



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. CUP-96-213

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 <i>SITE PLAN</i>				H.O.	BAR/LOWB
<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

Loren & Merced Pogue

PA/DS design partnership/ Arch.

R.B. Sims

Name

Name

Name

609 - 30 Road

917 Main St.

Address

Address

Address

Grand Junction, CO 81504

Grand Junction, CO

City/State/Zip

City/State/Zip

City/State/Zip 81501

242-9897

241-1903

Business Phone No.

Business Phone No.

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 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.

Signature of Person Completing Application

Date

9/25/96

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

Date

9/25/96

SUBMITTAL CHECKLIST

SITE PLAN REVIEW - CONDITIONAL USE PERMIT

Location: 27 RD: HWY 50

Project Name: BLANDING (20N)

ITEMS		DISTRIBUTION																				TOTAL REQ'D					
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation POLICE	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	● Irrigation District <u>OW</u>	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	● CDOT	○ Corps of Engineers	○ Walker Field		● Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51
● Application Fee <u>\$ 410</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	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	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																			
○ Deeds	VII-1	1			1			1																			
● Exemptions <u>FULL SIZE ASSESSORS MAP</u>	VII-2	1	1	1	1			1																			
● Aviation Exemption <u>LEGAL DESCRIPTION</u>	VII-2	1			1			1																			
● OWNER NAMES & ADDRESSES	VII-2	1	1	1	1			1																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																			
● CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1	1																								
● General Project Report	X-7	1	1	1	1	1	1	1	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	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	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2										1							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							1																	
● Final Drainage Report	X-5,6	1	2										1														
○ Stormwater Management Plan	X-14	1	2										1							1							
○ Phase I and II Environmental Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																	1							
● <u>APPLICATION FORM</u>		1																									

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

2945-252-00-039
E C JONES
V L
2995 HIGHWAY 50
GRAND JUNCTION, CO 81503-2480

2945-252-00-040
EDWARD C JONES
VERNA L
2995 HIGHWAY 50
GRAND JUNCTION, CO 81503-2480

2945-252-00-041
NATHANIEL PARTNERS
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

2945-261-00-007
MARGARET M HAMMOND
276 LINDEN AVE
GRAND JUNCTION, CO 81503-4934

2945-261-00-034
MESA NATIONAL BANK
131 N 6TH ST
GRAND JUNCTION, CO 81501-2725

2945-261-00-941
CITY OF GRAND JUNCTION

C/O DARREL LOWDER

2945-261-28-007
WAVERLY LAMB
3900 SOUTHSIDE RIVER RD
FARMINGTON, NM 87401

2945-261-28-012
WAVERLY LAMB
3900 SOUTHSIDE RIVER RD
FARMINGTON, NM 87401

GRAND JUNCTION, CO 81501
2945-261-28-013
WAVERLY LAMB
3900 SOUTHSIDE RIVER RD
FARMINGTON, NM 87401

2945-252-00-042
GAVIN H HONNEN
SONJA SUE
2702 B 1/2 RD
GRAND JUNCTION, CO 81503-2815

2945-252-11-001
FEATHER-MEDSKER-SMITH LTD
333 W HAMPDEN AVE STE 500
ENGLEWOOD, CO 80110-2335

2945-252-11-002
G L B ENTERPRISES
2702 HIGHWAY 50
GRAND JUNCTION, CO 81503-2268

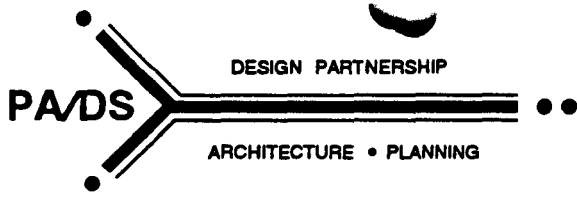
2945-261-29-001
ROBERT WEIGEL
JOANNE C/O GIBSONS
100 CHAFFIN INDUSTRIAL PARK
DODGE CITY, KS 67801-9301

2945-261-29-002
KANSAS CITY LIFE INS CO
ATTN: THOMAS M TWILLING
PO BOX 1587
KANSAS CITY, MO 64141

Loren & Merced Pogue
609 30 Road
Grand Junction, CO 81504

R.B. Sims
PA/DS Design Partnership
917 Main
Grand Junction, CO 81501

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



GENERAL PROJECT REPORT

The Owners of the property are requesting a Conditional Use Permit to allow construction and operation of a new restaurant and lounge within an 'HO' zone. They currently operate an existing business of similar nature to the one proposed adjacent to the site in a leased space. The new building will be approximately 3000 s.f. in size and associated parking will be on site. Primary access is to be from Highway 50, typical of all other commercial properties adjacent to the subject property.

The 3.2-acre site is at the intersection of Highway 50 and 27 Road on Orchard Mesa, adjacent to Mesa National Bank and the City Fire Station located on 27 Road. Retail shopping, convenience stores, restaurants, and similar type businesses are located in the immediate area. All utilities for the project are either in place or available at the site boundaries. With proper zoning and permits in place, the Owners will proceed with design, construction, and operation of their new business in Spring and summer of 1997.

Respectfully submitted,
PA/DS design partnership

A handwritten signature in black ink, appearing to read "R. Bryan Sims".

R. Bryan Sims, Architect
Petitioner's Representative

A handwritten signature in black ink, appearing to read "Loren D. Pogue".

Loren and Merced Pogue, Owners

REVIEW COMMENTS

Page 1 of 2

FILE #CUP-96-213

TITLE HEADING: Branding Iron Tavern

LOCATION: 2693 Highway 50

PETITIONER: Loren Pogue

PETITIONER'S ADDRESS/TELEPHONE: 609 30 Road
Grand Junction, CO 81504
242-9897

PETITIONER'S REPRESENTATIVE: PA/DS Design Partnership

STAFF REPRESENTATIVE: Bill Nebeker

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., OCTOBER 24, 1996.

CITY COMMUNITY DEVELOPMENT

10/16/96

Bill Nebeker

244-1447

1. Please respond to the general criteria for Conditional Use Permits (Section 4-8-1A-G) and Specific Criteria on page 4.41 of the Zoning and Development Code. Return your response with your response to comments.
2. More detail is needed on the site plan to show that the site can function. Staff recommends that the site be redesigned, rotating the building and placing it closer to the front lot line. This gives more visibility to the business and allows sufficient parking behind the building. The current design with dead-end parking against the building does not work and maneuvering around the building to access the southernmost parking area is not desirable. The revised site plan should also take the following into consideration:
 - a. landscaping requirements for parking lots with greater than 50 spaces apply. See Section 5-5-1F-G.
 - b. Driveway needs at least 40' stacking distance to Highway 50. This will require a longer shared driveway with the bank.
 - c. The ingress\egress arrows on the driveway are incorrect. Ingress to the site(s) is on the west half of the driveway; egress is on the east half (in front of bank driveway). This will require a longer shared driveway with the bank. Site plan must show more detail of shared driveway with the bank and how it works with both uses.
 - d. The north arrow is pointing the wrong direction.
 - e. An ingress\egress easement will be required with the bank for the shared driveway.
 - f. An additional access into this site is desirable.
 - g. The aisles between the ends of the parking rows and the property line must be at least 20' wide to allow for two way traffic.

3. Additional information showing the general layout of the bank, including parking lot and driveways would be helpful to assess the compatibility of this site with adjacent uses.
4. Parking is based on one space per each two persons (design capacity). What is the design capacity for the building?
5. Please submit a reduced copy (11" X 17") of the revised site plan with your response to comments.

CITY DEVELOPMENT ENGINEER

10/14/96

Jody Kliska

244-1591

1. Drainage - what does the catch basin tie into? Is it existing?
2. Please show the dimensions of the parking spaces and aisles on the plans.
3. The shared access is good, but the entry point to the parking lot needs to be further into the site to allow for safe maneuvering and stacking. Moving the entry to the next aisle would appear to work. Is it possible to get a cross access easement with the bank to access their parking lot aisle further into the site?
4. TCP is \$3714
5. The circulation appears to be awkward with the parking areas separated. Have you considered placing the building closer to the highway with the parking to the south?

CITY UTILITY ENGINEER

10/16/96

Trent Prall

244-1590

1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.
2. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for industrial waste review.
3. Cleanouts required on sewer service according to Uniform Plumbing Code and/or Mesa County Building Department requirements..

CITY PROPERTY AGENT

10/14/96

Steve Pace

256-4003

No comment.

CITY FIRE DEPARTMENT

10/8/96

Hank Masterson

244-1414

1. The fire hydrant located at the corner of 27 Road and Highway 50 is within 250' of project property frontage and will provide adequate fire flows.
2. Submit complete building plans to the Fire Department for our review and approval. A Building Permit Clearance form will be issued upon completion of our plan review.

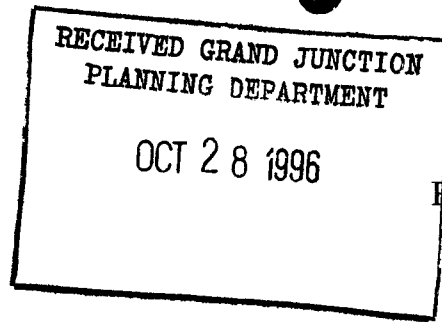
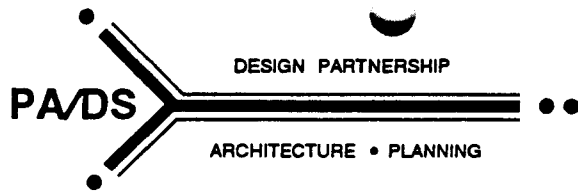
MESA COUNTY BUILDING DEPARTMENT

10/7/96

Bob Lee

244-1656

Need sealed plans for building permit plan review.



Re: Branding Iron
October 24, 1996

Re: Branding Iron Tavern
Conditional Use Permit; CUP-96-213

To: City Community Development
Attn.: Bill Nebeker

1. Response to Sec. 4-8-1A-G; Development Code:
 - A. Adjacent Uses: The present facility is one-half block away from the new location; restaurants, retail stores, gas stations, and other compatible and similar uses currently exist in the immediate area.
 - B. Design Features and Buffering: See Site Plan revised 10/24/96.
 - C. Necessary and Desirable: The facility currently exists in the area. New construction will change the appearance, upgrade the access, and generally improve the general character and atmosphere of the business.
 - D. Public Services: Currently exist; see Site Plan 10/24/96.
 - E. Adjacent Uses: Fire station is immediately adjacent to the site; other retail businesses in the area are compatible.
 - F. Maintenance: The owners employ full-time personnel who will continue to maintain the building and grounds.
 - G. Parking and Loading: See Site Plan of 10/24/96 which addresses specifics of the site access, parking, and loading.
2. Specific Matrix, page 4-41:
 - A. Benefit Existing Facilities: The facility presently exists adjacent to the site; this request is to allow the current business to upgrade and continue to operate.

- B. Street and Road Access: Located on a major thoroughfare adjacent to complimentary businesses.
- C. Peak Usage: Adequate parking, lighting, and security measures currently exist to allow both minimum and peak usage.

Respectfully submitted,
PA/DS design partnership/Petitioner's representative

A handwritten signature in black ink, appearing to read "R. Bryan Sims". The signature is fluid and cursive, with a long horizontal stroke at the end.

R. Bryan Sims, Architect/Planner

RBS/jsw

cc: Owners, Loren and Merced Pogue

STAFF REVIEW - PLANNING COMMISSION REPORT - NOVEMBER 5, 1996 HEARING

FILE: CUP-96-213
DATE: October 30, 1996
STAFF: Bill Nebeker
REQUEST: Conditional Use Permit for a 3000 square foot lounge in an HO zone
LOCATION: 2693 Highway 50
APPLICANT: R.B. Sims for Loren & Merced Pogue

EXECUTIVE SUMMARY: The applicant proposes a conditional use permit to relocate the Branding Iron Lounge to this site at 2693 Highway 50. The existing lounge is about one half block east at the southeast corner of 27 Road and Highway 50. A 3000 square foot building is proposed for a lounge and restaurant. Administrative review of a revised site plan, to be submitted in the future, will be required before a building permit may be issued. Revisions are needed to the site plan per staff's recommendation of approval.

EXISTING LAND USE: vacant

PROPOSED LAND USE: restaurant and lounge

SURROUNDING LAND USE:

NORTH: commercial
SOUTH: vacant
EAST: commercial - bank
WEST: commercial

EXISTING ZONING: HO (Highway Oriented)

SURROUNDING ZONING:

NORTH: Planned Commercial
SOUTH: HO
EAST: HO
WEST: HO

RELATIONSHIP TO COMPREHENSIVE PLAN: The Growth Plan Map shows this area as Commercial.

STAFF ANALYSIS: The applicant proposes to construct and operate a 3000 square foot restaurant and lounge on a portion of the 3.2 acre site. Only the northern 300 feet of the site would be used for the lounge. The remainder of the site, which extends to B 1/2 Road will remain vacant. A

conditional use permit is required for the lounge. A subsequent site plan review will be required to assure that the site layout of the use conforms with the Zoning and Development Code and other applicable requirements.

Before a site plan can be reviewed and approved, the following requirements, plus others identified in the development review process, must be complied with:

- decrease width of driveway to 35 feet per CDOT standards
- provide a minimum of 40 feet stacking distance for the driveway entrance
- the shared access easement between adjacent Mesa National Bank and this use must to be formalized and recorded
- site plan must meet landscaping requirements for parking areas with over 50 spaces; refer to Section 5-5-1F for detailed information
- a drainage report and grading and drainage plan, prepared by a licensed engineer in accordance with SSID will be required

Staff finds that the Conditional Use Permit meets the following criteria in Section 4-8-1 of the Grand Junction Zoning and Development Code:

- 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.**

The owner's present facility is located in a leased building one-half block away at the southeast corner of 27 Road and Highway 50. Adjacent uses to the new site include other commercial uses and vacant land. Residential uses are separated from the site by at least a 2000 foot long vacant field. Final site plan review will require that the site be landscaped and screened per Code requirements.

- 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.**

There is flexibility in the site layout to allow for needed revisions identified through this conditional use permit process. Revisions are required to vehicular circulation, accessways and buffering.

- 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.**

No accessory uses are proposed.

- 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.**

Adequate public utilities are existing to the site. Adequate drainage of the site will be determined at the time of site plan review.

- 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.**

The use is located adjacent to a state highway and other complementary commercial uses.

- F. Provisions for proper maintenance shall be provided.**

The owners employ full-time personnel who will maintain the building and grounds.

- G. The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code (see General Regulations, Chapter Five).**

The Growth Plan shows this area developing as commercial. Administrative site plan review will assure that the site meets code requirements for parking, signs, etc.

STAFF RECOMMENDATION: Approval of this conditional use permit with the following conditions:

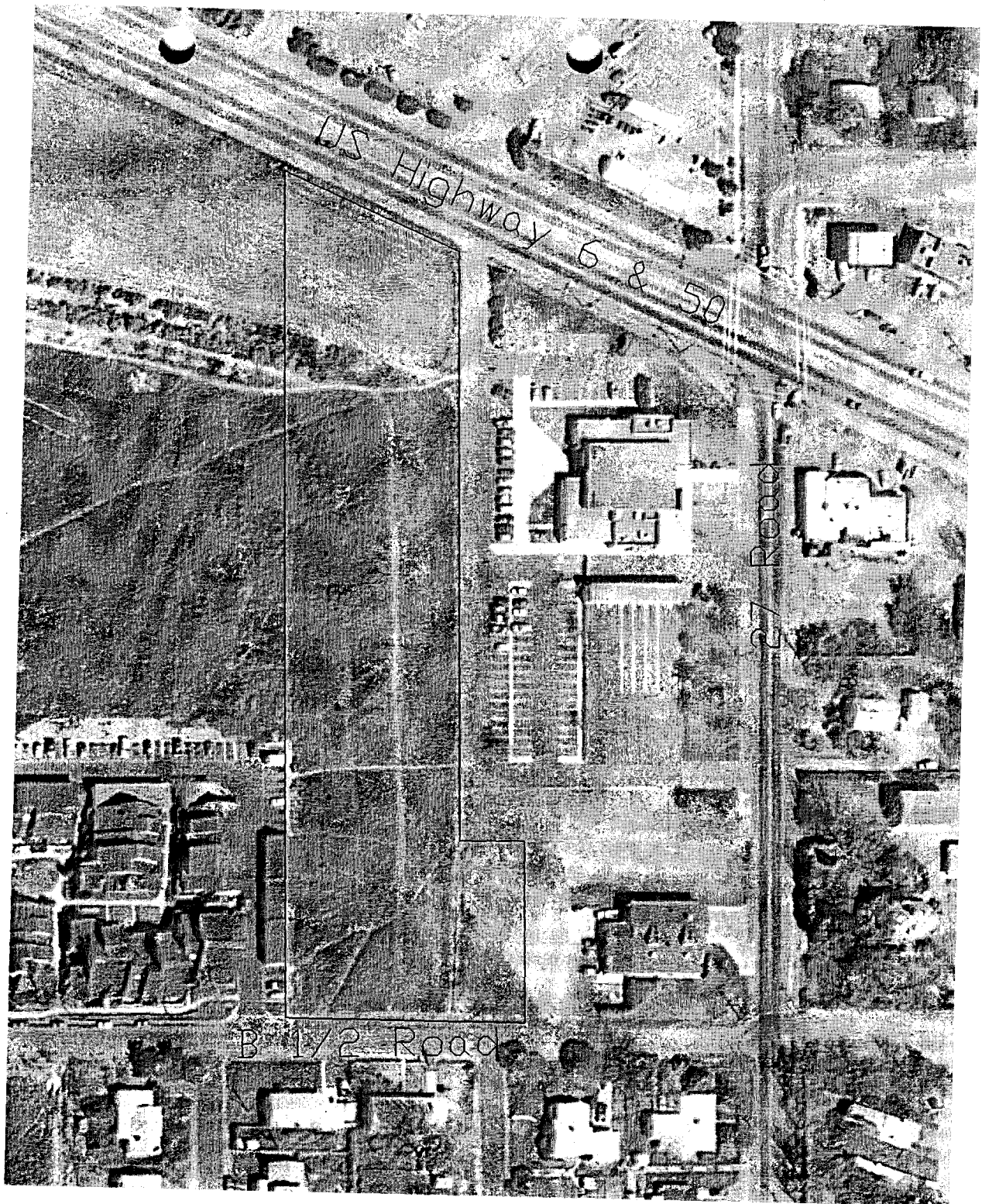
1. Decrease width of driveway to 35 feet per CDOT standards.
2. Provide a minimum of 40 feet stacking distance for the driveway entrance onto Highway 50.
3. The shared access easement between adjacent Mesa National Bank and this use must to be formalized and recorded.
4. Site plan must meet landscaping requirements for parking areas with over 50 spaces; refer to Section 5-5-1F for detailed information
5. A drainage report and grading and drainage plan, prepared by a licensed engineer in accordance with SSID will be required.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-213 I move that we approve a Conditional Use Permit for the Branding Iron Tavern at 2693 Highway 50 based on staff's recommendation.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Commencing at the East 1/4 corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian; thence North 89deg. 53' West for 230 feet; thence North 20 feet to the POINT OF BEGINNING; thence North for 175 feet; thence North 89deg. 53' West for 61.39 feet; thence North for 563.62 feet to a point on the South right-of-way for U.S. Highway 50; thence North 64deg. 53' West along said right-of-way 182.46 feet; thence South for 815.74 feet to a point on the North right-of-way of B $\frac{1}{2}$ Road; thence South 89deg. 53' East along said right-of-way for 226.60 feet to the point of beginning, Mesa County, Colorado.



CUP-96-213
BRANDING IRON LOUNGE

N

Road
3/4
B

27 Road
prop LT

Cafe
Service
Station

Hwy 50

27 Road
prop LT

Gibsons

Mesa Nat. Bank

Existing Access

Proposed enlargement
to Shared Access
Kendrick

Bank

Hwy 50

Truck Store Access

Dairy
Queen

11

LINDEN STREET

SCHEDULE OF PLANT MATERIALS

KEY	BOTANICAL / NAME	AMOUNT	SIZE
1	QLEDITSA TRICANTHOS "SHADE MASTER" SHADEMASTER HONEY LOCUST		2" CAL.
2	BERRIERS T. ATROFUREA "ROSE GLOW" ROSE GLOW RED BARBERRY		5 GAL.
3	JUNIPERUS SABINA "SCANDIV" SCANDIA JUNIPER		5 GAL.
4	COTONEASTER APICLATA CRANBERRY BUSH COTONEASTER		5 GAL.
5	COTONEASTER HORIZONTALIS ROCK COTONEASTER		5 GAL.
6	SPIREA BUNALDA BUNALDA SPIREA		5 GAL.
7	RIBES AUREA GOLDEN CURRENT		5 GAL.
8	EUONYMOS ALATUS		5 GAL.
9	PINUS CANARIENSIS PINE		2" CAL.

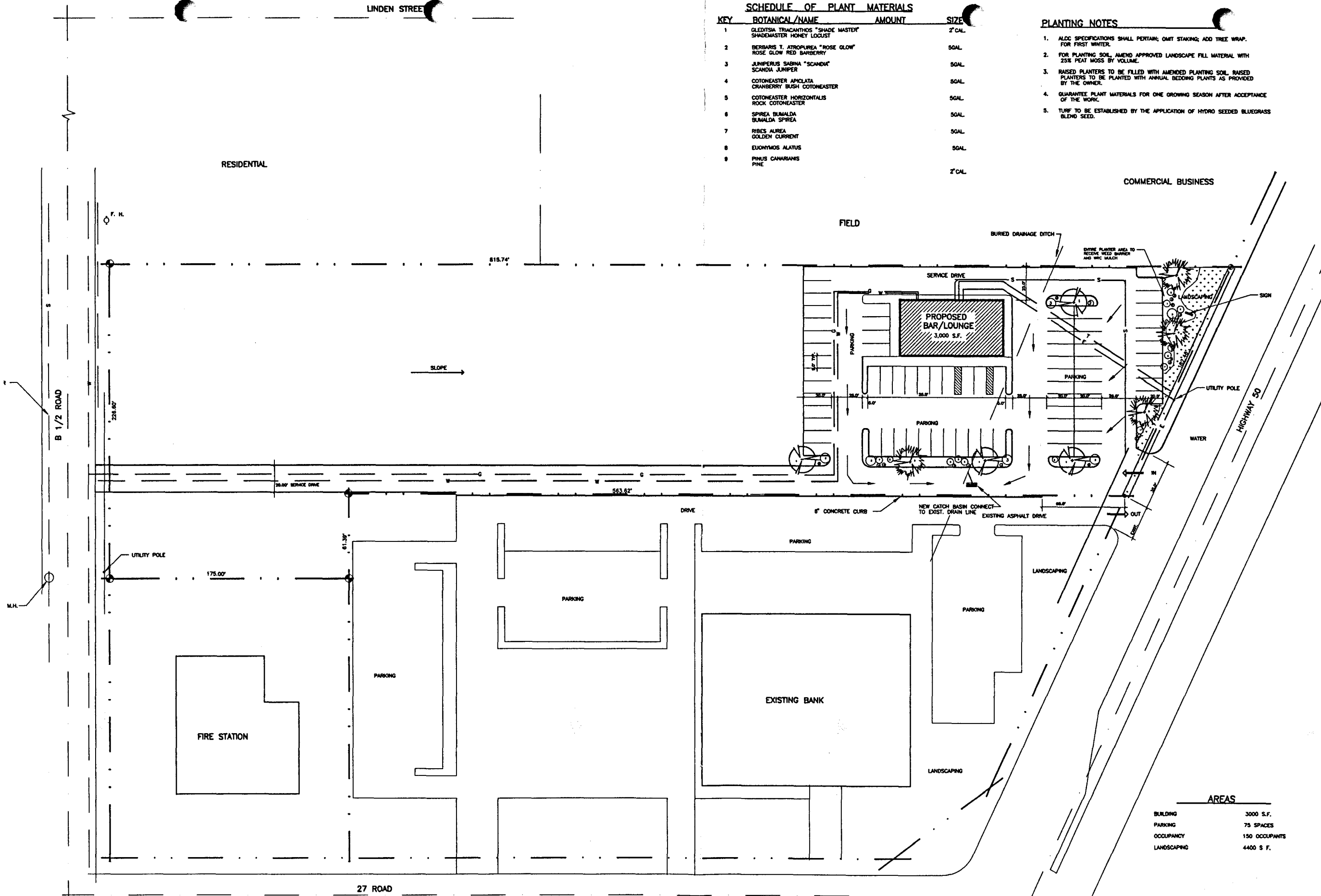
PLANTING NOTES

1. ALL SPECIFICATIONS SMALL PERTAIN; OMIT STAKING; ADD TREE WRAP FOR FIRST WINTER.
2. FOR PLANTING SOIL, AMEND APPROVED LANDSCAPE FILL MATERIAL WITH 25% PEAT MOSS BY VOLUME.
3. RAISED PLANTERS TO BE FILLED WITH AMENDED PLANTING SOIL. RAISED PLANTERS TO BE PLANTED WITH ANNUAL BEDDING PLANTS AS PROVIDED BY THE OWNER.
4. GUARANTEE PLANT MATERIALS FOR ONE GROWING SEASON AFTER ACCEPTANCE OF THE WORK.
5. TURF TO BE ESTABLISHED BY THE APPLICATION OF HYDRO SEEDED BLUEGRASS BLEND SEED.

RESIDENTIAL

FIELD

COMMERCIAL BUSINESS



AREAS

BUILDING	3000 S.F.
PARKING	75 SPACES
OCCUPANCY	150 OCCUPANTS
LANDSCAPING	4400 S.F.

SITE PLAN
SCALE: 1"=30.00'



NO. DATE REVISIONS	NO. NO. 9619
1 10.24.96	DRYING
	DESIGNER / G.D.
	ENGINEER
	CHECK
	ITB

PA/DS
PROFESSIONAL DESIGN GROUP
ARCHITECTURE • PLANNING
917 Main Street • Grand Junction, Colorado 81501

PROJECT TITLE
NEW LOUNGE
REAR DRIVING
2693 HIGHWAY 50 SOUTH
SITE PLAN

DRAWING
SP-1
SHEET 1 OF 10