



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. 1194

Original
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 From Office

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			Industrial Blvd	C-1	Indoor Batting Cages
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>Frank L. Wagner</u> Name	<u>Ball Park Batting Cages</u> Name	
<u>400 E. Kiowa</u> Address	<u>2493 Industrial Blvd.</u> Address	
<u>Boulder Colo. 80503</u> City/State/Zip	<u>Grand Junction Co 81501</u> City/State/Zip	
	<u>244-2991</u> Business Phone No.	

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Deana Monger 1-28-94
 Signature of Person Completing Application Date

X copy of lease.
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Earl & Alice Davis	Tidewater Compression Serv. Inc.	James Paris
P.O. Box 2783	1440 Canal St. Ste. 2100	P.O. Box 481708
Grand Junction, CO 81502	New Orleans, LA 70112-2736	Denver, CO 80248-1708
Garrett Walker	Russell Beecham	John, Lori & Greg Dumas
879 24 Road	330 Ridgewood Lane	587 25 Road
Grand Junction, CO 81505-9633	Grand Junction, CO 81505-7048	Grand Junction, CO 81505-1231
Gamble Enterprises Inc.	Payton & Barbara Roberson	Leon Moore
P.O. Box 2906	717 24 3/4 Road	2488 W. Mesa Court
Grand Junction, CO 81502-2906	Grand Junction, CO 81505-9503	Grand Junction, CO 81505-1325
George & Patricia Burtard	Northern Geophysical of Amer.	Grand Path LTD & Creekside Properties
2977 B Road	7076 S. Alton Way, Bldg. H	C/O John Pabst 2335 Cypress Ct.
Grand Junction, CO 81503-2348	Englewood, CO 80112-2024	Grand Junction, CO 81506-8452

#11 94

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SUBMITTAL CHECKLIST

SPECIAL USE

Location: 2493 Independent Ave.

Project Name: Batting Cages (door)

ITEMS <u>Industrial</u>		DISTRIBUTION										TOTAL REQD. 7
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire	City Attorney	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	
● Application Fee #270 pd <u>10/11</u>	VII-1	1										
● Submittal Checklist*	VII-3	1										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title/Lease	VII-2	1			X	1						
● Appraisal of Raw Land	VII-1	1										
● Names and Addresses	VII-3	1										
● Legal Description	VII-2	1		1								
○ Deed	VII-1	1		1	1							
○ Easement	VII-2	1	1	1	1	1						
○ Avigation Easement	VII-1	1		1	1							
○ ROW	VII-3	1	1	1	1	1						
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	
● Location Map	IX-21	1										
● Vicinity Sketch/site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 1/26/94
Conference Attendance: Kristen Ashbeck, Shane Monger
Proposal: Indoor Batting Cages
Location: Industrial

Tax Parcel Number:
Review Fee: \$270
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

BALLPARK BATTING CAGES

GENERAL PROJECT REPORT

A. Project Description

1. Location- 2493 Industrial Blvd., Grand Junction, CO 81505
2. Acreage- 1.5 acres
3. Proposed use- Indoor batting cages

C. Project Compliance, Compatibility, and Impact

2. Land use in the surrounding area- commercial
3. Site access and traffic patterns- lot can be accessed from Industrial Blvd, and/or West Mesa Court. Traffic patterns see enclosed map.
4. Availability of utilities, including proximity of fire hydrants- utilities are installed and fire hydrants
9. Hours of operation- Winter hours are Monday thru Friday 12:00 to 10:00p.m., Saturday and Sunday 10:00 to 10:00. Summer hours Monday thru Friday 10:00 to 10:00, Saturday and Sunday 9:00 to 10:00.
10. Signage plans- 4' x 8' on front of building facing Industrial Blvd. Sign will read, BALLPARK BATTING CAGES. Made by the Signery.

D. Development Schedule and Phasing

1. Number Employees- owners (4) and 1 outside hire until demand requires more.
2. Number of cages- 5
3. Number of customers- 50 daily with weekends increasing to 100. (?)

*take down pole sign - 01/11/11
gravel
sign*

*Scolded K...
M...*

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REVIEW COMMENTS

Page 1 of 3

FILE #11-94

TITLE HEADING: Special Use Permit - Indoor Batting Cages

LOCATION: 2493 Industrial Boulevard

PETITIONER: Ball Park Batting Cages

PETITIONER'S ADDRESS/TELEPHONE: 2493 Industrial Boulevard
Grand Junction, CO 81505
244-2991

PETITIONER'S REPRESENTATIVE: Shane Monger / Gilbert Krane

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., , 1994.

CITY UTILITY ENGINEER
Bill Cheney

1/31/94
244-1590

WATER - Ute Water

SEWER - Building is on City sewer. Plant investment fee to be calculated on anticipated water use. Check with City "Utility Billing" for existing credit on plant investment fee.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

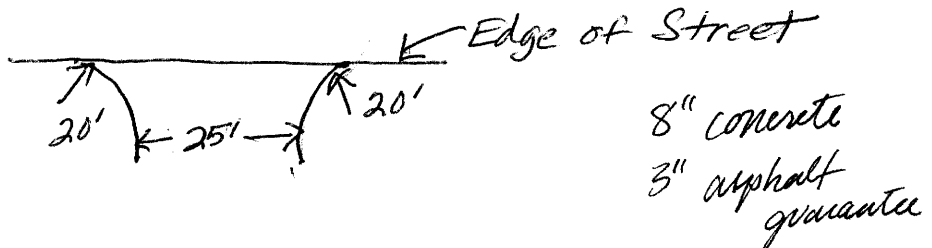
2/1/94
244-1656

We have no objections to this permit. The building seems to be in compliance with the building code.

CITY DEVELOPMENT ENGINEER
Jody Kliska

2/2/94
244-1591

1. Please provide a scaled drawing and indicate the type of surfacing in the parking area. If the parking area is paved, there will be a drainage fee.
2. The entry and exit drives need to be paved to protect the edge of the street pavement. At a minimum, these should be 25' wide with 20' radii.



ask Jody

3. A handicap parking space needs to be designated and signed.
4. The number of parking spaces shown should be adequate.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

2/2/94
244-1437

1. Provide a revised Site Plan that is to scale and label location and dimensions of property lines, building, parking stalls, aisles, and driveways.
2. Signs are required to enforce one-way circulation. At a minimum, place a "One Way - Do Not Enter" sign at the westerly driveway.
3. Where are entrances to the building for employees and customers? For this type of facility, a drop-off/pick-up area near the entrance is recommended.
4. The parking and circulation areas must be graveled - the existing surface is not acceptable.
5. Provide parking blocks to designate stalls and to prevent damage to the building and fencing.
6. Designate handicap accessible parking stalls (minimum of 1).
7. More information is needed in order to determine a parking requirement for this facility. if 50 persons per day and up to 100 persons per day on weekends is estimated, how many would be at the facility at any one time during a peak use period?
8. Remove fence posts from front property line - they are a traffic/safety hazard.
9. Remove "Dunlop Tires" sign from the site.
10. The batting cage sign, although already in place, requires a permit through the Community Development Department. The Signery has applied for a permit but it will not be issued until the Special Use Permit is approved.
11. All comments must be addressed prior to issuance of a Special Use Permit and opening of the facility.
12. Several curious people have asked about rates for use of the cages - can you provide information?

*\$1/token
1 token = 30 pitches*

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

2/2/94
244-1400

We don't have any requirements at this time.

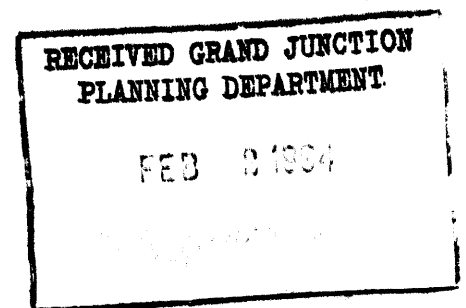
GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo

2/3/94
244-3587

1. Are you going to finish fencing off the east side on the front? I would recommend fencing with chainlink, minimum 6" tall with a gate. Use a case hardened padlock with a pin tumbler type lock on both gates.
2. Make sure the address numbers are large enough and under a light so emergency response vehicle can locate your business.
3. For better security on the rear emergency exit doors - install panic bars (approximately \$150). Cover the lock area with a metal plat on the outside and install it with smooth headed carriage bolts.

4. Secure the garage doors at night, and when they are closed with padlocks in the channels.
5. For better security on the front door, install a double keyed dead bolt lock and replace the glass with a non-breakable material called lexan.
6. If the front windows to the office are going to remain closed, secure them with smooth headed bolts. After the nuts are installed, bend the ends of the bolts to prevent someone from removing them - or you can install a slide type bolt mechanism, to also secure the window better.

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City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

February 9, 1994

Deana Monger
Ball Park Batting Cages
2493 Industrial Boulevard
Grand Junction, Colorado 81501

Dear Ms. Monger,

By this letter, the City of Grand Junction Community Development Department is granting approval of a Special Use Permit for Ball Park Batting Cages, an Indoor Entertainment Center, to operate in the existing structure located at 2493 Industrial Boulevard. This approval is subject to the following conditions being met prior to opening:

- 1) Place parking blocks at stalls along the building and the eastern fence.
- 2) Designate at least 1 stall for handicapped accessibility.
- 3) Remove fence posts from front property (where it will not be fenced).
- 4) Execute an Improvements Agreement and Guarantee for the pavement improvements required at the entry points to the property.

Please do not hesitate to contact me if you have questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", with a horizontal line extending to the right.

Kristen Ashbeck
Planner

xc: Frank L. Wagner

Industrial Blvd

STREET

exit

OFFICE Parking

42 entrance

Future Parking

OFFICE Area

PICKUP LANE

Proposed parking

88'

96'

P
A
R
K
I
N
G

TOTAL
Depth
of lot
from
street
315'

traffic flow

43'

81'

96'

5-60'

back GATED entrance

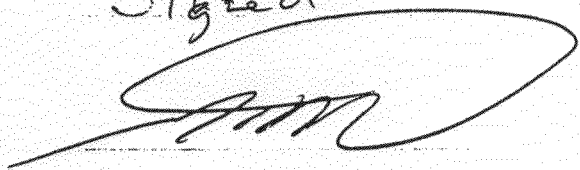
West Mesa Court

1.5 acres

11 94

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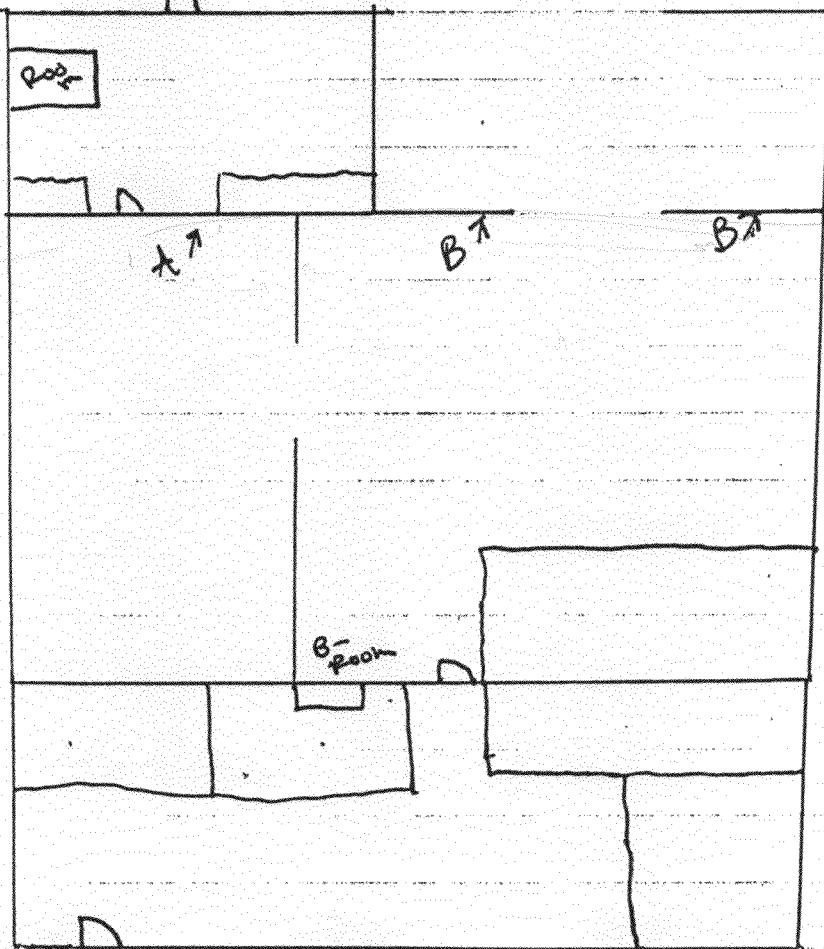
Signed



Approved

Frank Wagner

12/30/93



- 1, Wall A + B will be removed for our sports facilities. All other structures will be left.
- 2, The fence in the front of the building will be removed, rolled up & stored.

BATTLEPARK BATTLING CAGES



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#11 94

GRAND OPENING

Saturday

February 12, 1994



BALLPARK BATTING CAGES

Complete *Indoor* Training Center
for Baseball and Softball

Offering:

- *Indoor Batting Cages*
- *Pitching & Hitting Lessons & Clinics*
- *Professional Instructors Available*

Hours:

Mon.- Fri. 12-10
Sat.-Sun. 10-10

**Come in opening day and meet
Randy Ready from the Montreal Expos**
Also receive one free token!

2493 Industrial

Between 24 1/2 Rd & 25 Rd
on the way to the mall

244-2991

