



# SUBMITTAL CHECKLIST

## CHANGE OF USE REVIEW

Location: 7th & North Ave.

Type of Use: Base Home

ITEMS	DISTRIBUTION																																	
Date Received _____ Receipt # <u>2653</u> File # <u>COU 95-44</u>  DESCRIPTION	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input checked="" type="checkbox"/> City Fire Dept.	<input checked="" type="checkbox"/> City Police	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> Other																	TOTAL REQ'D.		
	● Application Fee <u>\$50.00</u>	1																																
● Submittal Checklist *	1																																	
● Application Form* v	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
● Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
● Planning Clearance*	1																																	
● Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
● General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
● 11" x 17" Site Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			
● Sketch of Proposed Signage	1																																	
● Evidence of Title	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																			

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

DATE SUBMITTED: 7/13/95

# CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: DENNIS GLASS

ADDRESS: 7<sup>TH</sup> STREET & NORTH AVE (SOPENAY BUILDING)

PHONE: AA 241-7830

APPLICANT'S NAME: STARGIS ENTERPRISES, INC.

ADDRESS: 2004 S. BROADWAY

PHONE: 243-2930

LOCATION OF PROPERTY: 7<sup>TH</sup> STREET & NORTH AVENUE (644 NORTH AVENUE)

TAX PARCEL #: 2945-114-00-043

EXISTING USE: WAREHOUSE

PROPOSED USE: AMUSEMENT

OTHER: \_\_\_\_\_

FOR OFFICE USE ONLY

ZONE: C-1

SETBACKS: F EXISTING BUILDING S R

SPECIAL CONDITIONS: Must comply with all Fire & Building Codes. Recommend applicant contact Police Dept. to discuss recommended security/safety design features

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Michael T. Wolfe President  
Signature

APPROVED BY: Kathy Porter

DATE APPROVED: 7/27/95

# REVIEW COMMENTS

Page 1 of 2

FILE #COU-95-4.6

TITLE HEADING: Change of Use - Warehouse to Amusement

LOCATION: 644 North Avenue

PETITIONER: Stargate Enterprises

PETITIONER'S ADDRESS/TELEPHONE: 2004 S. Broadway  
Grand Junction, CO 81503  
243-2930

PETITIONER'S REPRESENTATIVE: Michael Wolfe

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**CITY COMMUNITY DEVELOPMENT**  
**Kathy Portner**

**7/21/95**  
**244-1446**

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Petitioner is using 11,000 s.f. of the 24,363 s.f. building.

## PARKING REQUIREMENTS

- - 3,000 s.f. - laser storm arena (24 people max.) = 8 spaces required
- - 1,000 s.f. - office - 1/300 s.f. = 4 spaces required
- - 7,000 s.f. - general recreation/amusement games - occupant load - 40 2.f./occ. = 175 people max - 1 space/3 people = 58 spaces required

Total required parking = 70 spaces. 100 spaces exist so there are 40 spaces remaining for the rest of the building which would allow for retail use with 8,000 s.f. of retail display area.

Sign allowance for the building is based on length of building facade and the allowance for the free-standing based on street frontage. A separate sign permit is required to be obtained by a licensed sign contractor.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**7/25/95**  
**244-1400**

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1. Provide adequate exiting for the occupant of the facility.
2. Provide adequate exit and emergency lighting.
3. The fire suppression and fire alarm systems that are installed are to be maintained in operating condition.
4. A remodel plan needs to be submitted to fire prevention for review to determine code compliance.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**7/21/95**  
**244-1591**

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It does not appear this use will result in an increase in traffic from the previous use - No TCP.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**7/25/95**  
**244-3587**

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This proposal could generate additional calls for service for the Police Department due to the nature of having a large number of teens in one location. A solution to assist the Police Department with this would be to provide adequate lighting for the exterior of the building and to have aggressively proactive exterior "patrols" by the management.

I would also hope the management would have, and enforce, some very strict rules for both inside and outside the building.

As the project gets closer, I would encourage a meeting between the petitioner and a Police Department representative.

### LATE COMMENTS

**CITY UTILITY ENGINEER**  
**Trent Prall**

**7/27/95**  
**244-1590**

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WATER - City  
SEWER - City - Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: 1) capacity of facility, 2) number of employees, 3) hours of operation, 4) percent of floor space that is office and, 5) percent of floor space that is retail space (if applicable).

## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



March 20, 1997

Ivan Wood  
c/o Mark Holmes  
Hill & Holmes  
1204 N. 7th Street  
Grand Junction, CO 81501

RE: 644 North Avenue

Dear Mr. Wood:

We have re-evaluated the parking requirement for 644 North Avenue based on the parking survey you provided. Currently, 11,000 s.f. of the 21,000 s.f. building is occupied by Laser Storm. The parking required for that use was calculated as follows (file #COU-95-4.6):

3,000 s.f. laser storm arena (24 people max.) = 8 spaces  
1,000 s.f. office - 1/300 s.f. = 4 spaces  
7,000 s.f. general recreation/amusement games - occupant load - 40 s.f./occ. = 175  
people max - 1 space/3 people = 58 spaces

Based on that, the total required parking was 70 spaces. However, the parking survey data you submitted, gathered over a 3 week period, indicates peak parking usage of 23 at noon, 29 at 6:00 p.m., 44 at 9:00 p.m. and 28 at 11:30 p.m. The owner of business notes that a majority of his clients are teenagers who do not drive but are dropped off and picked up by parents.

Section 5-5-1.I.1 of the Zoning and Development Code allows the Administrator to vary the parking requirement if expected automobile ownership or use patterns of employees, tenants, or other users varies from what is typical in the community or typical for the use. Based on the above information we are revising the required parking for the Laser Storm use to be 30 spaces during the day and 45 spaces after 6:00 p.m. The remainder of the spaces in the lot would be available for other uses in the building.

The above required parking is for the Laser Storm use only. A change in use of that space, as well as use of any of the remaining space will require a staff review for parking.

The City is eager to work with you on the proposed improvements to the site. Engineering will certainly support the closure of the curb cut on North Avenue closest to

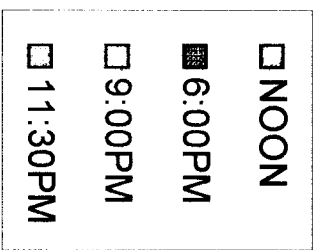
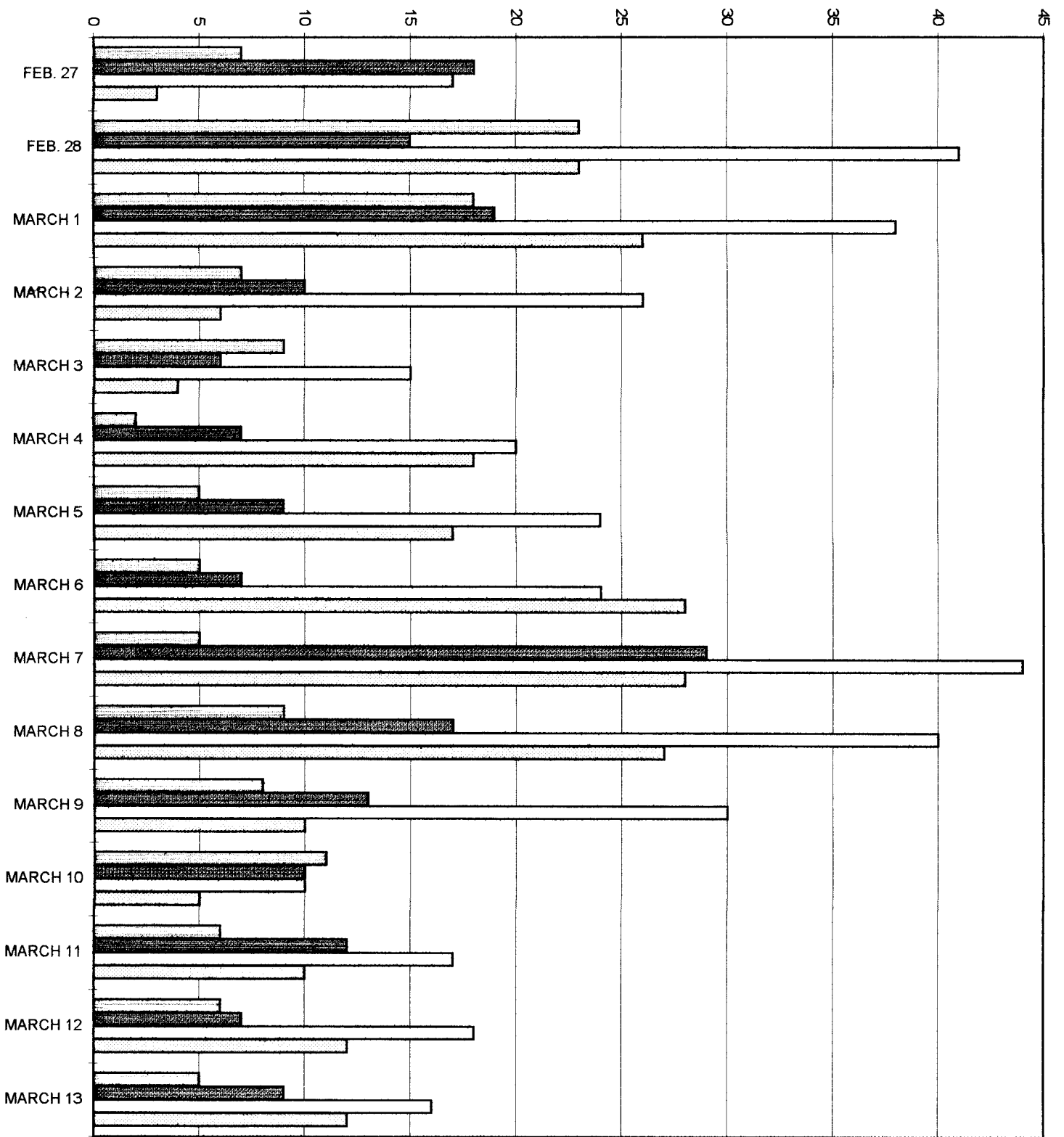
7th Street, although it will require formal approval by CDOT. We also support any landscaping you can add to the site and will be happy to review your plans.

Thank you for your cooperation in gathering the parking data.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katherine M. Portner".

Katherine M. Portner  
Acting Community Development Director





VEHICLE COUNT FOR 7TH AND NORTH PARKING LOT

	NOON	6:00PM	9:00PM	11:30PM
February 27	7	18	17	3
February 28	23	15	41	23
March 1	18	19	38	26
March 2	7	10	26	6
March 3	9	6	15	4
March 4	2	7	20	18
March 5	5	9	24	17
March 6	5	7	24	28
March 7	5	29	44	28
March 8	9	17	40	27
March 9	8	13	30	10
March 10	11	10	10	5
March 11	6	12	17	10
March 12	6	7	18	12
March 13	5	9	16	12
March 14	7	10	36	20
March 15	19	12	37	25
March 16	11	14	28	10