

BUILDING DEPT.
CITY OF GRAND JUNCTION,
250 N. 5th STREET,
GRAND JUNCTION,
CO. 81501

GENTLEMEN,

The following narrative is to describe proposed modifications to a business in Clifton, Co.

A Conditional Use Permit is requested for the purpose of enlarging a bar/lounge.

The business is located at 3210 I-70 Business Loop in the Browns' Pointe Plaza. The Pointe Lounge is immediately north of Browns' Pointe Restaurant. A Conditional Use Permit is needed for the purpose of removing part of the dividing wall between the Pointe Lounge and the vacant space immediately north in the same building. The wall; that we wish to remove is non-structural in that it is non-weight bearing. A sketch is provided with this request.

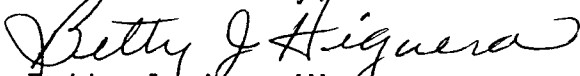
The Pointe Lounge currently has an area of 1800 square feet. Removing the said wall will add an additional 1200 square feet.

Seating capacity will be for 70 persons.

There is a structural steel beam 19 feet from the east wall which will be left in place and panelled for the purpose of aesthetics. The structural integrity of the building will remain the same. The dividing wall is constructed of sheet rock attached to metallic studs. We wish to remove 40 feet of this dividing wall. A sketch of the Browns' Pointe Plaza is provided.

Thank You for your consideration.

Yours Sincerely,



Betty J. Anne Higuera
726 Teller Ave
Grand Junction Co. 81501

HI Neal 243-5230

SUBMITTAL CHECKLIST

CONDITIONAL USE PERMIT

Location: 3210 I-70 Business Loop Project Name: Pointe Lounge

ITEMS		DISTRIBUTION											TOTAL REQ'D							
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng. - <i>Cliffen Sam</i>	○ City Property Agent	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	○ City Parks/Recreation	● County Planning	● Walker-Field City Police									
Date Received <u>3-1-96</u>																				
Receipt # <u>3606</u>																				
File # <u>CUP-96-50</u>																				
● Application Fee <u>\$350.00</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>243-112</u>	IX-21	1																		
● Vicinity Sketch <u>Shopping Center</u>	IX-33	1	1	1	1	1		8	1	1	1	1								

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

PRE-APPLICATION CONFERENCE

Date: 2/26/96
Conference Attendance:
Proposal: CUP - Expansion of M/V
Location: 3210 I-70 B

Tax Parcel Number: 2943-112-00-215
Review Fee: \$350.00

(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/TCP required? TCP Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee 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.

X Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. CWP-96-50

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			<u>3210 T-70B</u>		<u>Expansion of Use</u>
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name: Betty Higuera + Al Neal
 Name: Betty Higuera + Al Neal
 Name: (Same)

Address: 726 Teller Ave
 Address: 726 Teller Ave
 Address: (Same)

City/State/Zip: Grand Junction Co 81501
 City/State/Zip: Grand Junction Co 81501
 City/State/Zip: Grand Junction Co 81501

Business Phone No. 434-7214
 Business Phone No. 434-7214
 Business Phone No. 434-7214

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 required 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.

Betty Higuera
Signature of Person Completing Application Date: 3/1/96

Signature of Property Owner(s) - attach additional sheets if necessary Date

2943-112-00-199
DAVID W NOVAK
MARGARET P
RR 6 BOX 54
BEDFORD, PA 15522-8801

2943-112-00-103
ROADWAY EXPRESS INC
ATTN:STATE TAX DEPT
PO BOX 471
AKRON, OH 44309-0471

2943-112-00-104
ROADWAY EXPRESS INC
1077 GORGE BLVD
AKRON, OH 44310-2408

2943-112-00-215
SUNWEST N O P INC
SOUTHWEST PROPERTY TAX
PO BOX 2422
GRANBURY, TX 76048-7422

2943-112-00-240
FEATHER-MEDSKER-SMITH LTD
333 W HAMPDEN AVE STE 500
ENGLEWOOD, CO 80110-2335

2943-112-00-931
MESA COUNTY
LIBRARY
GRAND JUNCTION, CO 81501

2943-112-00-025
KLEM L SCHURR
TAMMY D
327 GUNNISON AVE
GRAND JUNCTION, CO 81501-2429

2943-112-00-210
M L FRANCIS
JEAN M
PO BOX 1767
GRAND JUNCTION, CO 81502-1767

2943-112-00-033
ANTHONY WILLIAM SHEPLAY
2205 E MORRISON CT
GRAND JUNCTION, CO 81503-2535

2943-112-00-221
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-00-222
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-00-224
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-00-225
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-00-239
BEN DOWD
DBA BEN DOWD EXCAVATING
3097 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

2943-112-00-246
BEN DOWD
3097 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

2943-112-00-212
MCDONALD'S CORPORATION
(5-142)
C/O KING ENTERPRISES
556 25 RD
GRAND JUNCTION, CO 81505-1311

2943-112-00-037
DON C DESROSIERS
2643 F 1/2 RD
GRAND JUNCTION, CO 81506-8313

2943-112-00-220
W R BRAY
ETAL
2660 G RD
GRAND JUNCTION, CO 81506-8392

2943-112-00-022
CLAYTON E DOCKER
PO BOX 58
CLIFTON, CO 81520-0058

2943-112-00-138
PAUL E BARRICK
PO BOX 157
CLIFTON, CO 81520-0157

2943-112-00-946
CLIFTON SANITATION DISTRICT
NO.2
PO BOX 186
CLIFTON, CO 81520-0186

2943-112-00-108
CLIFTON REALTY INCORPORATED
C/O SCHAUENBURG
PO BOX 335
CLIFTON, CO 81520-0335

2943-112-00-137
THOMAS E SHAWLER
BEDA R
PO BOX 348
CLIFTON, CO 81520-0348

2943-112-00-196
CLARENCE B MILLS
FLORA
PO BOX 432
CLIFTON, CO 81520-0432

2943-112-00-130
JAMES R LINDEN
PO BOX 1300
CLIFTON, CO 81520-1300

2943-112-00-116
ROBERT R KITTEL
VERA L
3288 F RD
CLIFTON, CO 81520-7536

2943-112-00-023
MARGARET M HARDIN
3232 1/2 FRONT ST
CLIFTON, CO 81520-7601

2943-112-00-158
DANIEL L HEIM
MARY A
3234 FRONT ST
CLIFTON, CO 81520-7601

2943-112-00-026
ERNEST L MORGAN
BARBARA E
3246 1/2 FRONT ST
CLIFTON, CO 81520-7602

2943-112-00-029
ALLEN L STAGNER
LYNETTE M STAGNER
3248 FRONT ST
CLIFTON, CO 81520-7602

2943-112-00-041
ALAN R SLACK
KATHLEEN
3220 E 1/2 RD
CLIFTON, CO 81520-7611

2943-112-00-042
ROY L GEORGE
3214 E 1/2 RD
CLIFTON, CO 81520-7611

2943-112-00-044
ROBERTA L AKENS
3216 E 1/2 RD
CLIFTON, CO 81520-7611

2943-112-00-038
HOWARD T KORB
ESTATE & CLEO M KORB
3242 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-122
RICHARD PERRY SOUTHWELL
NILA JAY SOUTHWELL
3230 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-151
ROBERT L MEYERS
MARY E
3228 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-203
MYRNA MAE HUDSON
3240 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-204
MYRNA M HUDSON
3240 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-205
MYRNA M HUDSON
3240 E 1/2 RD
CLIFTON, CO 81520-7615

2943-112-00-209
MARK W BRUTON
ANNA J
3248 E 1/2 RD
CLIFTON, CO 81520-7618

2943-112-00-211
MARK W BRUTON
ANNA J
3248 E 1/2 RD
CLIFTON, CO 81520-7618

2943-112-00-034
CARL D PHILLIPS
JANET K
561 32 1/2 RD
CLIFTON, CO 81520-7765

2943-112-00-109
MARFLOR REALTY LLC
569 32 1/2 RD
CLIFTON, CO 81520-7765

2943-112-00-117
BRUCE BORNEMAN
ELIZABETH GRACY
559 32 1/2 RD
CLIFTON, CO 81520-7765

2943-112-00-157
FRANKLIN H BROWN
2902 S GLEN AVE STE B
GLENWOOD SPRINGS, CO
81601-4419

2943-112-00-148
SEIDEL CORP
PO BOX 323
MESA, CO 81643-0323

2943-112-00-226
ALBERTSONS INC
250 PARK CENTER BLVD
BOISE, ID 83706

2943-112-00-233
D RONALD BOICE
NORA MAY % BOICE ENTERPRISES
930 E NAVAJO ST
FARMINGTON, NM 87401-9178

2943-112-00-227
PL ACQUISITION CORP %PAYLESS
DRUG STORE
ATTN: PROP TAX ACCTG. #5308
9275 SW PEYTON LN
WILSONVILLE, OR 97070-9200

2943-112-45-001
THUNDER MOUNTAIN PROPERTIES
LTD
960 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2943-112-45-002
THUNDER MOUNTAIN PROPERTIES
LTD
PO BOX 670
CLIFTON, CO 81520-0670

2943-112-36-008
CHAFFIN INC
C/O GIBSON'S DISCOUNT CENTR
INC
100 CHAFFIN INDUSTRIAL PARK
DODGE CITY, KS 67801-9301

2943-112-36-003
THOMAS JOHN TEMMER
ANNE ELIZABETH TEMMER
1122 N 12TH ST
GRAND JUNCTION, CO 81501-7641

2943-112-36-004
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-36-005
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-36-006
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-112-36-009
HASCO INC
C/O GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-101-18-004
VELVA CARNES
ETAL
2660 WEST LONG CIR
LITTLETON, CO 80120

2943-101-18-002
VELVA CARNES
ETAL
2660 W LONG CIR
LITTLETON, CO 80120-4378

2943-101-05-025
CONRAD E SCHUBERTH
935 W WEBSTER AVE
CHICAGO, IL 60614-3626

2943-101-05-024
LIPSON III PROPERTIES
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500

2943-101-05-005
MALENE B BERG
578 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-008
HELEN C FOSTER
NORMA K WUNDERWALD
580 1/2 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-012
BRUCE BRETHEN
584 1/2 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-016
RODNEY E VANDERMEER
DEANNA L
3190 1/2 ORSON AVE
GRAND JUNCTION, CO 81504-6077

2943-101-05-011
DON MALONE
BRENDA
585 1/2 31 3/4 RD
GRAND JUNCTION, CO 81504-6159

2943-101-05-003
MARY JEAN KERSKI
576 CLIFTON WAY
CLIFTON, CO 81520

2943-101-14-008
IRENE THEIS
3195 F RD # SP-8
GRAND JUNCTION, CO 81504-4033

2943-101-14-002
ERNESTINE G COTTHAUS
3195 F RD TRLR 2
GRAND JUNCTION, CO 81504-5941

2943-101-14-007
ANTHONY BAX
GERTRUDE
3195 F RD TRLR 7
GRAND JUNCTION, CO 81504-5941

2943-101-05-004
JAMES W WIEGMANN
BARBARA A
576 1/2 CLIFTON WAY
CLIFTON, CO 81504

2943-101-05-006
HELLEN I MAYES
578 1/2 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-009
BARBARA C BLOWERS
582 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-002
CARROLL F HARVEY
3194 BOOKCLIFF AVE
GRAND JUNCTION, CO 81504-6062

2943-101-05-018
KENNETH R BRAKHAHN
DONNA G
3188 1/2 ORSON AVE
GRAND JUNCTION, CO 81504-6077

2943-101-05-020
DON MALONE
BRENDA
585 1/2 31 3/4 RD
GRAND JUNCTION, CO 81504-6159

2943-101-05-017
ANNA L JONES
3247 E RD
CLIFTON, CO 81520-7869

2943-101-14-003
ROBERT WAYNE BROWN
ETAL - % AMY E BROWN
3195 F RD TRLR 29
GRAND JUNCTION, CO 81504-4038

2943-101-14-004
RUSTY CALLOW
3195 F RD TRLR 4
GRAND JUNCTION, CO 81504-5941

2943-101-14-009
LLOYD B PATTERSON
DORIS L
3195 F RD TRLR 9
GRAND JUNCTION, CO 81504-5941

2943-101-05-021
RANDALL LEE ADAMSON
586 PLAINVIEW DR
GRAND JUNCTION, CO 81504-6010

2943-101-05-007
KIM L JOSLIN
LINDA L ALARID
580 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-010
LARRY L ROPER
582 1/2 CLIFTON WAY
GRAND JUNCTION, CO 81504-6012

2943-101-05-015
MATTHEW R BENAVIDEZ
CHRISTINA H MAESTAS
3192 ORSON AVE
GRAND JUNCTION, CO 81504-6077

2943-101-05-019
RICHARD D SEHLER
MARGARET C
3188 ORSON AVE
GRAND JUNCTION, CO 81504-6077

2943-101-05-014
BONITA M JOHNSON
540 CHULUOTA AVE
GRAND JUNCTION, CO 81505-1663

2943-101-05-013
JOHN O HUFF
KIMBERLY S
3302 C RD
PALISADE, CO 81526-9530

2943-101-14-001
DAVID W JOHNSON
ANTONIA
3195 F RD TRLR 1
GRAND JUNCTION, CO 81504-5941

2943-101-14-005
ELAYNE B PORTER
MARK MACEY BONAN
3195 F RD TRLR 5
GRAND JUNCTION, CO 81504-5941

2943-101-14-010
JOHN B IRWIN
LOUISE E
3195 F RD TRLR 10
GRAND JUNCTION, CO 81504-5941

2943-101-14-006

ERROL E MECHEM

LINDA J

2150 HAWTHORNE AVE

GRAND JUNCTION, CO 81506-4125

2943-101-04-002

ALPINE BANK - CLIFTON

570 32 RD

CLIFTON, CO 81520-7606

Betty Higuera & Al Neal

726 Teller Ave.

Grand Junction, CO 81501

City of Grand Junction

Community Development Dept.

250 N 5th Street

Grand Junction, CO 81501

COMMUNITY DEVELOPMENT DEPT.
CITY OF GRAND JUNCTION
250 N. 5th. STREET,
GRAND JUNCTION,
CO. 81501
ATTN. MS. KRISTEN ASHBECK

DEAR MS. ASHBECK,

CONTACT HAS BEEN MADE WITH THE CLIFTON SANITATION DISTRICT IN REGARD TO THE LIMITED USE PERMIT FOR THE TOUCHDOWN ZONE TAVERN LOCATED AT 3210 I-70 BUSINESS LOOP, CLIFTON, CO. 81520. THIS LETTER IS TO INFORM YOU THAT ALL QUESTIONS AND REQUIREMENTS ADDRESSED BY THAT DEPARTMENT HAVE BEEN MET.

YOURS SINCERELY,

BETTY JO ANNE HIGUERA

Betty Jo Anne Higuera

REVIEW COMMENTS

Page 1 of 1

FILE #CUP-96-50

TITLE HEADING: Pointe Lounge

LOCATION: ³²¹⁰~~3032~~ I-70 Business Loop

PETITIONER: Al Neal & Betty Higuera

PETITIONER'S ADDRESS/TELEPHONE: 726 Teller Avenue
Grand Junction, CO 81501
434-7214

STAFF REPRESENTATIVE: Kristen Ashbeck

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., MARCH 22, 1996.

CLIFTON SANITATION DISTRICT

3/6/96

Frank Hyde

434-7422

Before issuing a building permit, please have someone with Brown's Pointe or Pointe Lounge contact us, as there will be additional tap fees for the extra seating capacity, and also discuss if there is going to be food served in this Lounge, if so, they need to install a grease interceptor.

MESA COUNTY PLANNING

3/6/96

Verna Cox

244-1637

No objections. However, a change in use may affect parking requirements and may limit options for future use of vacant space in the shopping center if insufficient parking is available.

CITY POLICE DEPARTMENT

3/13/96

Dave Stassen

244-3587

No comments.

CITY COMMUNITY DEVELOPMENT

3/13/96

Kristen Ashbeck

244-1437

1. Is seating capacity of 70 for existing, proposed or both?
2. Will there be any changes to the signage on the building? If so, show on plan where sign(s) will be located and provide detail(s) of size of sign(s).

CITY DEVELOPMENT ENGINEER

3/15/96

Jody Kliska

244-1591

No comment. No Transportation Capacity Payment.

COMMUNITY DEVELOPMENT DEPARTMENT.
CITY OF GRAND JUNCTION,
250 N. 5th. STREET, GRAND JUNCTION,
CO. 81501

ATTN. MS. KRISTEN ASHBECK.

DEAR MS ASHBECK,

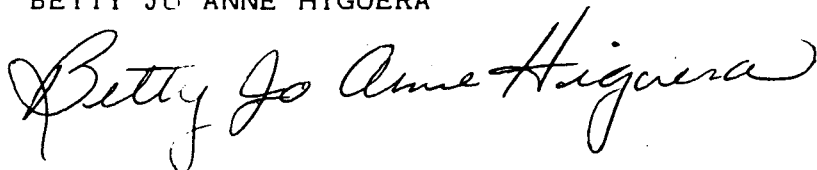
THIS LETTER IS IN RESPONSE TO QUESTIONS YOU HAD REGARDING THE TOUCHDOWN ZONE TAVERN LOCATED AT 3210 I-70 BUSINESS LOOP, CLIFTON, CO. 81520.

THE SEATING CAPACITY WILL BE FOR 70 PERSONS WHEN THE ADDITIONAL SPACE IS ADDED.

THE SIGNAGE WILL REMAIN THE SAME AS IT IS NOW; THE LIGHTED SIGN HOLDER IS 2 FEET BY 14 FEET AND IS CONSISTANT WITH THE OTHER BUSINESSES IN THE PLAZA. THE ONLY CHANGE WILL BE THE REMOVAL OF THE EXISTANT 'POINTE LOUNGE INSERT' AND IT'S REPLACEMENT WITH THE TOUCHDOWN ZONE TAVERN INSERT. THE SIGN INSERTS ARE OF TRANSLUCENT PLEXIGLASS AND ARE ILLUMINATED FROM BEHIND. THE SIGN HOLDER WILL REMAIN IN IT'S PRESENT POSITION.

YOURS SINCERELY,

BETTY JO ANNE HIGUERA

A handwritten signature in cursive script that reads "Betty Jo Anne Higuera". The signature is written in black ink and is positioned below the typed name.

STAFF REVIEW

FILE: CUP 96-50

DATE: March 27, 1996

REQUEST: Conditional Use Permit for Expansion of the Pointe Lounge

LOCATION: 3032 I-70 Business Loop - Mesa Pointe Plaza

APPLICANT: Al Neal & Betty Higuera

STAFF: Kristen Ashbeck

EXISTING LAND USE: Bar / Nightclub

PROPOSED LAND USE: Same, Expanded

SURROUNDING LAND USE:

NORTH: Commercial - Beauty Salon

SOUTH: Commercial - Brown's Pointe Restaurant

EAST: Office - Clifton Sanitation District #2

WEST: Mesa Pointe Plaza - Parking Lot

EXISTING ZONING: County Zone - Commercial (C)

PROPOSED ZONING: Highway Oriented (H.O.)

PROPOSED SURROUNDING ZONING: All H.O.

STAFF ANALYSIS

The existing Pointe Lounge is located in the eastern wing of the Mesa Pointe Plaza shopping center. The owners are proposing to expand the lounge into a vacant 1,200-square foot space adjacent to the existing lounge. Total seating capacity for the existing and proposed area is 70 persons, however, the new area is not adding much seating capacity. The new space is primarily to be used for dance floor/entertainment area rather than additional seating.

Staff analyzed the parking situation of the entire shopping plaza. It was determined that this proposal does not have a significant impact on the parking demand as the parking requirement for the plaza was based on retail space and some spaces are currently being occupied by less intensive uses (e.g. Mesa County Library). Also, parking for the lounge is typically used at opposite time of the day from most of the other uses in the plaza (nighttime versus daytime). Thus, the Pointe Lounge does not and will not place an undue parking demand on the plaza as a whole.

There is one existing 28-square foot wall sign above the current space occupied by the Pointe Lounge which is to remain except for a change in name to the "Touchdown Zone Tavern". No new signage is proposed.

The concerns of the Clifton Sanitation District have been resolved regarding additional tap fees and/or the need for a grease interceptor (neither required). There are no other outstanding issues with this application.

Findings of Review: Section 4-8 of the Zoning and Development Code lists the criteria by which a Conditional Use Permit application is reviewed. Staff has the following findings for this proposal.

Compatible With Adjacent Uses. There does not appear to be any conflicts with the existing Pointe Lounge, the expansion should not have any adverse impacts on adjacent uses.

Sufficient Site Design Features. The proposal does not impact the existing design features of the Mesa Point Plaza shopping center.

Adequate Public Services. Adequate public services exist to support this proposed expansion.

Other Applicable Regulations. The proposed expansion conforms to other applicable regulations within the Zoning and Development Code.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit to expand the Pointe Lounge located at 3032 I-70 Business Loop.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item CUP 96-50, I move that we approve the Conditional Use Permit for the expansion of the Pointe Lounge located at 3032 I-70 Business Loop.

CUP 96-50
CONDITIONAL USE PERMIT - EXPANSION OF POINTE LOUNGE
3210 I-70B

Conditional Use Permit approved by GJ Planning Commission at its April 2, 1996 meeting.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

April 3, 1996

Ms. Betty Higuera
Mr. Al Neal
726 Teller
Grand Junction, Colorado 81501

RE: CUP 96-50 - Expansion of the Pointe Lounge
3210 I-70 Business Loop

Dear Ms. Higuera and Mr. Neal,

As you are aware, the Grand Junction Planning Commission recommended approval of the Conditional Use Permit for expansion of the Pointe Lounge located at 3210 I-70 Business Loop at its April 2, 1996 hearing. There were no conditions of the approval. Please do not hesitate to contact me if you have further questions regarding this Conditional Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen K. Ashbeck
Planner

I-76
→

I-70 BUSINESS LOOP

FRONTAGE ROAD

ALLEY

VACANT BUILDINGS	HAIR DRESSERS	VACANT SPACE	POINTE LOUNGE	BROWNS' POINT FAMILY RESTAURANT
------------------	---------------	--------------	---------------	---------------------------------

retail

BABY

retail

PARKING AREA

BURGER KING

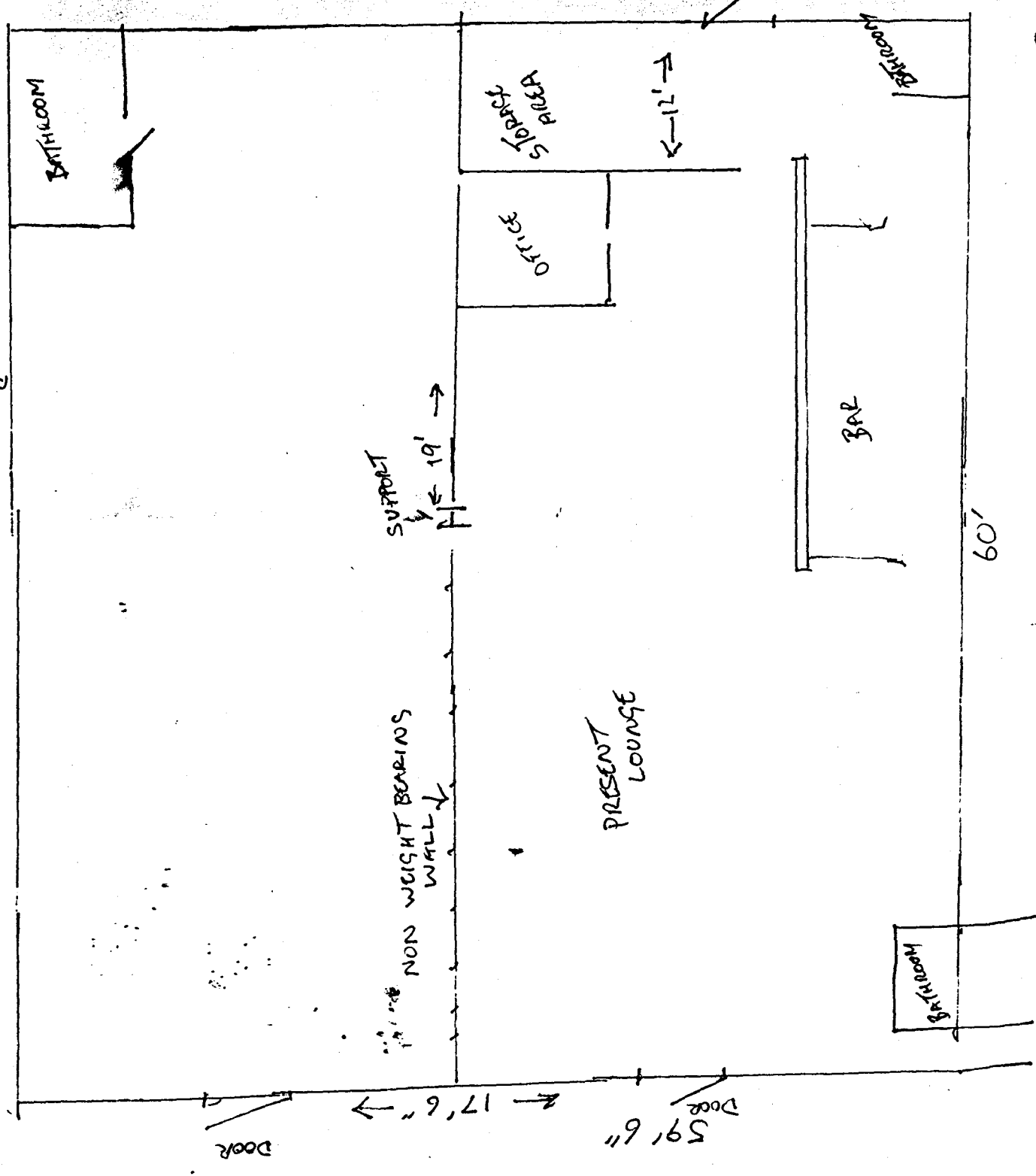
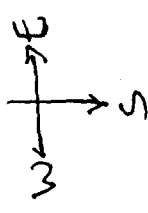
32 ROAD

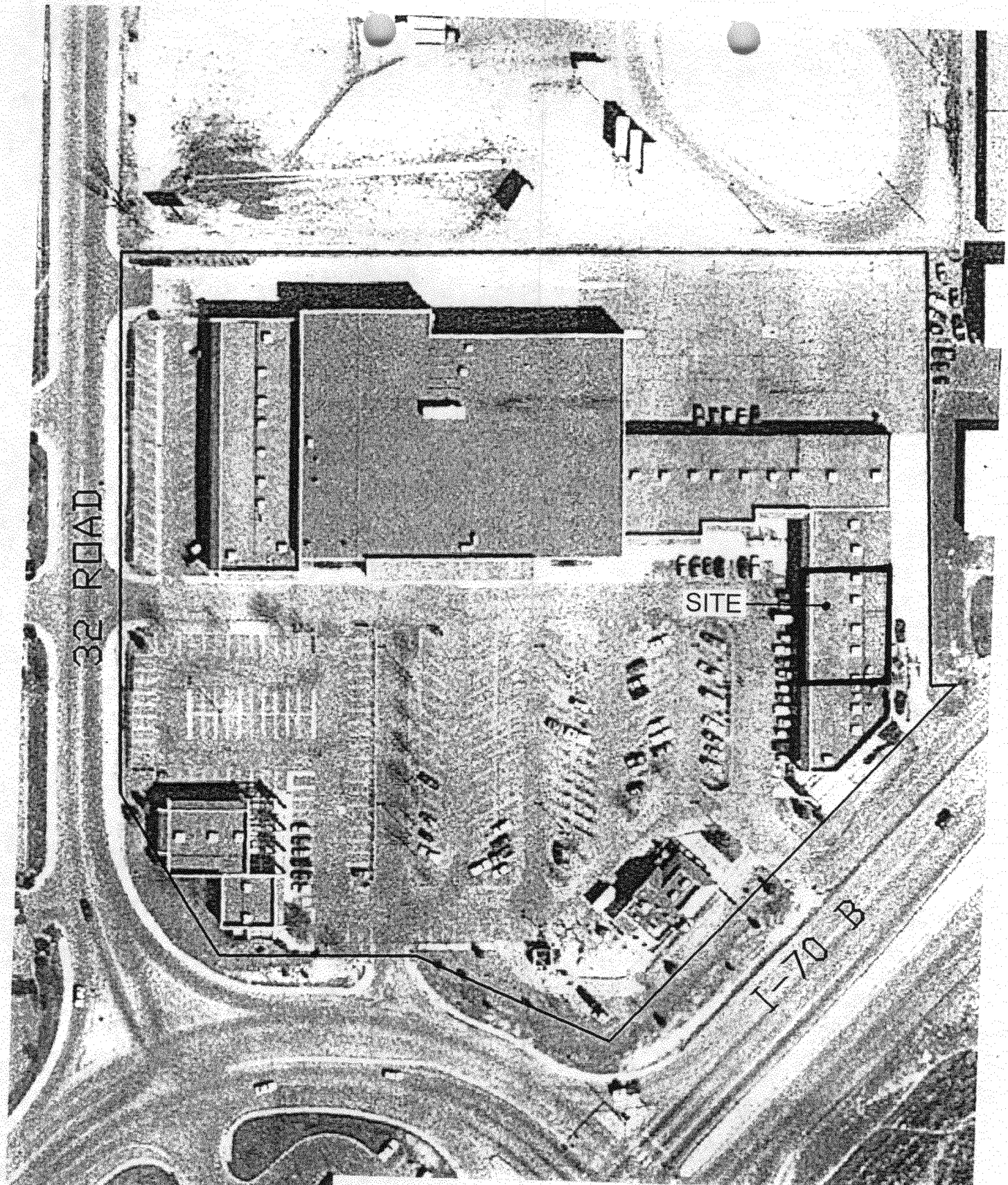
BANK BUILDING

32 ROAD

3600 sq ft
TOTAL AREA

3210 I-70
PLAZA
BUS LOOP





32 ROAD

FEED OF

FEED OF
SITE

I-70 B

CUP 96-50
CONDITIONAL USE PERMIT
EXPANSION OF POINTE LOUNGE
3032 I-70 BUSINESS LOOP



SHOPPING CENTER GRAND JUNCTION, CO.

PROJECT DATA:

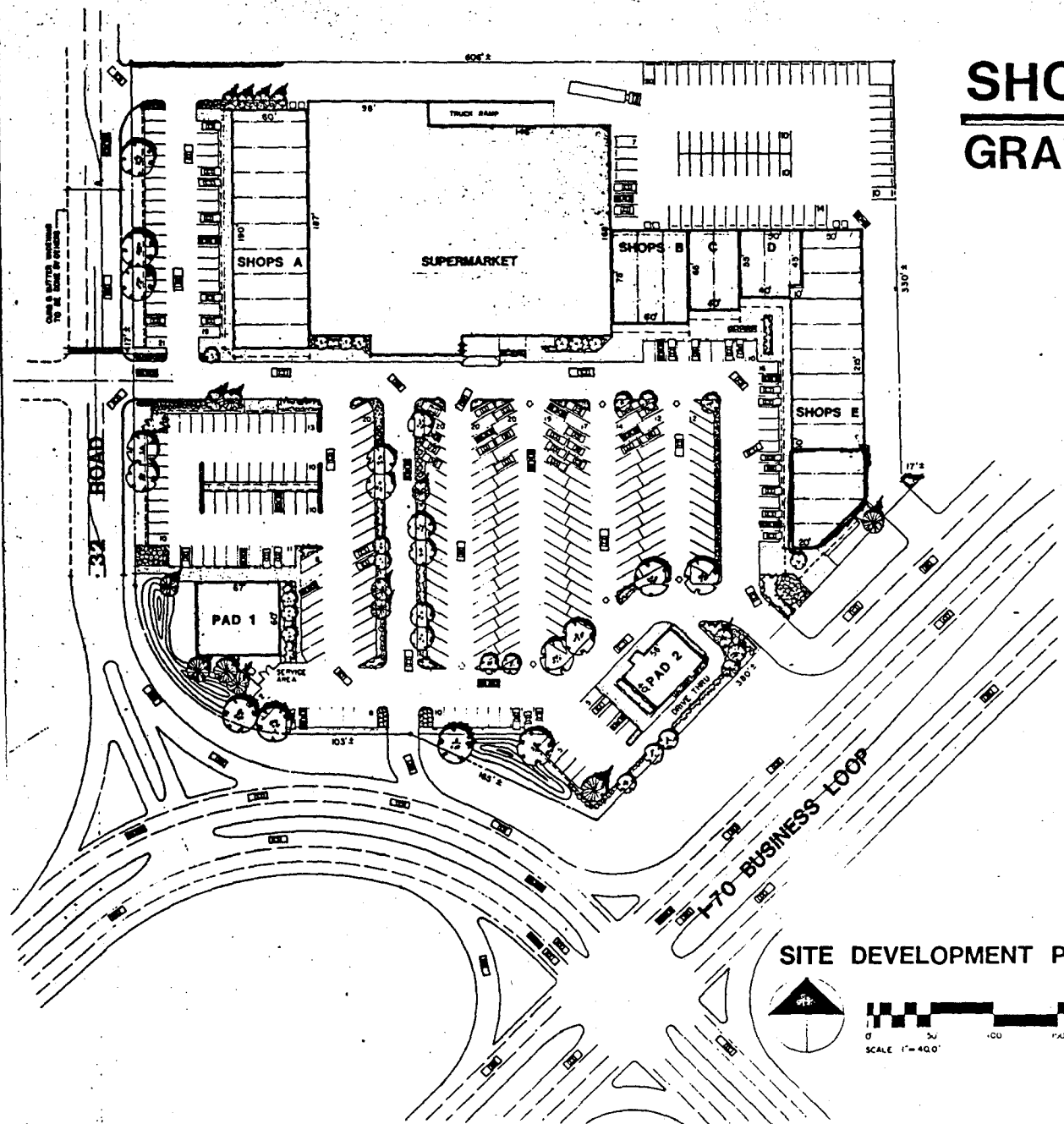
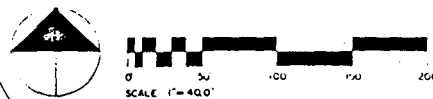
SITE AREA	7.2 ac. = 313,950.4 s.f.
SHOPS A	11,400.0 s.f.
SHOPS B	4,500.0 s.f.
SHOPS C	2,600.0 s.f.
SHOPS D	2,650.0 s.f.
SHOPS E	14,050.0 s.f.
TOTAL SHOPS	35,200.0 s.f.
SUPERMARKET (NIC. 2,000 s.f. MEZZ.)	44,000.0 s.f.
PAD 1	4,000.0 s.f.
PAD 2	2,240.0 s.f.
TOTAL PROJECT	85,440.0 s.f.

PARKING REQUIRED: 382 PROVIDED: 383 *427 all retail*

LANDSCAPING LEGEND

- GRASS AREAS
- ROCK AREAS
- DECIDUOUS TREES
- CONIFER TREES
- ORNAMENTAL or FLOWERING TREES
- EVERGREEN SHRUBS
- ORNAMENTAL or FLOWERING SHRUBS

SITE DEVELOPMENT PLAN



CIV
 job no. 8120
 drawn JRC
 issued 11-1-81
 revised D-Za-B
 1-16-81

PROPOSED SHC CENTER
 GRAND JUNCTION, COLORADO

Clothier Weber & Associates, Inc.
 COLORADO SPRINGS, COLORADO, 80905
 1000 EAST AVENUE

STATE OF COLORADO
 WEBER
 LICENSED ARCHITECT

sheet
 of

OFFICE COPY

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