

Proposed Use Change
417 Monument Road
Grand Junction, CO

Original
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From Office

210 94

Ultimate Fitness

Presently, Monument Cinema, which was built in 1976, consists of 2 theaters, 1 approximately 5,000 sq. feet, + 1 approximately 4,000 sq. feet. There is also a lobby that is apx. 2,000 sq. feet. The building is constructed of concrete and the 2 theaters are separated by a masonry block wall. The total square footage is 11,000 sq. feet. The lot size is apx. 1.58 acres, and there are apx. 100 parking spaces.

We are proposing to use the larger theater as a fitness center, which will entail leveling the floor by pouring a new concrete floor over the existing concrete floor.

With exception to the lobby, the building is structurally demised with existing restrooms and exits on each side. With the proposed use change, the lobby would be demised to complete the separation of the 2 spaces. (See drawing).

The existing restrooms consist of 2 mens and 2 womens. The mens have 2 toilets, 2 urinals, and 2 sinks. The womens have 3 toilets and 2 sinks.

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The fitness center will contain a weight lifting area, upgraded restrooms, and a lobby with sales of fitness related items (vitamins & clothing).

The designed capacity for the fitness center is apx. 60 people.

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SUBMITTAL CHECKLIST

SITE PLAN REVIEW 210 94

Location: 417 Monument Road

Project Name: Ultimate Fitness

ITEMS		DISTRIBUTION														TOTAL REQ'D				
DESCRIPTION	SSID REFERENCE	●	●	●	●	●	●	●	○	○	○	○	○	○	○		○	○	○	○
Original Do NOT Remove from Office																				
● Application Fee <u>\$100 + 10</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	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																		
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1																
○ Appraisal of Raw Land	VII-1	1			1	1														
○ Deeds	VII-1	1		1																
○ Easements	VII-2	1	1	1	1	1														
○ Avigation Easement	VII-1	1		1																
○ ROW	VII-3	1	1	1	1															
○ Improvements Agreement/Guarantee	VII-2	1	1	1																
○ CDOT Access Permit	VII-3	1	1																	
○ Industrial Pretreatment Sign-off	VII-4	1	1																	
● General Project Report (narrative)	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																	
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2							1										
○ Storm Drainage Plan and Profile	IX-30	1	2							1		1	1	1						
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1					1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2							1										
○ Road Cross-Sections	IX-27	1	2																	
○ Detail Sheet	IX-12	1	2																	
● Landscape Plan	IX-20	2	1	1																
○ Geotechnical Report	X-8	1	1																	
○ Final Drainage Report	X-5.6	1	2								1									
○ Stormwater Management Plan	X-14	1	2							1										
○ Phase I and II Environmental Report	X-10.11	1	1																	
○ Traffic Impact Study	X-15	1	2																	
<u>signs</u>																				

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: 10-12-94
Conference Attendance: Tom Dixon John Coffey
Proposal: Health/Fitness
Location: 417 Monument Road

Tax Parcel Number:
Review Fee: \$110
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Maybe
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Maybe 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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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)

REVIEW COMMENTS

Page 1 of 2

FILE # #210-94

TITLE HEADING: Site Plan Review
Fitness Center/Theatre

LOCATION: 417 Monument Road

PETITIONER: John R. Laffey

PETITIONER'S ADDRESS/TELEPHONE: 2575 Young Court
Grand Junction, CO 81505
256-0018

PETITIONER'S REPRESENTATIVE: John Laffey

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER
Bill Cheney

12/12/94
244-1590

No Comment.

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/08/94
244-1591

Transportation Capacity Payment is \$100.00

One handicape space is required for each 25 parking spaces and at least one of those must be van accessible.

CITY PARKS & RECREATION DEPT.
Don Hobbs

12/08/94
244-1542

If an open space fee is required, we need an appraisal.

CITY FIRE DEPARTMENT
Hank Masterson

12/06/94
244-1414

The Fire Department has no requirements for this proposal.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

12/05/94
244-1656

A building permit is required for this project. We will need two (2) sets of architecturally stamped plans for our review process.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

12/15/94
244-1447

See attached comments.

ADMINISTRATIVE REVIEW

FILE: #210-94

DATE: December 15, 1994

STAFF: Tom Dixon

REQUEST: Convert east 1/2 of building from a movie theater to fitness center

LOCATION: 417 Monument Road

APPLICANT: John R. Laffey

EXISTING LAND USE: Movie theater (two theaters in one building)

PROPOSED LAND USE: Fitness center (east 1/2 of building)

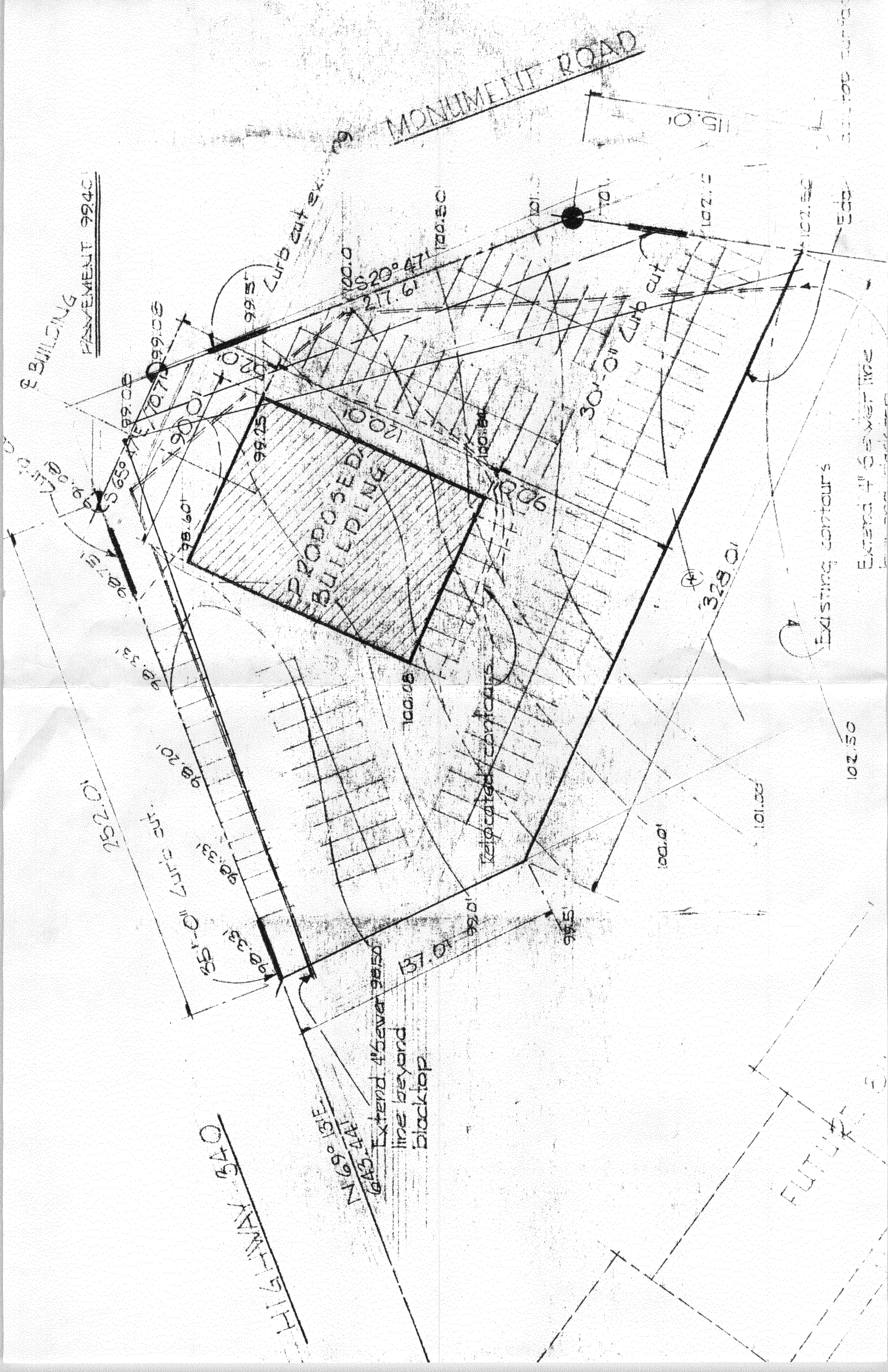
SURROUNDING LAND USE: Business/Commercial

EXISTING ZONING: C-1

STAFF ANALYSIS: Both the proposed use, a fitness center, and the existing use, a movie theater, are allowed use in the C-1 zone. A fitness center has less required parking than a theater and the overall impact should be less than the present two movie screens. After the conversion occurs, one movie screen will remain in the building.

ADMINISTRATIVE DECISION: Approval of the proposed fitness center is granted provided:

- 1) The conversion to the fitness center occurs by January 1, 1996. One six-month extension shall be granted if requested in writing no later than December 15, 1995. This approval is limited to a fitness center and is not transferable to another use.
- 2) A Transportation Capacity Payment of \$100.00 is paid at the time of planning clearance.
- 3) A building permit from the Mesa County Building Department is applied for per their requirements.



MONUMENT ROAD

E BUILDING
PAVEMENT 99.40

540
FUTURE

N 69° 13' E
643.44'
Extend 4' beyond
blacktop
line

PROPOSED
BUILDING

Relocated contours

Existing contours

Extend 4" sewer line

FUTURE

752.10'

55'-0" Curb cut

190.01'

99.25'

S 20° 47' E
217.61'

37.01'

100.08'

100.50'

90.00'

94.5'

30'-0" Curb cut

328.01'

102.15'

101.02'

102.50'

102.50'

102.50'

115.01'

PLAN

SCALE:
1/4" = 10'

Illustration of building on lot
and approximate dimensions.
Lot is apx. 1.58 acres
Building is apx. 11,758 sq. feet

MONUMENT R.D.

210 94

160'

60'

38'

30'

158'

COLORADO HWY. 340

230'

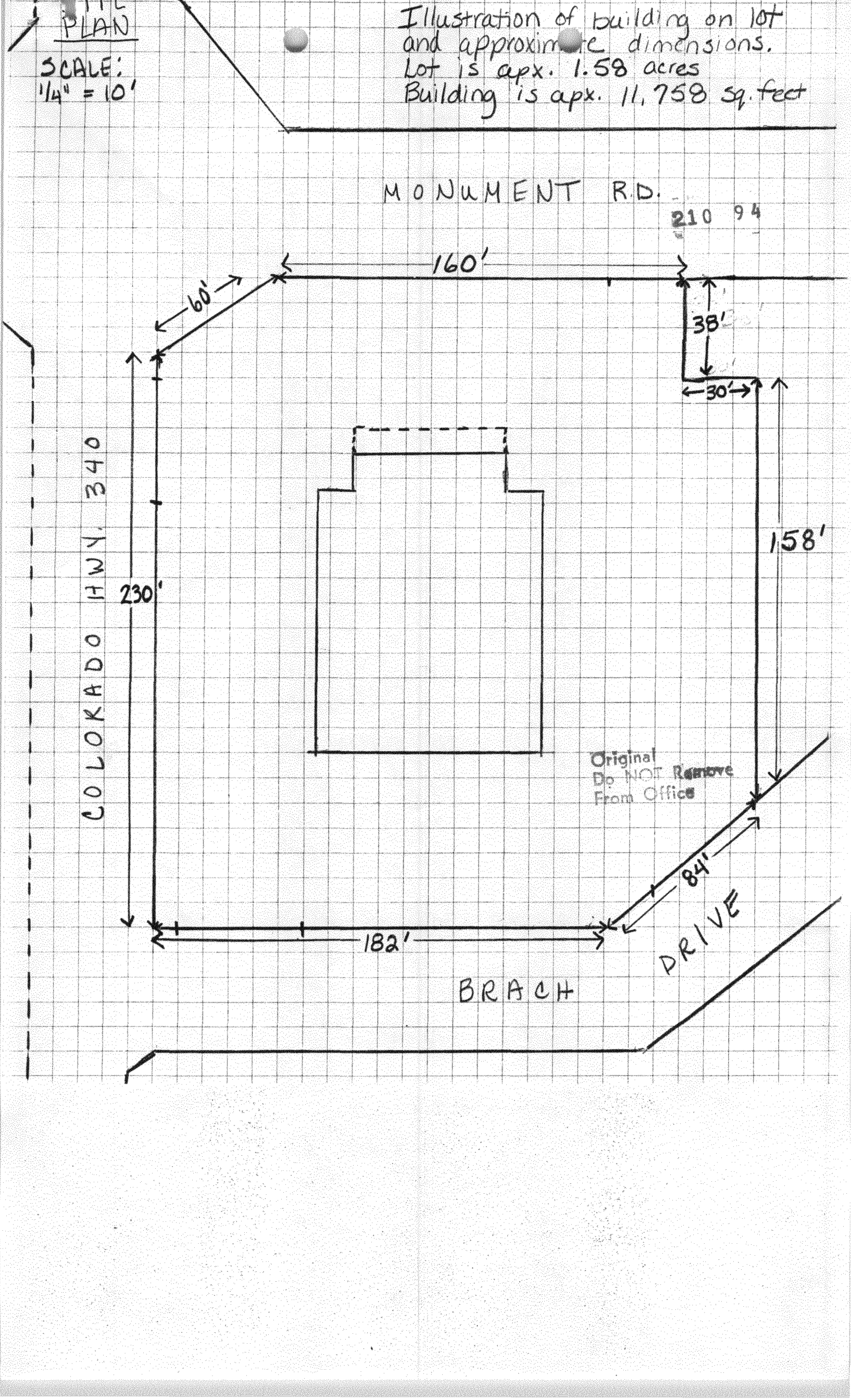
Original
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182'

84'

DRIVE

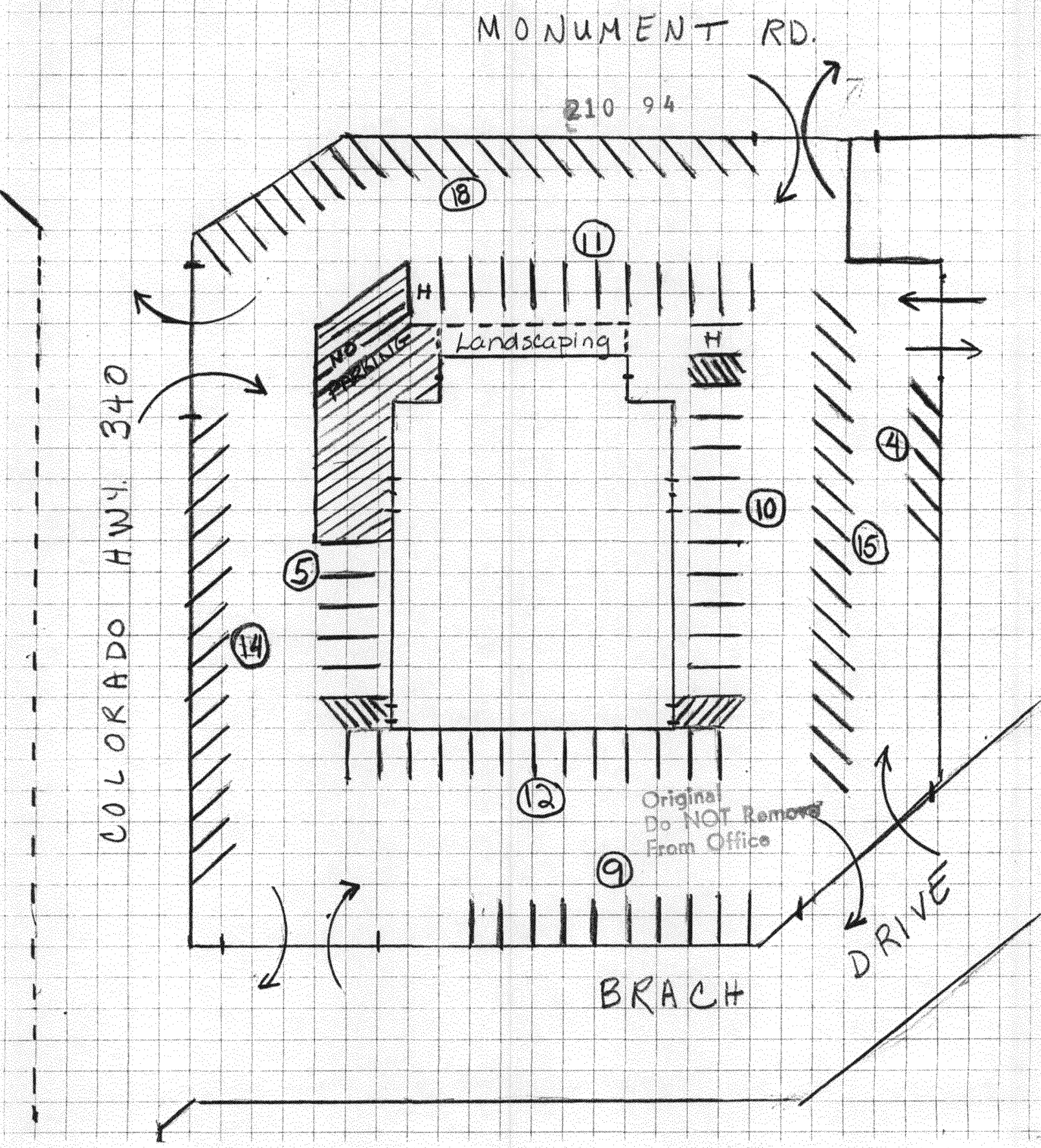
BRACH



Total parking spaces: 98 (2 of which are handicapped marked "H")

SCALE:
1/4" = 10' apx.

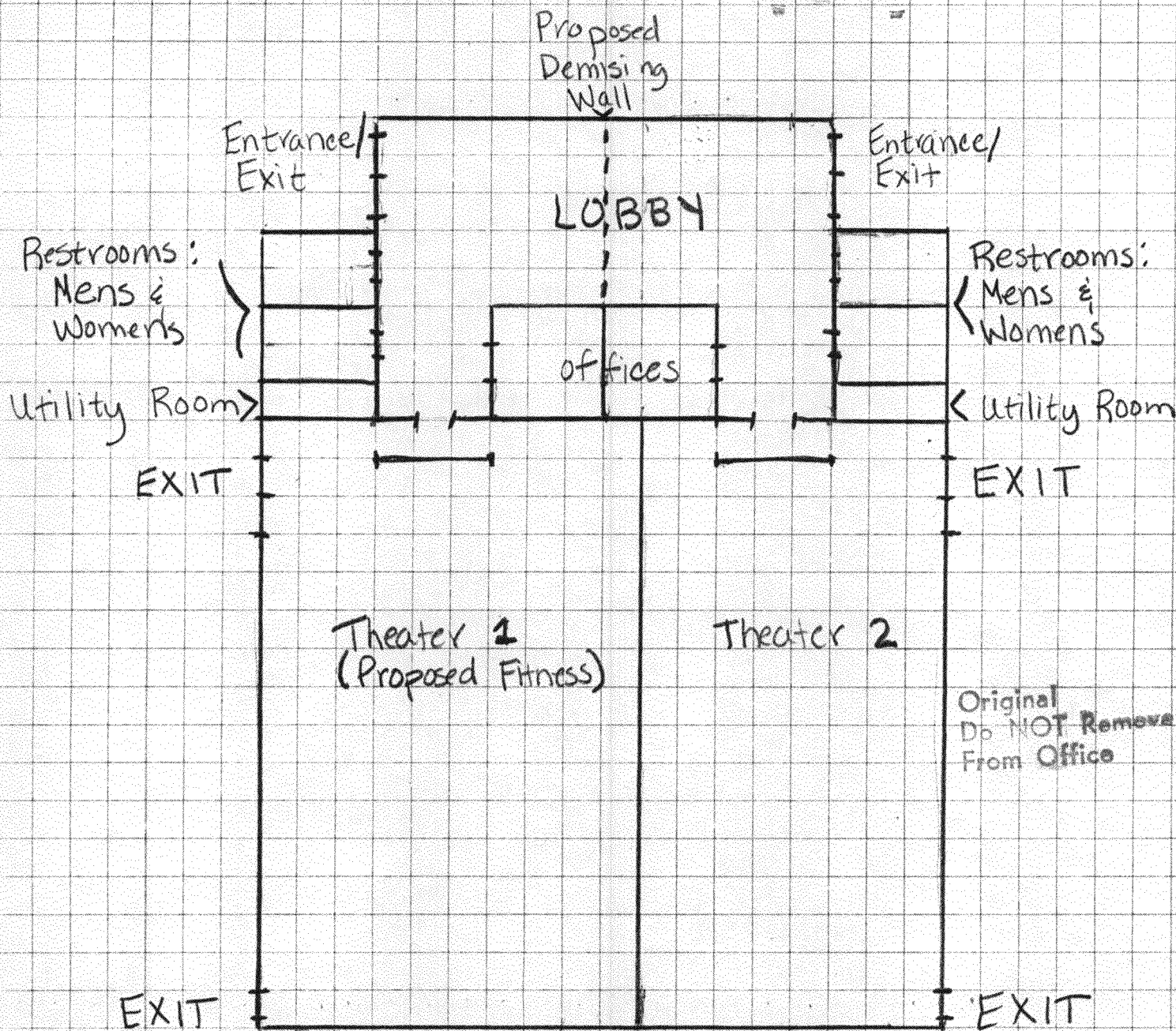
Lot is apx. 1.58 acres
Building is apx. 11,758 sq. feet



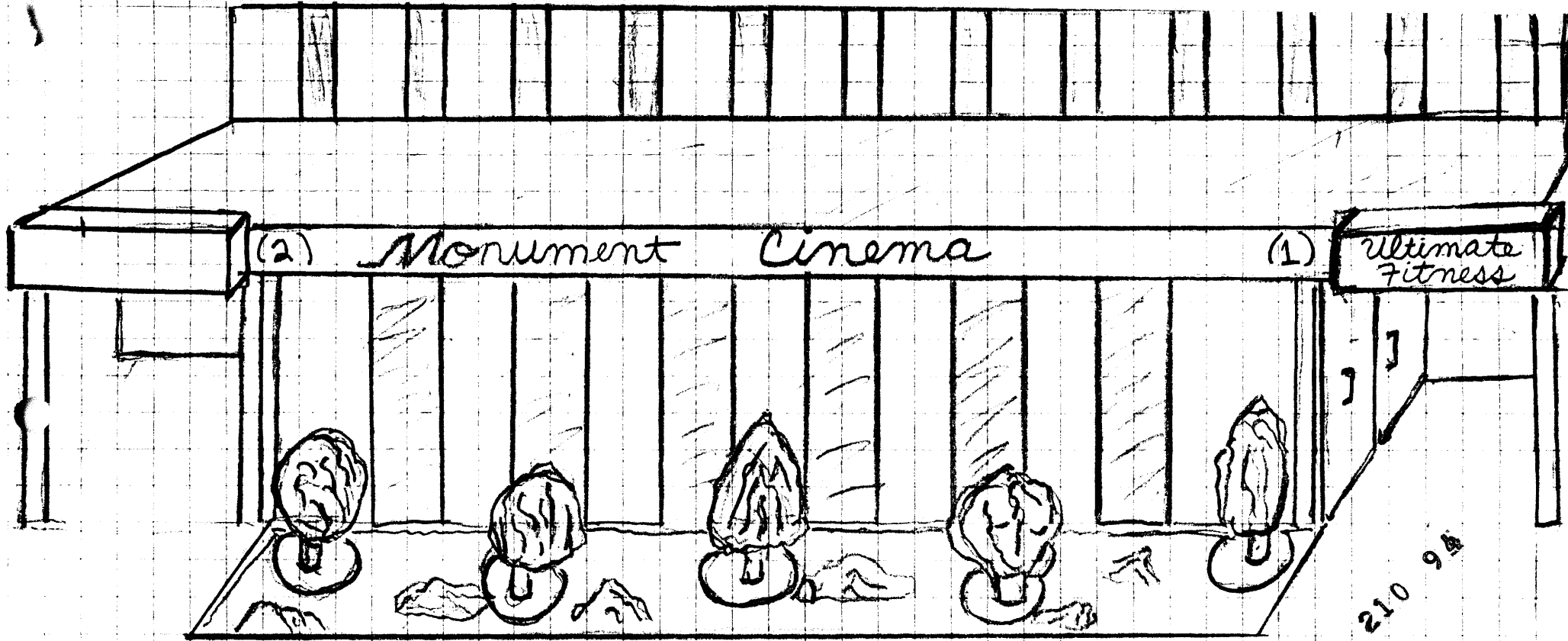
EXISTING BUILDING FLOOR PLAN

SCALE
1/4" = 5' apx.

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Fitness Center to be located in theater 1
To complete the separation, a demising wall in lobby (10 x 25) will be constructed.



Front View of existing
landscaping and signs

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Landscaped area is 10' x 60' consisting
of planter with rocks, trees, & shrubs.

Existing signs will
be utilized. (1) 3 x 12
8" x 10" Black block lettering

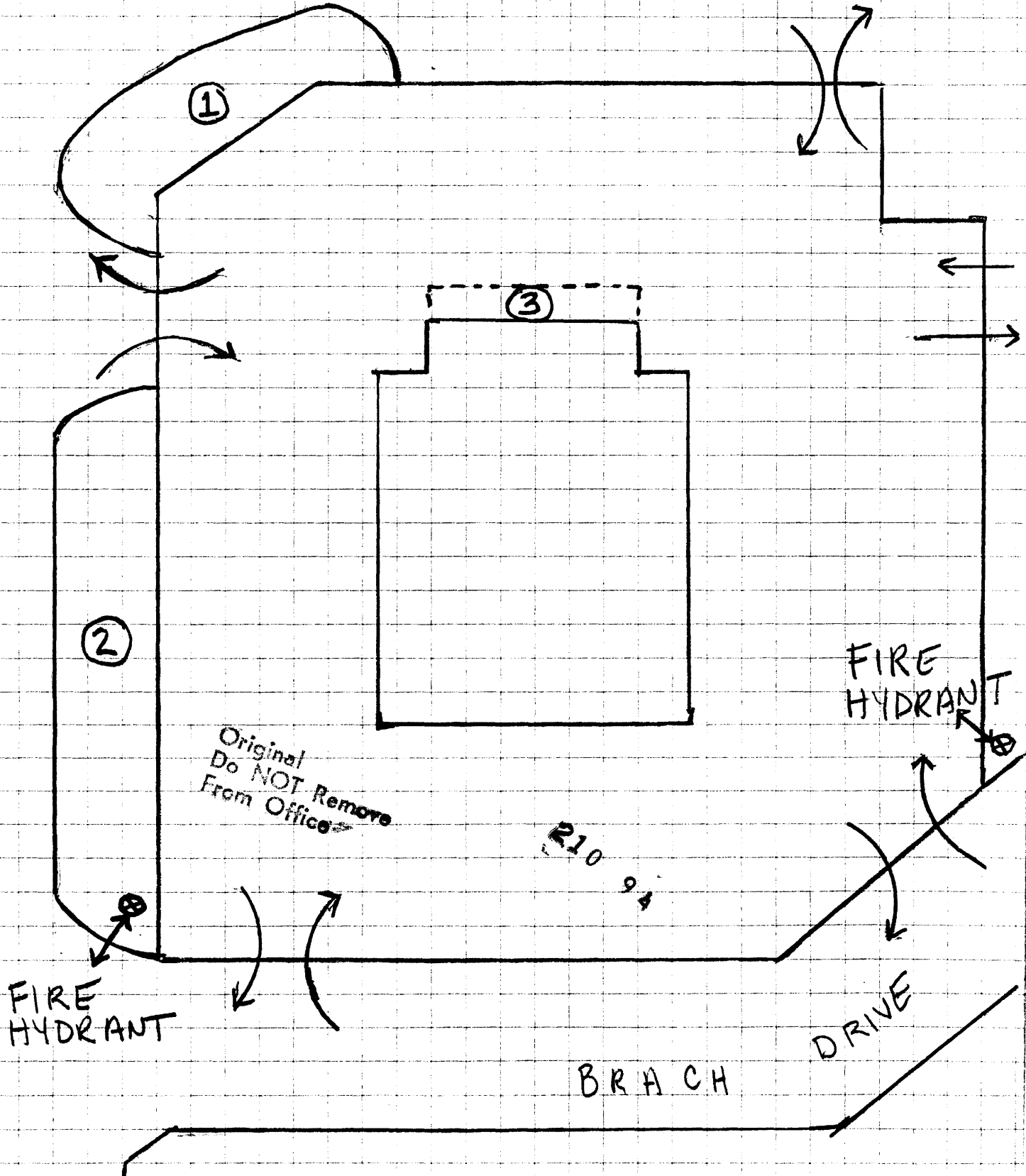
SCALE
1/4" = 2' appx.

SCALE:
1/4" = 10' apx.

- LANDSCAPED AREAS ① ② ③
1. GRASS AREA
 2. GRASS AREA
 3. TREES, ROCKS, & SHRUBS

MONUMENT RD.

COLORADO HWY. 340



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R10 94

FIRE
HYDRANT

FIRE
HYDRANT

BRACH

DRIVE