to the exterior sprinkling system hookup and the fire hydrants at the corner of 6th and Glenwood Avenue with less than half of the approved parking spaces used during the first year of operating experience and as first supposed, many users are dropped off by relatives and friends. This reduction of 18 spaces will not pose a problem. An 8' wide emergency exit, swinging out in two 4' wide doors, provides egress located 25' away from the building in the west structure emptying into the driveway of the parking lot. They will be unlockable and monitored by an electronic switch and buzzer security system. Additionally, there will be emergency lights over the egress doors of both the club and patio structure. Initial okay by Glen Crespin, Grand Junction Fire Department at 244-1400.

The structure will directly adjoin Safeway building to the east - please see the attached letter. The design of the structure with appropriate signs, traffic flow and parking, have been approved in regard to traffic engineering by Dave Tontolli, City Traffic at 244-1555. It will include an 11' set back from the curb 30' east to the sidewalk, an appropriate sign and exclusion of 1 parking space east on Glenwood next to the driveway.

Initial lighting will be provided by a high pressure sodium light located 30' from the building just outside the west side of the structure. John Salazar at 244-2781, with Public Service, has discussed access to their

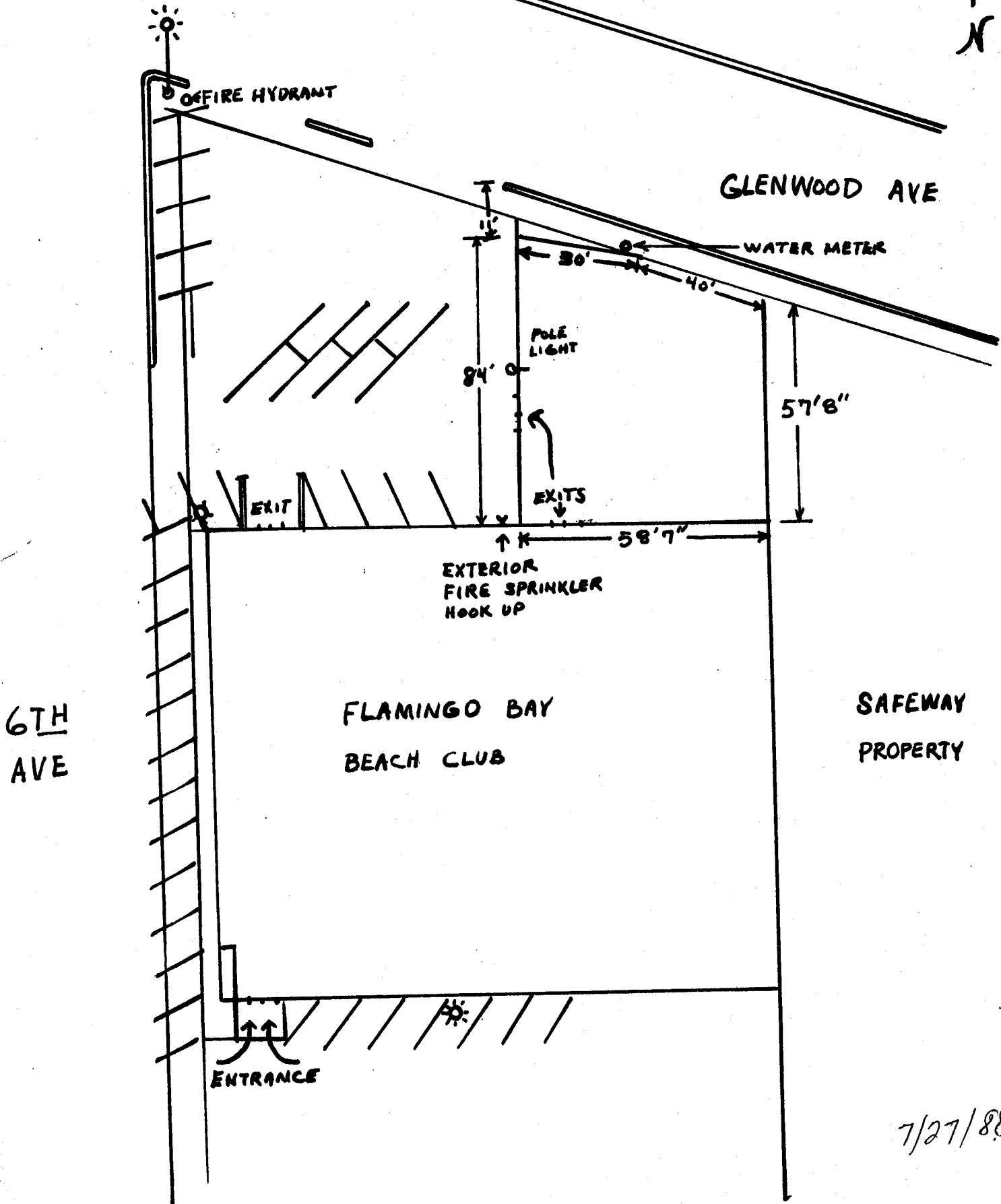
utility meter as no problem through an open gate - please see enclosed letter. Engineer, Fred Bankert, has told us that the transformer located at the extreme northeast corner of the enclosure, poses no problem to any person standing, leaning or sitting on it. There are several schools that have them on the grounds without any additional screening, also the light provided by their pole and lights, will be adequate and high enough to be safe for volleyball. Power serving this pole comes from the northwest corner of the property and does not cross over the patio area.

The objective is to provide recreational activities to clientele in an outdoor setting in addition to the dance floor, light show, TV video and billard tables, 30 video games, darts and a restaurant on the inside. The outdoor games would be volleyball, hacky-sack, ping pong and other appropriate games conducive to the area and age levels served, with safety a FIRST priority, which would include set backs from walls or any other objects that might be hazardous while playing these games.

The general area of the patio will be covered with several inches of sand and hazardous objects will be padded to reduce the possibility of injury. The patio area will be under supervision and a relaxed beach environment is the goal, which would include varying the games and the set ups inside the patio in response to the use and desire of the clientele. Background music, operated as decibel levels below that allowed by law, beach furniture, and other decorations, will complete the "Beach" mood.

The operational hours of Flamingo Bay are during lunch hours of Grand Junction High School and are typically 7:00 PM - 12:00 PM with 7:00 PM - 2:00 AM on the weekends except on Special Events nights such as a "Dance-a-thon", proms and other nights that High Schools kids and older have school or civic functions scheduled that would be highly likely to have them out drinking and driving, in which the club has been asked by both MADD and SADD to stay open to 4:00 AM, then follow-up with a breakfast, which would provide an alternative to those who want it.

GRAND JUNCTION
HIGH SCHOOL



7/27/88

- PARKING -
NORTH LOT

11' FROM CURB
SET BACK FOR
VEHICLE EXIT

FIRE DEPT
OUTSIDE
ACCESS TO
SPINKLER
SYSTEM

EXIT

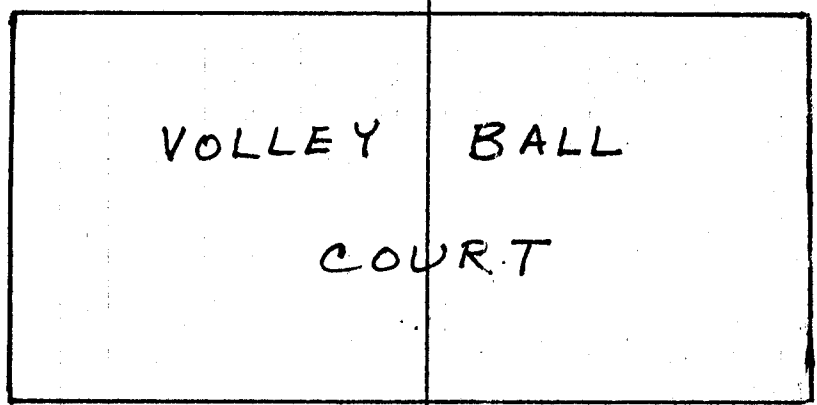
PSC POLE LIGHT

STRUCTURE

POWER OFF
EMERGENCY
LIGHTS



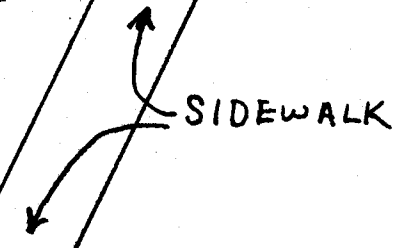
NET



FLAMINGO BAY
EXIT



LOUNGE
AREA



STRUCTURE

STRUCTURE
6'x8'

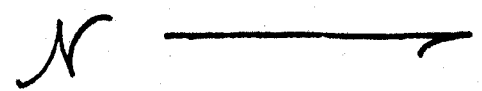
TRANSFOMER PSC

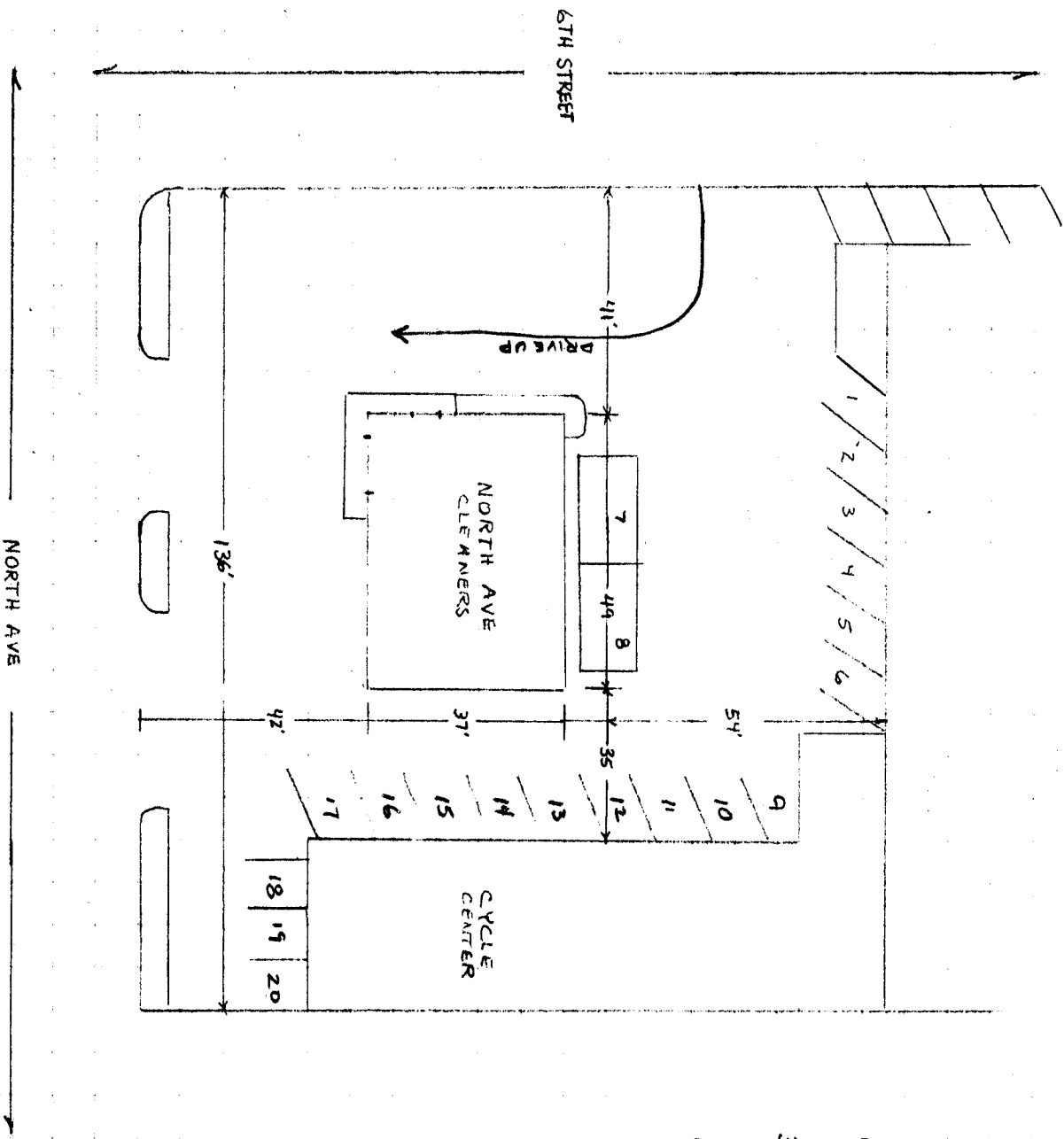
GLENWOOD
AVENUE

SAFEWAY

PROPERTY

1"=12'



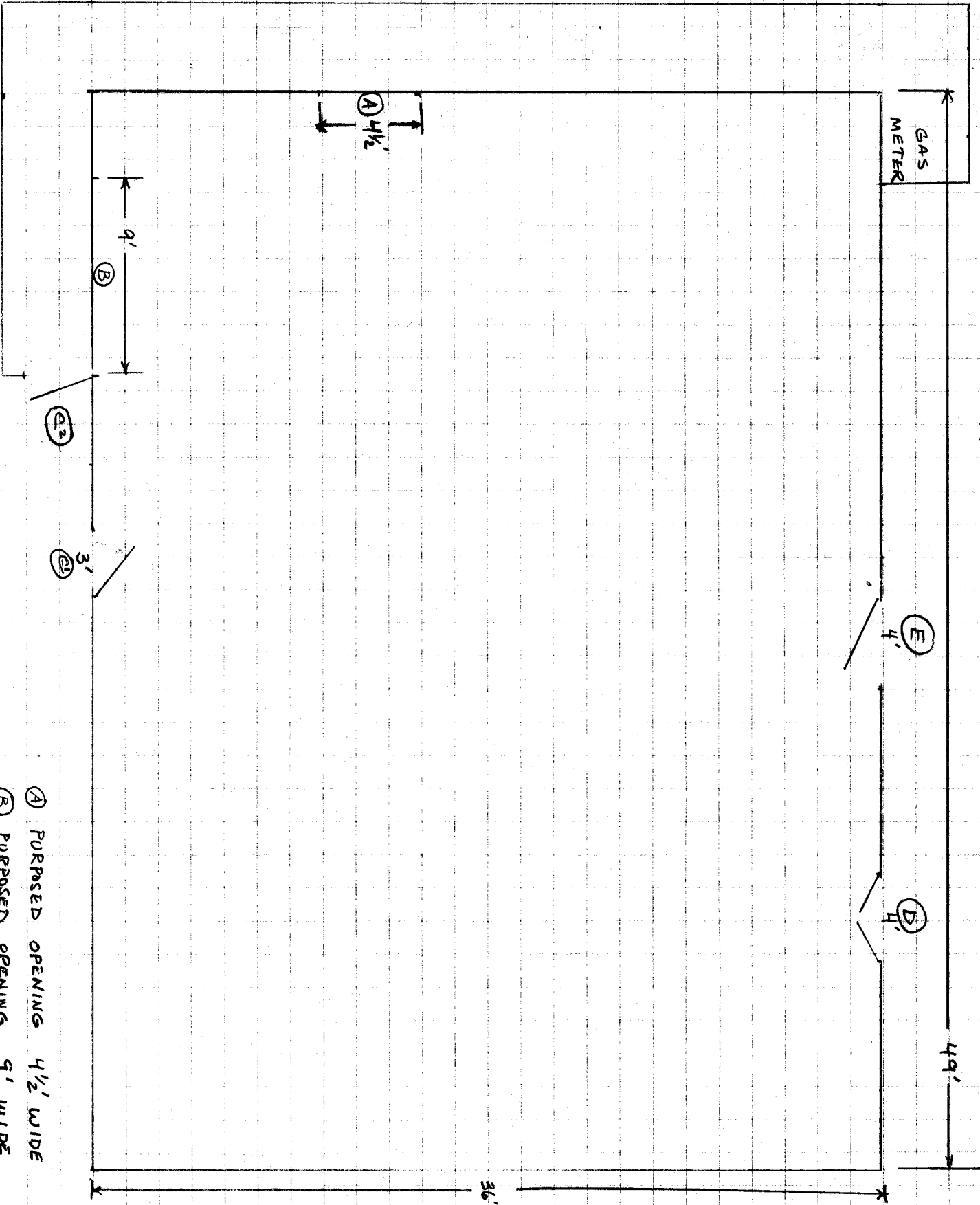


NORTH AVE CLEANERS

36' X 49' = 1764 SQUARE FEET

PARKING 1-8

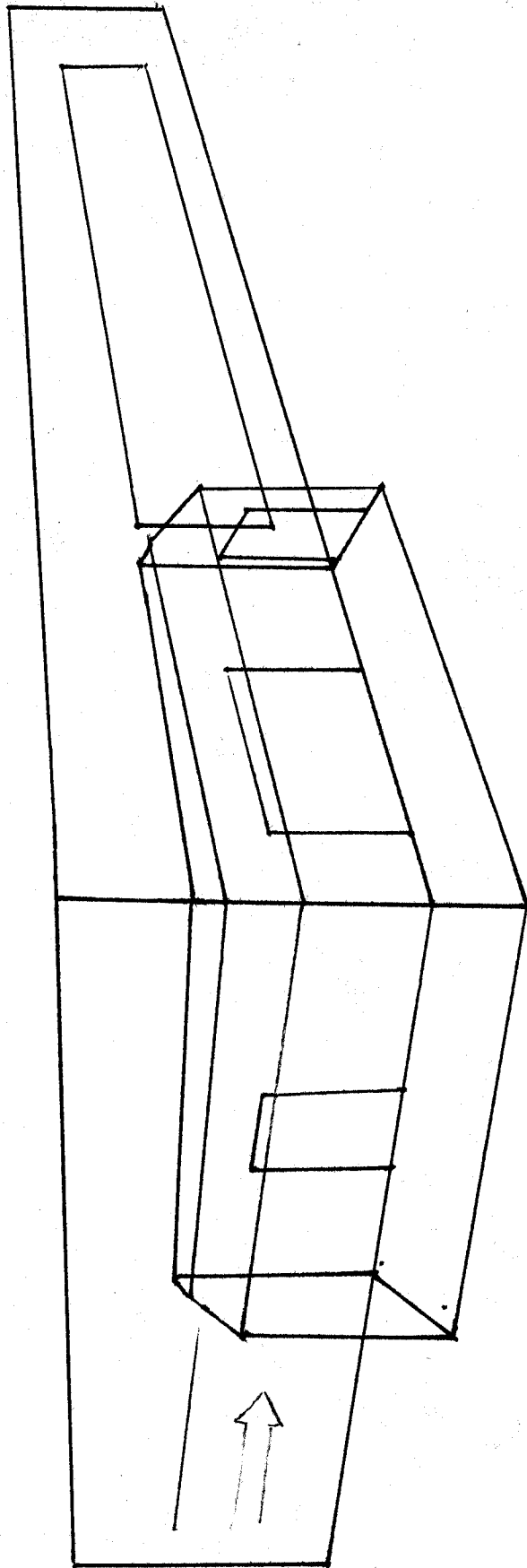
WEST
ELEVATION



SOUTH ELEVATION

- (A) PURPOSED OPENING 4 1/2' WIDE
- (B) PURPOSED OPENING 9' WIDE

1" = 6'





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

March 25, 1987

Mr. Bill Gillan
2700 G Road
Grand Junction, CO 81506

CERTIFIED

Dear Mr. Gillan:

After doing further research into details on your proposal for a non-liquor-serving night club at 1110 North 6th Street, there are a number of questions and concerns that need to be addressed.

One concern in particular is that since this application presents unusual circumstances (i.e. considerably fewer parking spaces than the Zoning Code requires) due to the nature of the customers' ages and potential non-use of automobiles, a thorough review of the site characteristics is necessary.

For the purposes of the review, I would ask that you provide the following items with three (3) copies of each:

1) A short narrative describing:

- specific type of services (refreshments, dancing, games, etc.)
- number of employees per shift
- square footage of building with breakdowns by segment
- hours of operation
- enforcement and maintenance of parking areas
- designed capacity of the building (per Building and/or Fire Depts.)

2) A detailed site plan of sufficient scale indicating: 7A x 3E

- lot size and location of buildings with all dimensions shown
- all proposed on-site parking spaces (including space sizes)
- curbcuts, driveways, and drive-throughs for drop off and pick up of passengers. Indicate traffic circulation.
- streets and alleyways within 200 feet of the perimeter of the property (with the exception of North Avenue) since you plan to use on-street parking. Include street widths.
- location of bicycle racks
- location of all signage (either freestanding or building-mounted)
- location of dumpster and trash collection areas
- details of any other proposed off-site parking
- lighting locations for all on-site parking areas

- Need clearance & fee
- Large, detailed site plan (3 copies)
- School dist. letter

MEMORANDUM

DATE: April 13, 1987

TO: Mike Sutherland, City Planning

FROM: Don Newton, City Engineer *DN*

RE: Flamingo Bay at 1110 N. 6th St.

At your request I have reviewed the site plan for the proposed Teen Club and have the following comments:

1. With the building capacity of 843 people, the parking requirement for a club is one space for each three persons or 281 spaces. There are only 66 spaces available on private property. Placing the additional 215 spaces on public streets may impact Martin's Mortuary, Safeway and other businesses in the area. Also how will parking restrictions be enforced at the Bike Shop and North Ave. Cleaners?
2. The existing parking lot is poorly arranged with substandard stall lengths aisle widths. I would strongly recommend redesigning this lot to improve traffic maneuverability.
3. The school district wrote a letter stating that it would not object to parking on the streets before and after school hours. Mr. Gillin would be responsible for furnishing and installing parking restriction signs on Glenwood Ave. to restrict parking from 7:00 A.M. to 4:00 P.M.

xc: Jim Shanks

TO: File #22-87

FROM: Mike Sutherland
Planning Department

DATE: April 13, 1987

RE: Request for Building Permit Clearance at 1110 North 6th Street

Mr. Bill Gillin, owner of the Colorado Social Club, has requested a building permit clearance to remodel and use the property formerly known as the Grand Junction Bowling Lanes for a teen nightclub. No alcohol will be served, and the hours are to be 7:00 p.m. to midnight. Mr. Gillin anticipates a high percentage of the customers will be dropped off by their parents, so parking requirements would be theoretically less than for a common nightclub establishment.

The established occupant loading for the building is 843 persons. Available parking (per Mr. Gillin's site plan) shows 66 available parking spaces on site, some of which are shared with North Avenue Cleaners and the Bike Center. (There should be no conflict between hours of operation for the three businesses.)

Although this type of operation is an allowed use in the C-1 (Light Commercial) zone per the Grand Junction Zoning and Development Code, the Code also requires that new businesses provide certain minimum standards for off-street parking (section 5-5-1:A through J). There are no specific requirements for a teen nightclub in the Code, but three similar categories which are included are:

High Schools...one space per each four persons (designed capacity)
Clubs/Lodges/Churches...one space per each three persons (designed capacity)
Bars/Nightclubs...one space per each two persons (designed capacity)

Basing the parking requirement for this proposal on the average of the three examples--one space per three persons, a total of 281 spaces are required (843 ÷ 3).

Due to the fact that this building was existing prior to zoning, and insufficient parking exists on the site, the applicant will be allowed to utilize on-street parking along 6th Street and Glenwood Avenue. Additionally, a signed agreement from the applicant will be required stating the following conditions, based on reviews by Public Works, City Engineering and City Planning:

1. Applicant will be responsible for furnishing and installing parking restriction signs on Glenwood Avenue.
2. If actual parking requirements prove to exceed the available parking, the business owner will locate additional off-street parking in the immediate vicinity or limit the occupancy to match available parking.

April 15, 1987

3. All specifications (as indicated in the documents and on the site plan) provided by the applicant will be implemented as proposed.
4. The owner of the business will meet with City officials prior to any changes in operation or operating hours (approval is for 7:00 p.m. to midnight only).
5. The applicant will comply with all Uniform Building Codes, Uniform Fire Codes, and City Sign Codes (Note: A separate sign permit is required for all business signage).

If non-compliance to these conditions occurs, an order to cease-and-desist operation may be issued.

No fees are being charged for this review process. The normal building permit clearance fee (based on the square footage of the building) of \$25 will be paid.

MS/tt

xc: Jim Shanks
Don Newton

AGREEMENT FOR RELEASE OF BUILDING PERMIT CLEARANCE

The undersigned hereby agree to the following conditions for the release of a building permit clearance at 1110 North 6th Street for the purpose of constructing a teen club in an existing building:

The City Planning Department agrees to approve the release of the above mentioned clearance to allow for less than standard number of on-site parking stalls for this facility. In return, Mr. Bill Gillin (hereafter known as the applicant) and any subsequent owner/operators shall agree to the following conditions of approval:

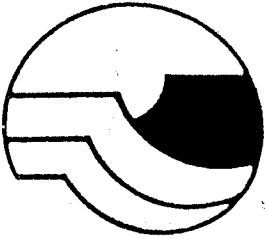
- 1) the applicant will be responsible for furnishing and installing parking restriction signs on Glenwood Avenue;
- 2) if actual parking requirements prove to exceed the available parking, the business operator/owner will locate additional off-street parking in the immediate vicinity or limit the occupancy to match available parking;
- 3) all specifications (as indicated in the documents and on the site plan) provided by the applicant will be implemented as proposed;
- 4) the owner/operator of the business will meet with City officials prior to any changes in operation or operating hours (approval is for 7:00 p.m. to midnight only);
- 5) the applicant will comply with all Uniform Building Codes, Uniform Fire Codes, and the City Sign Codes (note: a separate sign permit is required for all business signage).

If non-compliance to these conditions occurs, an order to cease and desist may be issued.

No fees are being charged for this review process. The normal building permit clearance fee (based on the square footage of the building) of \$25 will be paid.

Signed William J. Bellin Date 4-14-87

Signed Michel E. Jostlund Date 4-14-87



Mesa County
Building
Department

634 Main Street
Grand Junction, Colorado
81501-2791

(303) 244-1631

February 17, 1988

Mr. Bill Gillan
2700 G Road
Grand Junction, Colorado 81506

Dear Mr. Gillan:

I am writing this letter as a follow up to our meeting with you at 1110 North Sixth Street (The Flamingo Bay) last week. We can approve the final inspection and release a permanent C.O. for that building upon completion and inspection of the following items:

1. Remove deadbolts and/or bar from the required exit doors on the northeast corner of the building. Also remove the ice and snow from the outside of this door to allow for it's easy operation.
2. Remove the deadbolt from the required exit door on the southwest corner of the building.
3. Receive written final approval from the Grand Junction Planning and the Fire Departments, to be submitted to this department.

Please call as soon as these items are completed. You are required to complete items 1 and 2 of this letter immediately. Please try to complete item 3 as soon as possible. You are required to contact us as soon as you are ready for a reinspection.

Sincerely,

Roy "Andy" Anderson
Chief Building Official

c.c. Bob Lee, Building Department
Mike Sutherland, City Planning
George Bennett, Fire Department

Certified # P 130 934 511



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

May 12, 1988

Mr. Bill Gillan
2700 G Road
Grand Junction, CO 81506

Dear Mr. Gillan:

This is in response to your request to expand Flamingo Bay, 1110 N. 6th St. (zoned C-1) to include day care. Although that use is allowed in C-1, the following requirements must be met:

1. A permanent Certificate of Occupancy (C.O.) must be issued for the building.
2. Parking restriction signs will be furnished and installed along Glenwood Avenue by the applicant as per the signed agreement of 4-14-87.
3. A floor plan for the proposed day care use will be submitted to the Building Department for review.
4. The applicant will comply with all Uniform Building Codes, Uniform Fire Codes, and all other relevant codes and licensing.

When all of the above requirements are met, the Planning Department will issue a letter of approval for the proposed day care use.

Sincerely,

Kathy Portner
Kathy Portner
Planner

/kp
xc: Bob Lee, Building Dept.
File #22-87



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

August 5, 1988

Mr. Terry Boggs
North Avenue Cleaners
604 North Avenue
Grand Junction, CO 81501

RE: The Flamingo Bay Beach Club Outdoor Patio
1110 N. 6th Street (2945-113-00-006)

Dear Mr. Boggs:

Your proposal as presented in the narrative titled "The Flamingo Bay Beach Club Outdoor Patio" dated July 27, 1988 and the attached site plan has been reviewed by this department. Although the proposal is an allowed use in the C-1 zone, there were other concerns that needed to be addressed.

Our major concern continues to be the off-street parking. The proposed patio will delete 18 of the spaces shown on the approved site plan for the Club. However, we understand this is a unique business as it relates to parking needs and that, thus far, is has not been a problem. The patio will be allowed with the condition that if parking becomes a problem the owner will take steps to alleviate it.

The other concern is the hours of operation and the noise generated from an outdoor facility. The developer should be aware the facility is near a residential neighborhood and should respect the residents by keeping the noise level to a minimum.

The C.O. will not be issued until the parking lot is restriped and the proper signage put up along Glenwood Avenue. All other concerns have been addressed through contacts with other businesses and departments.

We wish you luck with your expanded facility.

Sincerely,

Kathy Portner
Planner

/kp

Please note that when determining the spacing requirements for on-street parking, a common space size is 22 feet by 9 feet.

As previously discussed, a written agreement is needed from the school district indicating approval for use of the on-street spaces (after school busing hours) in the areas presently reserved for school buses. Written agreements will be required for any other off-site parking that you may acquire, as well.

Enclosed is an excerpt from the Grand Junction Zoning and Development Code regarding parking requirements, with pertinent sections highlighted. You may find these useful.

On the chance that you may, in the near future, consider revising this operation to include the sale of beer or liquor, please be aware of the fact that due to the close proximity of the location to Grand Junction High School, there is NO chance that a license can ever be issued.

As quickly as you can provide the above mentioned details, we will begin processing your application for building permit clearance. If you have any questions, feel free to contact me at 244-1430. Thank you for your cooperation.

Sincerely,

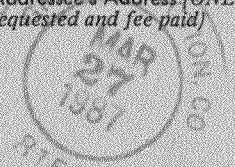


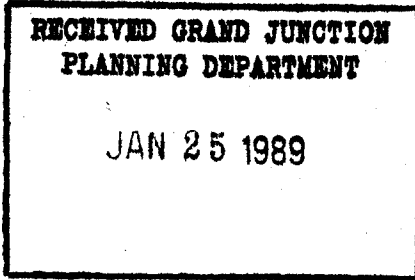
Michael E. Sutherland
City Development Planner

MES/tt

Enclosure

xc: City Engineer
Building Dept.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. <u>The return receipt fee will provide you the name of the person delivered to and the date of delivery.</u> For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.	
1. <input checked="" type="checkbox"/> Show to whom delivered, date, and addressee's address.	2. <input type="checkbox"/> Restricted Delivery.
3. Article Addressed to: Mr. Bill Gillan 2700 G Road Grand Junction, CO 81506	4. Article Number P612-297-945
	Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD
	Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature - Addressee <i>X</i>	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent <i>X Charles M. Gillan</i>	
7. Date of Delivery <i>X Hess 3-27-87</i>	



GRAND JUNCTION POLICE DEPARTMENT
625 Ute Avenue (303) 244-3560
Grand Junction, Colorado 81501-7720

January 24, 1989

Linda Weitzel
Planning Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Dear Linda:

In compliance with your telephone request, we have checked all calls at 1110 N. 6th Street (Flamingo Bay).

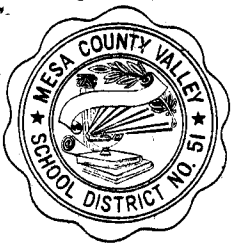
Enclosed is a copy of the result of the search. If we can be of further assistance, please let us know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sharen E. Barrett".

Sharen E. Barrett, Administrator
Records Section

Enclosure: Computer Printout for 1110 N. 6th Street



MESA COUNTY VALLEY SCHOOL DISTRICT NUMBER 51

Administrative Service Center
2115 Grand Avenue
Grand Junction, Colorado 81501

LOUIS A. GRASSO, JR.
ASSOCIATE SUPERINTENDENT OF SCHOOLS

TELEPHONE 245-2422
AREA CODE 303

April 6, 1987

To Whom It May Concern:

At the request of Mr. William Gillin, I am writing with regard to the parking and bus zones along the north side of Glenwood Avenue, between fifth and sixth streets. As a school district, we see no reason that the restricted parking zones for bus loading cannot be confined to "during school hours from 7:00 a.m. to 4:00 p.m."

This would provide a similar situation on the north side of Glenwood Avenue as now exists on the east side of fifth street where our other bus loading zone is.

If you should have any further questions, please feel free to contact me.

Respectfully,

A handwritten signature in cursive script that reads "Louis A. Grasso, Jr." with a small "dd" written below the signature.

Louis A. Grasso, Jr.
Associate Superintendent

dd