

fee paid - receipt # 2336

SUBMITTAL CHECKLIST

CONDITIONAL USE PERMIT

Location: Hilltop #1-70

Project Name: Hilltop Outdevelopment

ITEMS	SSID REFERENCE	DISTRIBUTION																						
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Parks/Recreation	County Planning	Water Field	Code Enforcement												
Submit all packets by Fri., May 5th at 5 p.m. PC hearing - June 6th Date Received <u>5-5-95</u> Receipt # <u>2336</u> File # <u>CUP-95-98</u>																								
● Application Fee <u>4500</u>	VII-1	1																						
● Submittal Checklist *	VII-3	1																						
● Review Agency Cover Sheet *	VII-3	1	1	1	1	1		1	1	1	1													
● Application Form *	VII-1	1	1	1	1	1	8	1	1	1	1													
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1													
● Evidence of Title - -	VII-2	1			1																			
○ Appraisal of Raw Land - -	VII-1	1			1				1															
● Names and Addresses *	VII-2	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					1													
○ ROW	VII-3	1	1	1	1	1																		
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1													
● Location Map <u>Field</u>	IX-21	1																						
● Vicinity Sketch <u>Site Plan</u>	IX-33	1	1	1	1	1	8	1	1	1	1													
<u>property includes adjacent tract use road easement</u>																								
● <u>Site 22 Assessment Map</u>		1																						
<u>Trailer map # 2701-36 from Milsa County Assessor's office</u>																								

5 Review Agencies + 8 65PC packets
TOTAL REQ'D.

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

GENERAL PROJECT REPORT
THE GRAND JUNCTION HILTON
"SUMMER UNDER THE STARS"
MUSIC SERIES

A. Project Description

1. Location

Project utilizes existing covered stage on the inside lawn area of the Grand Junction Hilton located at 743 Horizon Drive.

2. Acreage

Stage and lawn chair seating area utilizes approximately 1/2 acre of 1+ acres of developed recreational space (tennis, volleyball, pool, etc.)

3. Proposed use

Continuation of popular summer "Under The Stars" music series.

B. Public Benefit

Provides a cultural experience for adults and families in a safe, comfortable, outdoor setting at the Hilton. A wide range of popular musical styles are presented annually including folk, bluegrass, jazz, blues, pop, new age , tejano and classical. Past performing artists include: Koko Taylor, Leo Kottke, Peter Kater, Mason Williams, John McEuen, Los Lobos and Beausoleis.

Additional benefit is derived from the economic impact of the series by drawing guests into the Grand Junction area from Glenwood Springs, Aspen Telluride, Ouray, Montrose, Delta, Paonia, Rangely, Rifle, Moab and other regional communities.

C. Project Compliance, Compatibility and Impact

1. Adopted Plans and/or Policies

Project occurs on Hilton property and is seasonal (May through September). Scheduling occurs as a function of artists availability and tour schedule. Schedule for 95" at present includes; Friday, June 9, Saturday, September 26 and three contracted but date-to-be announced events in July and August. Dates are subject to change as they are contracted on the artists availability. 5-6 shows are planned for 95".

Attendance at these events averages about 500 persons.

Parking occurs on-site and is facilitated by Hilton security staff.

Event hours are usually 6:00 to 9:45 pm. Performance start time is 7:30. Concerts are generally 90 minutes to 2 hours. As the hotel tower is directly above the site we have a self-imposed curfew of 10pm.

SPL's (sound pressure levels) are monitored at the house mix area to insure a comfortable level for audience and hotel guests alike. The hotel itself, mature landscaping, the golf course, Interstate-70 and the Horizon Drive commercial corridor are very effective at blocking and absorbing any residual sound.

2. Land Use In The Surrounding Area

Concert site is bordered by the Hilton structure immediately to the east. The Hilton parking lot and Interstate-70 to the north. The Bookcliff Country Club golf course to the west. The Hilton Tennis Courts, Hilton Parking lot and further out, Horizon Drive to the south. The nearest residential area is 1,300' south. Lying between this area and the concert site are the Hilton tennis courts and parking lot, the Horizon Drive commercial zone consisting of fast food restaurants, commercial office buildings and other motel properties. The next nearest residential area is to the west 1,800'. Between this area and the concert site lies the BCC golf course.

3. Site Access and Traffic Patterns

Site is accessed normally as a guest would arrive and park at the Hilton. Hilton security staff segregates overnight guests from evening guests at a checkpoint in the Hotels driveway.

4. Availability of Utilities Including Proximity To Fire Hydrants

Existing utilities are adequate for use. A 100 amp disconnect box for the stage to service musical events as well as convention oriented use is planned. A fire extinguisher is located on stage. No other structures are present or planned.

5. Special Or Unusual Demands On Utilities.

None.

6. Effects on Public Facilities

None.

7. Site Soils and Geology

Not applicable

8. Impact of Project On Site Geology and Geological Hazards, If Any

None.

9. Hours Of Operation

Guests begin arriving at 6pm. Shows begin at 7:30 and end at 9:45. Curfew is 10pm. This is a late afternoon to shortly after dusk schedule that allows the guests adequate time to arrive and ends early enough to satisfy overnight guests.

10. Signage Plans

None

D. Development Schedule and Phasing

Outdoor summer shows have been occurring at the Hilton on this site since the Hilton opened in 1983. A very costly project was rained out three years ago prompting the Hilton to build a permanent stage and roof on the site in 94". This investment has been well received by artists and audience alike as a premier intimate concert location. The audience brings lawn chairs or sits on the grass. Most events are scheduled on weekends and 5-6 events are planned this year. The shows generally run from 1 1/2 to 2 hours. The site has been very well received by fans and no further development is planned at this time.



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

Receipt 2336
 Date 5-5-95
 Rec'd By KP
 File No. CUP-95-90

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 checked="" type="checkbox"/> Conditional Use			Hilton-Horizon	H.O.	Hotel
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>Grand Junction Hilton</u> Name	<u>Grand Junction Hilton</u> Name	<u>Wendel McConnell</u> Name
<u>743 Horizon Drive</u> Address	<u>743 Horizon Drive</u> Address	<u>743 Horizon Drive</u> Address
<u>Grand Jct., CO 81506</u> City/State/Zip	<u>Grand Jct. CO 81506</u> City/State/Zip	<u>Grand Junction, CO 81506</u> City/State/Zip
<u>(970) 241-8888</u> Business Phone No.	<u>(970) 241-8888</u> Business Phone No.	<u>(970) 241-8888</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 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 present, 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.

Wendel McConnell 5/4/95
 Signature of Person Completing Application Date

Grand Junction Hilton

Wendel McConnell
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

REVIEW COMMENTS

Page 1 of 1

FILE #CUP-95-90

TITLE HEADING: Conditional Use Permit - Outdoor Events

LOCATION: 743 Horizon Drive

PETITIONER: Grand Junction Hilton

PETITIONER'S ADDRESS/TELEPHONE: 743 Horizon Drive
Grand Junction, CO 81506
241-8888

PETITIONER'S REPRESENTATIVE: Wendel McConnell

STAFF REPRESENTATIVE: Tom Dixon

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 24, 1995.

CITY DEVELOPMENT ENGINEER 5/10/95
Jody Kliska 244-1591

No comment.

CITY CODE ENFORCEMENT 5/11/95
Jan Koehn 244-1593

No objections provided that the Hilton can comply with Municipal Code Section 16-106 "Unnecessary and Unusually Loud Noise" (see attached).

CITY ATTORNEY 5/11/95
Dan Wilson 244-1505

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT 5/17/95
Tom Dixon 244-1447

See attached comments.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:
Mesa County Planning

ENVIRONMENT

16-126

Cross reference(s)--Traffic and vehicles, ch. 36.

State law reference(s)--Similar provisions, C.R.S. § 42-4-1208.

Secs. 16-83--16-105. Reserved.

ARTICLE V. NOISE*

*Cross reference(s)--Barking dogs prohibition, § 6-61.

Sec. 16-106. Unnecessary and unusually loud noise.

(a) *Prohibition during certain hours.* It shall be unlawful for any person to make, continue or cause to be made or continued any unnecessary, unusually loud or unusual noise between the hours of 8:00 p.m. and 6:00 a.m. which either annoys, injures or endangers the comfort, repose, health or safety of other persons. For the purpose of this section, a member of the police department of the city is empowered to make a prima facie determination as to whether such noise constitutes a public nuisance.

(b) *Near schools and hospitals.* It shall be unlawful for any person, by himself or in the operation of any instrument, machine or vehicle, to make any unnecessary noise within 150 feet of any hospital or other institution reserved for the sick, or any school during school hours.

(c) *Exemptions.* Persons actively engaged in lawful employment or other lawful pursuits in the area described in subsection (b) of this section, shall be exempt from the provisions of this section.

(Code 1965, § 19-4)

Secs. 16-107--16-125. Reserved.

ARTICLE VI. AIR POLLUTION

Sec. 16-126. Control of dust-producing areas.

It shall be unlawful for any person to own, possess or control any cleared area, parking lot, vacant lot or other site used by vehicular traffic without implementing an effective abatement or preventive fugitive dust-control measure, as may be required, which may include, but is not limited to, the following:

Response To Review Comments

Conditional Use Permit-Outdoor Events Grand Junction Hilton

City Code Enforcement

No objections provided that the Hilton can Comply with Municipal Code Section 16-106 "Unnecessary and Unusually Loud Noise"

Reply

In the past when there has been a noise complaint, we have gone to the area where the complaint originated from, usually with a police officer, and typically found no evidence of excessive or continuous noise. In some circumstances, sporadic sound could be heard but it was not of the level or duration that would breach a homes windows or walls.

We have voluntarily limited our own hours and styles of music presented to be harmonious with the hotel and our surrounding neighbors. Many of the shows presented here are so quiet you could whisper and be heard in the next row. Others are presented in a band format but are pop or soft rock acts. A few others are ethnic, either of blues or cajun style . None of the acts presented in this facility are rock, metal or rap. We are confident that a reasonable member of the police department could go into a neighborhood and find a sound level of acceptable proportion.

Response To Staff Analysis

Petitioner has reviewed the staff analysis and is in agreement with their findings.

Response To Staff Recommendation

Regarding staffs recommendation that a maximum of six (6) outdoor concerts per calendar year shall be scheduled. We would like to go on record that these six be further defined as national touring acts, promoted to a regional area utilizing professional services. For example, Leo Kottke or Chuck Mangione would be in this category but John Bayley playing FAC on the patio would not. Neither would the symphony or a small combo playing for a private function. This definition is important to set aside the type of entertainment this document has been prepared for from the day to day normal operating functions and special community non-profit events.

Regarding staff's recommendation on a 10:00pm curfew . We have no objections.

Regarding staff's recommendation that the hotel publish its full program by May 1st. We do not set artists schedules and hence the schedule game is very much up to them. When they are available to play Grand Junction they let us know. While there have been some circumstances where we were able to have the season booked by May 1st., they have been the exception rather than the rule. For Grand Junction to afford the best entertainment it must generally wait for the so called "plum" dates to be filled in Denver, Salt Lake and the mountain resorts. It is at that point that the proper negotiations can be made to make the Grand Junction play affordable for the artists.

Generally this occurs 30-60 days out from the actual scheduled appearance. Once we make that negotiation we make every effort to publicize the date in order to sell the tickets. Newspaper, radio, television and direct mail are all used to inform the public of the schedule. In 95' our policy will also be to inform the GJPD in advance of show dates. This way they will know in advance of any activity there and the hours thereof. To summarize, we will do everything we can to publicize the events as we know them but it is not realistic for us to be able to book an August or late July date by the first of May.

STAFF REVIEW

FILE: #CUP-95-90

DATE: May 17, 1995

STAFF: Tom Dixon, AICP

REQUEST: Conditional Use to allow outdoor musical concert series,
known as "Summer Under The Stars"

LOCATION: 743 Horizon Drive

APPLICANT: Wendel McConnell (Grand Junction Hilton)

EXISTING LAND USE: Commercial

SURROUNDING LAND USE:

NORTH: Interstate highway
SOUTH: Commercial
EAST: Commercial
WEST: Golf course

EXISTING ZONING: HO

SURROUNDING ZONING:

NORTH: HO
SOUTH: R1B (Mesa County)
EAST: HO
WEST: R1B (Mesa County)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Horizon Drive Corridor Guidelines apply to this site. The proposal to allow concerts in these existing facilities is not contrary to the guidelines.

STAFF ANALYSIS: The existing development, the Hilton Hotel, has associated parking and outdoor facilities including a stage for concerts, already in place on this site. Since 1983, the Hilton Hotel has hosted an annual summer musical concert series now known as "Summer Under The Stars".

A Conditional Use permit is required to allow outdoor events of a cultural, sporting, educational, or recreational nature. Although the concert series have been occurring since 1983 (according to the petitioners' statement) no Conditional Use review and approval has been granted for this use.

The petitioners state that the ongoing concert series now averages about five to six shows a year. These shows are seasonal and are scheduled in the months of May to September. The concerts are usually on weekend evenings, start at 7:30 and end sometime around 9:30 or 9:45. In no cases do the shows extend past 10:00

p.m. out of consideration for the patrons of the hotel. Average attendance for the events is 500 persons.

Last summer, one of the shows generated citizen complaints and it was noted at that time that no formal approval had been granted for the concert series as required by the Zoning and Development Code (ZDC). The Hilton Hotel now requests that approval be granted to continue the musical series this summer and for future summers.

In order to be approved as a Conditional Use, the proposal must satisfy the following general criteria:

A. The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc..

Finding: The concert series is an entertainment function that has endured over the past decade without significant adverse or deleterious effects to surrounding commercial uses or more distant residential neighborhoods. No noise level studies have been undertaken on what decibel levels emanate from the site. This could become necessary if continued complaints occur. At this time, there does not appear to be widespread community problems with continued use being compatible with adjacent uses. No complaints have been received from adjoining uses including the adjacent Bookcliff Country Club.

B. The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc. are sufficient to protect adjacent uses.

Finding: The site design is such that a only a limited number of people can attend the concert series due to constraints imposed by area and existing development. The Hilton Hotel provides security personnel and controls access to the hotel's parking lot on the night of concerts. At this time, the Hilton appears to be taking all reasonable measures to ensure that design and operating features are sufficient to protect nearby uses.

C. Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above. Undesirable impacts on these uses shall be controlled or eliminated.

Finding: The musical series is an accessory use to the hotel. The concerts are desirable in that they draw concert patrons from a larger regional area of western Colorado and southeastern Utah thereby providing an economic impact to Grand Junction. Although it would be difficult to state that the musical events are a necessary component of the Hilton's operation, it is a necessary

part of the community's limited cultural and entertainment offering. Presently, Grand Junction has no alternative sites or facilities that they can attract and support the internationally known artists that appear at these concerts hosted by the Hilton Hotel.

D. Adequate public services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.

Finding: All necessary services to the Hilton Hotel are in place and operating.

E. Other uses complementary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc..

Finding: All complementary services, particularly transportation facilities, are in place to serve the concert series.

F. Provisions for proper maintenance shall be provided.

Finding: The Hilton Hotel has demonstrated that its facility is a well kept and maintained development.

G. The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.

Finding: The Horizon Drive Corridor Guidelines emphasizes the commercial and retail nature of this portion of the corridor. The concert series supports this land use.

Comments received by review agencies indicates there are no objections provided that the concert series can comply with City Municipal Code, Section 16-106, Unnecessary and Unusually Loud Noise".

STAFF RECOMMENDATION: Approval of the concert series with the following conditions:

- 1) A maximum of six (6) outdoor concerts per calendar year shall be scheduled.
- 2) All concerts shall be concluded no later than 10:00 p.m. and all music, whether live or taped, is prohibited thereafter.
- 3) The Hilton Hotel shall publish its full "Summer Under The Stars" program each year by May 1st. This schedule shall be readily available in order to inform the public of that summer's program.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #CUP-95-90, I move that we approve the proposed Conditional Use subject to staff recommendation and approval.

STAFF REVIEW (Final)

FILE: #CUP-95-90

DATE: May 25, 1995

STAFF: Tom Dixon, AICP

REQUEST: Conditional Use to allow outdoor musical concert series,
known as "Summer Under The Stars"

LOCATION: 743 Horizon Drive

APPLICANT: Wendel McConnell (Grand Junction Hilton)

EXISTING LAND USE: Commercial

SURROUNDING LAND USE:

NORTH: Interstate highway
SOUTH: Commercial
EAST: Commercial
WEST: Golf course

EXISTING ZONING: HO

SURROUNDING ZONING:

NORTH: HO
SOUTH: R1B (Mesa County)
EAST: HO
WEST: R1B (Mesa County)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: The Horizon Drive Corridor Guidelines apply to this site. The proposal to allow concerts in these existing facilities is not contrary to the guidelines.

STAFF ANALYSIS: The existing development, the Hilton Hotel, has associated parking and outdoor facilities including a stage for concerts already in place on this site. Since 1983, the Hilton Hotel has hosted an annual summer musical concert series now known as "Summer Under The Stars".

A Conditional Use permit is required to allow outdoor events of a cultural, sporting, educational, or recreational nature. Although the concert series have been occurring since 1983 (according to the petitioners' statement) no Conditional Use review and approval has been granted for this use.

The petitioners state that the ongoing concert series now averages about five to six shows a year. These shows are seasonal and are scheduled in the months of May to September. The concerts are usually on weekend evenings, start at 7:30 and end sometime around 9:30 or 9:45. In no cases do the shows extend past 10:00

p.m. out of consideration for the patrons of the hotel. Average attendance for the events is 500 persons.

Last summer, one of the shows generated a citizen complaint and it was noted at that time that no formal approval had been granted for the concert series as required by the Zoning and Development Code (ZDC). The Hilton Hotel now requests that approval be granted to continue the musical series this summer and for future summers.

In order to be approved as a Conditional Use, the proposal must satisfy the following general criteria:

A. The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc..

Findings: The concert series is an entertainment function that has endured over the past decade without significant adverse or deleterious effects to surrounding commercial uses or more distant residential neighborhoods. No noise level studies have been undertaken on what decibel levels emanate from the site. This could become necessary if continued complaints occur. At this time, there does not appear to be widespread community problems with continuation of the concert series being compatible with adjacent uses. No complaints have been received from adjoining uses including the adjacent Bookcliff Country Club.

B. The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc. are sufficient to protect adjacent uses.

Findings: The site design is such that a only a limited number of people can attend the concert series due to constraints imposed by a limited seating area and existing development. The Hilton Hotel provides security personnel and controls access to the hotel's parking lot on the night of concerts. At this time, the Hilton appears to be taking all reasonable measures to ensure that design and operating features are sufficient to protect nearby uses from adverse impacts.

C. Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above. Undesirable impacts on these uses shall be controlled or eliminated.

Findings: The musical series is an accessory use to the hotel. The concerts are desirable in that they draw concert patrons from a larger regional area of western Colorado and southeastern Utah thereby providing an economic impact to Grand Junction. Although it would be difficult to state that the musical events are a

necessary component of the Hilton's operation, it is a necessary part of the community's limited cultural and entertainment offering. Presently, Grand Junction has no alternative sites or facilities that they can attract and support the internationally known artists that appear at these concerts.

D. Adequate public services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.

Finding: All necessary services to the Hilton Hotel are in place and operating.

E. Other uses complementary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc..

Finding: All complementary services, particularly transportation facilities, are in place to serve the concert series.

F. Provisions for proper maintenance shall be provided.

Finding: The Hilton Hotel has demonstrated that its facility is a well kept and maintained development.

G. The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.

Finding: The Horizon Drive Corridor Guidelines emphasizes the commercial and retail nature of this portion of the corridor. The concert series supports this land use.

CONCLUSIONS: The concert series provide community benefits of a cultural and entertainment nature. Their impacts have been minimal and their operation reasonable. The request to continue the series sufficiently satisfies the approval criteria for Conditional Uses.

Comments received by review agencies indicates there are no objections provided that the concert series can comply with City Municipal Code, Section 16-106, Unnecessary and Unusually Loud Noise".

STAFF RECOMMENDATION: Approval of the concert series with the following conditions:

- 1) A maximum of six (6) outdoor concerts per calendar year shall be scheduled. An outdoor concert, for the purposes of this condition, is defined as shows involving nationally touring musicians/artists. Local fund-raising events or outdoor music performed exclusively for hotel patrons is excluded from this limitation.

2) All concerts shall be concluded no later than 10:00 p.m. and all outdoor music, whether live or taped, is prohibited thereafter.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item #CUP-95-90, I move that we approve the proposed Conditional Use subject to staff recommendation and conditions.

City of Grand Junction

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

Phone: (970) 244-1436
FAX: (970) 244-1599



April 3, 1998

Sandy M. Garnett
Grand Junction Hilton
743 Horizon Drive
Grand Junction, CO 81506

RE: File #CUP-95-90, Hilton Outdoor Concerts

Dear Ms. Garnett,

Based on the list you provided of outdoor concert events held in 1997 at the Hilton, the conditional use permit remains valid. It is still subject to the same conditions as follows:

- 1) A maximum of six outdoor concerts per calendar year shall be scheduled. An outdoor concert, for the purposes of this condition, is defined as shows involving nationally touring musicians/artists. Local fund-raising events or outdoor music performed exclusively for hotel patrons is excluded from this limitation.
- 2) All concerts shall be concluded no later than 10:00 p.m. and all outdoor music, whether live or taped, is prohibited thereafter.

If you have any questions, call me at 244-1442.

Sincerely,

A handwritten signature in black ink that reads "Mike Pelletier". The signature is written in a cursive, flowing style.

Mike Pelletier
Associate Planner

CUP-95-90

2701-363-00-115
Bookcliff Country Club
2730 G Road
Grand Jct, CO 81506

2701-364-00-106
Feeley Family Ltd
2022 Baseline Dr.
Grand Jct, CO 81503

2701-364-40-002
Horizon Dr. Enterprises
715 Horizon Dr. Ste 380
Grand Jct, CO 81506

2701-364-40-948
City of Grand Junction
250 N 5th St.
Grand Jct, CO 81501

2701-364-00-037
Bookcliff Country Club
2730 G Road
Grand Jct, CO 81506

2701-364-00-054
Norbert J Lukas
6550 Gunpark Dr.
Boulder, CO 80301

2701-364-40-949
Horizon Dr. Enterprises
& City of Grand Junction
250 N 5th St.
Grand Jct, CO 81501

2701-364-00-025
Robert L Zarlingo
Lawrence J
2278 Holland Dr.
Grand Jct, CO 81503

2701-364-00-029
Laird K Smith
Clinton Biggs
1702 N 18th St.
Grand Jct, CO 81501

2701-364-00-055
Z Z Inc.
750 Horizon Dr.
Grand Jct, CO 81506

2701-361-29-008
Robert F Starodaj
Donnelley Erdman
360 Lake Ave.
Aspen, CO 81611

2701-361-29-009
David P Fisher
2611 Kelly Dr.
Grand Jct, CO 81506

2701-361-29-010
David P Fisher
2611 Kelly Dr.
Grand Jct, CO 81506

2701-361-29-011
David P Fisher
2611 Kelly Dr.
Grand Jct, CO 81506

2701-361-29-018
Western States Motel
PO Box 2188
Grand Jct, CO 81502

2701-362-00-043
Bookcliff Country Club
2730 G Road
Grand Jct, CO 81506

2701-362-34-012
Leslie J Hagie
PO Box 70
Crawford, CO 81415

2701-362-34-013
Leslie J Hagie
PO Box 70
Crawford, CO 81415

2701-364-00-022
L K Smith
C Biggs C/O Holiday Inn
PO Box 1725
Grand Jct, CO 81502

2701-364-00-023
Western States Motel
C/O Holiday Inn
PO Box 1725
Grand Jct, CO 81502

2701-364-00-026
Bruce C Currier
C/O Holiday Inn
PO Box 1725
Grand Jct, CO 81502

2701-364-00-041
Acorn Petroleum Inc.
C/O Ochs Brothers
PO Box 603
Colo Sps, CO 80901

2701-364-00-119
Thrifty Car Rental
750 1/4 Horizon Dr.
Grand Jct, CO 81506

2701-364-33-001
Louis Forster
737 Horizon Dr.
Grand Jct, CO 81506

2701-364-33-011
Lake Creek Mgmt. Inc.
PO Box 3641
Edwards, CO 81632

Grand Junction Hilton
ATTN: W. McConnell
743 Horizon Drive
Grand Junction, CO 81506

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

To: Grand Junction Planning Commission

June 6, 1995

Re: CUP-95-90
Conditional Use Permit - Outdoor Events
Grand Junction Hilton

We, the undersigned object to allowing a Conditional Use for the Hilton to hold outdoor events. In the past we have called City Council Members, Police, and the Hilton to ask that the volume be turned down and that the event cease at 10:00 P.M. We were ignored and had to put up with the noise.

<u>NAME</u>	<u>ADDRESS</u>
Nancy Dickey	718 Nible Dr.
Donald Dickey	718 Nible Dr.
Norothy Henrikson	712 Nible Dr.
Milton Henrikson	712 Nible Dr.
Hick & Mauris Saunders	710 Nible Dr.
Lin Ingren	708 Nible Dr.
Allene Newman	707 Nible Dr.
Arlene Vogel	705 Putter Dr.
Mabel Reese	702 Putter Dr.
Adrian A. Stuart	716 Nible Dr.
Glen Barry	714 Nible Dr.
Robert Langley	719 BRASSIE DR.
Cudi Gronberger	719 Brassie Dr.
Wanda Twedell	719 Nible Dr.