

Table of Contents

File PDR-1996-173

Name: Parking Lot Expansion - 2892 North Avenue

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
<u>DOCUMENT DESCRIPTION:</u>		
X	X	Correspondence
X	X	Photos of Draining Improvements
X		Posting of Public Notice Signs - 8/21/96
X		Business Lease - 7/8/96
X		PC - Notice of Public Hearing - sent 8/28/96
X	X	Planning Commission Minutes - 9/3/96 - **
X		CO Dept. of Transportation State Hwy. Access Permit
X		Notes to file
X	X	Planning Clearance - 8/22/96 - **
X	X	Change of Use Development Application - 8/22/96
X	X	Development Improvement Agreement - ** - Released 2/10/95
X	X	Site / Landscape Plan - Final - 10/11/96 - to be scanned



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970) 244-1430

Receipt: _____
Date: _____
Rec'd By: _____
File No: PDR-96-173

We acknowledge receipt of this application on _____

submitting the following information:

PETITION	TYPE	ACRES	LOCATION	FROM	TO	REMARKS
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major					
<input type="checkbox"/> Rezone				From:	To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	2.94 acres	2892 North Ave.	Planned Commercial		Commercial
<input type="checkbox"/> Conditional Use						
<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						
<input type="checkbox"/> Site Plan Review						
<input type="checkbox"/> Property Line Adj.						

EMORY CARRELL
Property Owner Name

TPI Industrial
Developer Name

JAMIE RICHARDSON
Representative Name

PO BOX 1292
Address

552 25 RD
Address

132 ORCHARD AVE
Address

DALTON GA 30722
City/State/Zip

GRAND JUNCTION CO 81505
City/State/Zip

GRAND JUNCTION CO 81501
City/State/Zip

706-226-5616
Business Phone No.

970-243-4642
Business Phone No.

970-245-9024
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.

Jamie Richardson
Signature of Person Completing Application

7-29-96
Date

Emory Carrell
Signature of Property Owner

7-29-96

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT - FINAL (AMENDED)

Location: 2892 NORTH AVE.

Project Name: The Players Place Parking Lot Expansion

ITEMS	DISTRIBUTION																								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	○ City Parks/Recreation	○ City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	● Water District - UTE	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo	○ TCI Cable	TOTAL REQ'D.
● Application Fee	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
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1			1																	
○ Appraisal of Raw Land	VII-1	1			1	1																			
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1			1																				
○ Deeds	VII-1	1			1			1																	
○ Easements	VII-2	1	1	1	1			1								1	1	1						1	
○ Avigation Easement	VII-1	1			1			1													1				
○ ROW	VII-3	1	1	1	1			1								1	1	1						1	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																	
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1			1																				
● General Project Report	X-7	1	1	1	1	1	1	1	8	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
○ 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
○ Grading and Drainage Plan	IX-16	1	2											1							1				
○ Storm Drainage Plan and Profile	IX-30	1	2											1		1	1	1						1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							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				8																	
○ Geotechnical Report	X-8	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 Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				

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

PRE-APPLICATION CONFERENCE

Date: 7/11/96
Conference Attendance: S. Eiland, M. Drollinger
Proposal: Players Place Parking Lot
Location: 2892 NORTH AVE

Tax Parcel Number:
Review Fee:

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO
Area identified as a need in the Master Plan of Parks and Recreation? N
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? 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, 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.

Signatures of Petitioner(s) and Representative(s) with an 'x' mark.

2943-074-00-041
PATRICIA M THORNTON
518 MELODY LN
GRAND JUNCTION, CO 81501

2943-074-00-042
GEORGE W FULTS
J W
511 29 RD
GRAND JUNCTION, CO 81501-5001

2943-074-00-043
DALE E BAUGHMAN
514 MELODY LN
GRAND JUNCTION, CO 81501-5010

2943-074-00-046
CAROLYN ANN HILL
512 MELODY LN
GRAND JUNCTION, CO 81501-5010

2943-074-00-059
SCOTT STONE
743 HORIZON CT STE 102
GRAND JUNCTION, CO 81506-8715

2943-074-00-060
SCOTTY INVESTMENTS
815 25 RD
GRAND JUNCTION, CO 81505

2943-074-00-085
BARRY L PATTEN
N J
505 1/2 29 RD
GRAND JUNCTION, CO 81501-5001

2943-074-00-104
RONALD K BERRY
MAXINE J BERRY
603 HUDSON BAY DR
GRAND JUNCTION, CO 81504-5229

2943-074-00-105
RONALD K BERRY
MAXINE K BERRY
603 HUDSON BAY DR
GRAND JUNCTION, CO 81504-5229

2943-074-00-040
WADE A WIGGINS
DONNA J WIGGINS
517 MELODY LN
GRAND JUNCTION, CO 81501-5009

2943-074-00-044
CLAYTON R HILBISH
515 MELODY LN
GRAND JUNCTION, CO 81501-5009

2943-074-00-045
KATHLEEN P TROUT
ROY B ECKERDT
513 MELODY LN
GRAND JUNCTION, CO 81501-5009

2943-074-00-051
PHILIP M ROSKOWSKI
KATHRYN J PEARSON
728 35.8 RD
PALISADE, CO 81526-9745

~~2943-074-00-057
JEANIE VOONG
PO BOX 40822
GRAND JUNCTION, CO 81504~~

2943-074-00-095
JEANIE VOONG
PO BOX 40822
GRAND JUNCTION, CO 81504

2943-181-00-944
FRUITVALE WATER AND
SANITATION DISTRICT
2887 NORTH AVE
GRAND JUNCTION, CO 81501-5064

2943-181-00-951
GRAND JUNCTION BAPTIST
CHURCH
2897 NORTH AVE
GRAND JUNCTION, CO 81501-5080

2943-181-05-007
ANTHONY W SHEPLAY
PO BOX 9169
GRAND JUNCTION, CO 81501

2943-181-05-020
PEERLESS TYRE CO
500 KINGSTON ST
DENVER, CO 80239

2943-074-11-010
CALE G DICKENSON
E L
205 EPPS DR
GRAND JUNCTION, CO 81501-5005

2943-074-11-011
TERENCE LEE HAMMER
CAMILLA ANN
492 29 RD UNIT A
GRAND JUNCTION, CO 81501-7310

2943-074-11-012
C D WILLIAMS
V L
133 EPPS DR
GRAND JUNCTION, CO 81501-5003

2943-074-11-013
CHARLES D WILLIAMS
V L
133 EPPS DR
GRAND JUNCTION, CO 81501-5003

2943-074-11-014
GREGORY D COLE
115 EPPS DR
GRAND JUNCTION, CO 81501-5003

2943-074-12-009
IDA I CUMMINGS
NEVA L BUCHANAN
130 EPPS DR
GRAND JUNCTION, CO 81501-5004

2943-074-12-014
VIOLA BLANCHE O'GRADY

112 EPPS DR
GRAND JUNCTION, CO 81501-5004

2943-074-12-015
TODD R MIRACLE
PAMELYN J
116 EPPS DR
GRAND JUNCTION, CO 81501-5004

2943-181-05-022
ANTHONY W SHEPLAY
PO BOX 9169
GRAND JUNCTION, CO 81501

2943-181-13-003
SCOTTY INVESTMENTS
405 PITKIN AVE
GRAND JUNCTION, CO 81501

2943-074-11-015
DAVID ROY ELLIOTT
DEBORAH JEAN
515 29 RD
GRAND JUNCTION, CO 81501-5001

2943-074-15-001
GEORGE W FULTS
J W
511 29 RD
GRAND JUNCTION, CO 81501-5001

2943-074-15-002
PAUL G PARKER
509 29 RD
GRAND JUNCTION, CO 81501-5001

2943-074-15-003
GRJCT UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2943-074-15-004
JOE O SALAZAR
MARY E
556 ASHLEY LN
GRAND JUNCTION, CO 81501-6811

2943-074-15-005
THOMAS M MINGUS
JOANNE MINGUS
610 RUSHMORE DR
GRAND JUNCTION, CO 81503-4015

2943-074-15-006
THOMAS M MINGUS
JOANNE MINGUS
610 RUSHMORE DR
GRAND JUNCTION, CO 81503-4015

2943-074-15-010
THOMAS M MINGUS
JOANNE MINGUS
610 RUSHMORE DR
GRAND JUNCTION, CO 81503-4015

Emory Cantrell
P.O. Box 1292
Dalton, GA 30722

T.P.I.
552 25 Road
Grand Junction, CO 81505

Jamie Richardson
Sharon Eiland
1010 Orchard Av e.
Grand Junction, CO 81501

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

GENERAL PROJECT REPORT

Project Location: 2892 North Ave. Buildings B & C
Grand Junction, CO 81501

Project Name: The Players Place Parking Lot Expansion

Date of Report: July 10, 1996

The Players Place Incorporation has just leased the Cantrell Property at 2892 North Avenue (buildings B & C). The location presently occupies approximately 2.5 acres with three buildings. The proposed use for the east two buildings shown on the drawings is for holding bingo games for non-profit groups in the Grand Junction area. The empty lot is located on the northeast corner of the lot would be used for the proposed parking lot. The property is presently enclosed on the east, west, and north by a 6' screened chain-link fence. The front of the property has a 137' x 34' area that is landscaped with trees and 3" rock.

The public will benefit from the proposed parking lot (a requirement for customers of the Player's Place Inc.) in several ways. First, they will have a convenient location for the recreation of playing bingo. Second, the non-profit groups of the Grand Junction area will have a place to raise moneys for their particular public interests. Third, a complete snack bar with complete grill capabilities will be offered. Lastly, the hall will offer to the non-smoking bingo players a chance to play bingo, buy their bingo packets, purchase snacks, and use the restrooms without having to go into the smoking section of the hall.

The project is located in an area which presently in compliance and compatible with surrounding uses. The actual two buildings are zoned C-1 and will be joined together as one building. The land directly behind the building as indicated on the site plan is the proposed parking lot and is zoned Planned Commercial. Land adjoining to the east is presently utilized for the sale of tires. To the west of the property is a vacant building. The south side of the property borders North Avenue.

Site access and traffic patterns will remain the same.

All utilities are presently on the site, with the 8" fire line in the middle of the property north to south installed by Ute Water and the City of Grand Junction. The fire hydrant location is identified on the site plan.

The effects on public facilities will remain unchanged and there will be little, if any, impact on site geology.

Hours of Operation are as follows:

Monday through Saturday:

Morning Session: 10:00 a.m. to 1:00 p.m.

Afternoon Session: 1:00 p.m. to 4:00 p.m.

Night Session: 7:00 p.m. to 10:00 p.m.

(Usually on weekends)

Late Night Session: 11:00 p.m. to 2:00 a.m. —

Sunday

Afternoon Session: 1:00 p.m. to 4:00 p.m.

Night Session: 7:00 p.m. to 10:00 p.m.

A sign will be added in the third slot down on the present sign post on North Avenue. No additional signs are needed at present time. The construction schedule will be 60 days from the start date to completion of the project.

Sharon Eiland and Jamie Richardson
The Players Place Incorporated
2327 Wren Court
Grand Junction, CO 81503-1457
(970) 241-2170

July 27, 1996

To; Sharon Eiland and Jamie Richardson
2327 Wren Ct.
Grand Junction, Co. 81503

RE; Landscape 2892 N. Ave. Bingo Hall

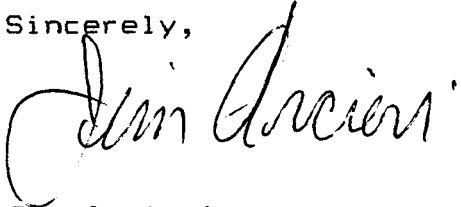
Dear, Sharon and Jamie

In fulfilling the requirement of planting evergreens around the back parking lot and choosing the Austrian pine for this requirement, I strongly recommend that these trees be planted at minimum of 15 feet apart.

The Austrian pine can reach heights of 40 feet and spread to well over 20 feet across at maturity. Even at 15 feet apart these trees will be crowding each other before maturity.

I would also recommend that you consider planting Arborvitae instead of the Austrian pine. The larger species would require the same planting distance and also provide a greater barrier.

Sincerely,



Jim Arcieri
330 33.5 Road
Palisade, Co. 81526
434- 1264





REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-173

TITLE HEADING: Parking Lot Expansion

LOCATION: 2892 North Avenue

PETITIONER: Jamie Richardson & Sharon Eiland

PETITIONER'S ADDRESS/TELEPHONE: 1010 Orchard Avenue
Grand Junction, CO 81501
241-5993

PETITIONER'S REPRESENTATIVE: Jamie Richardson

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., AUGUST 22, 1996.

CITY COMMUNITY DEVELOPMENT

8/14/96

Kristen Ashbeck

244-1437

SITE PLAN / PARKING PLAN

1. Clarify existing conditions versus proposed.
2. Show existing fire hydrant in the middle of the aisle.
3. Not all of the parking shown on the south and west sides of the building exist. Indicate how many exist and how many are being proposed.
4. What is between the fence and the east side of the building?
5. Label fence as existing - indicate height and materials.
6. Include planting sizes. Austrian Pine/Arborvitae minimum 6 feet. Green Ash minimum 1-1/2" caliper.
7. What percentage of the parking area is landscaped? Also give amount of landscaping in square feet.
8. Turn around between phase 1 and 2 of parking does not work with the one way aisle in the new parking area. Need to have access to the 2-way aisle between the buildings.
9. Ratio of accessible spaces to total parking is 1:25. 3 accessible spaces is not enough for the over 100 spaces shown.
10. Bicycle rack(s) are required and must be sized to hold enough bicycles = 10% of total vehicle parking (11 bicycles).

BUILDING PLANS

1. This application also requires a Change of Use permit, therefore, more information is needed about the building plans.
2. What is the ultimate design capacity of the building (number of persons)? -
3. If the parking is to be phased, how will the seating be phased? If the seating is not phased, all parking must be provided in Phase 1.
4. How will the two buildings be connected?
5. Will the existing loading area be removed?
6. What are the 6' x 6' rooms for?

7. Where is the entrance to the gift shop?
8. A Transportation Capacity Payment (TCP) may be required. Contact the City Development Engineer. —
9. For your information, a second freestanding sign is not allowed. Signage for this business must be combined with the existing sign or be on the building. The lease indicates that the sign is near the east building--it appears to be closer to the west building (?)
10. Show the existing sign on the site plan.
11. Label the driveways on North Avenue as existing.
12. Due to the Change of Use, a new driveway permit(s) from the Colorado Department of Transportation (CDOT) may be required. Contact Chuck Dunn at CDOT (248-7232).

CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

Please submit a drainage plan for this proposal. On-site detention is required. A plan was previously approved for the storage units, but a plan which addresses this use is required.

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

No objections.

MESA COUNTY BUILDING DEPT.

8/5/96

Bob Lee

244-1656

As this appears to be a change in use the 2 buildings must be made to comply to all building code requirements for the new use. A City licensed general contractor is required to perform construction work. Building permits are required. Plans submitted for review must be sealed. Allow 10-14 days for plan review and permit issuance.

UTE WATER

8/9/96

Gary Mathews

242-7491

City of Grand Junction, not Ute Water.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent

City Attorney

POSTING OF PUBLIC NOTICE SIGNS

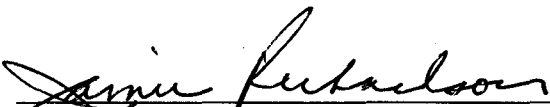
The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

 _____ SIGNATURE	<u>8/21/96</u> _____ DATE
FILE #/NAME: <u>PDR-96-173 Players Place</u>	RECEIPT #: <u>4469</u>
PETITIONER/REPRESENTATIVE: <u>Jamie Richardson</u>	PHONE #: <u>241-5993</u>
DATE OF HEARING: <u>8/13/96</u>	POST SIGN(S) BY: <u>8/23/96</u>
DATE SIGN(S) PICKED-UP: <u>8/21/96</u>	RETURN SIGN(S) BY: <u>9/10/96</u>
DATE SIGN(S) RETURNED: <u>9/4/96</u>	RECEIVED BY: <u>SC</u>

✓ # 4000 7166

REVIEW COMMENTS RESPONSE

Page 1 of 2

AUGUST 22, 1996

FILE #PDR-96-173

TITLE HEADING: Parking Lot Expansion

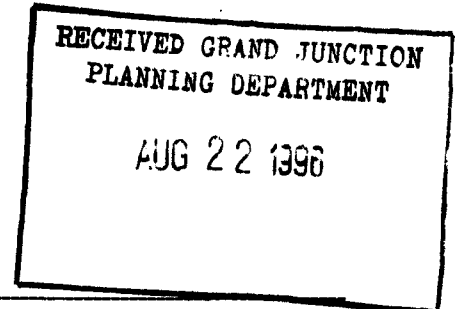
LOCATION: 2892 North Avenue

PETITIONER: Jamie Richardson & Sharon Eiland

PETITIONER'S ADDRESS/TELEPHONE: 1010 Orchard Avenue
Grand Junction, CO 81501
(970) 241-5993

PETITIONER'S REPRESENTATIVE: Jamie Richardson

STAFF REPRESENTATIVE: Kristen Ashbeck



SITE PLAN / PARKING PLAN

- 1.) Existing conditions have been labeled on the plans.
- 2.) See site plans.
- 3.) Existing parking spaces are indicated by dark lines and proposed parking spaces are indicated by light lines (see site plan).
- 4.) Drainage detention area in accordance with plans approved 3-8-95.
- 5.) The existing fence is shown on the site plan. It is a 6' screened chain-link fence that borders the property on the east, north, and west sides.
- 6.) See legend in site plan.
- 7.) Interior parking area = 28,732 sq. ft., interior landscaping = 1,758 sq. ft. (6%), perimeter landscaping 5,425 sq. ft. (see notes on site plan).
- 8.) Phase 1 includes an asphalt turn-around to facilitate one way aisle.
- 9.) Additional accessible parking space included (see site plans).
- 10.) 12 capacity bicycle rack shown on site plan.

BUILDING PLANS

- 1.) Additional information included in Change of Use application.
- 2.) Design capacity: phase 1 = 200 persons, phase 2 includes an additional 100 persons. Ultimate capacity = 300 persons.
- 3.) Seating phased per building plan.
- 4.) Existing footprint in dashed lines on building plan.
- 5.) Dock to be demolished and backfilled.
- 6.) Non-profit user storage.
- 7.) Entrance shown on building plan.
- 8.) Jody Kliska contacted on 8-19-96.
- 9.) Signage will be incorporated on existing sign.
- 10.) Existing sign shown on building plan.
- 11.) Driveways labeled as existing on building plan.
- 12.) Chuck Dunn contacted on 8-22-96.

Page 2 of 2

CITY DEVELOPMENT ENGINEER

On-site detention complete in accordance with plans approved 3-8-95. Accompanying photographs provided at hearing September 3, 1996.

CITY UTILITY ENGINEER

Plant investment fee will be paid prior to issuance of building permit.

MESA COUNTY BUILDING DEPARTMENT

Contacted Bob Lee on 8-19-96, no action required.

UTE WATER

This area falls under the jurisdiction of Grand Junction Water Department, no response required from City Utility Engineer.

CITY PROPERTY AGENT / CITY ATTORNEY

No comments received.

PZ 9/3/96 Approved 4-0
5 per staff
comments

STAFF REPORT

FILE: PDR-96-173

DATE: August 28, 1996

STAFF: Kristen Ashbeck

REQUEST: Revised Final Plan - Parking Lot

LOCATION: 2892 North Avenue

APPLICANTS: Jamie Richardson & Sharon Eiland

EXECUTIVE SUMMARY:

A request for an amendment to an approved plan in a Planned Commercial (PC) zone district at 2892 North Avenue to expand a parking lot.

EXISTING LAND USE: Vacant Commercial Building

PROPOSED LAND USE: Parking Lot for Bingo Hall

SURROUNDING LAND USE:

- NORTH: Single Family Residential
- SOUTH: Commercial - All American Special Events & Subway
- EAST: Single Family Residential and Commercial (Big O Tires)
- WEST: Commercial - Vacant & Berry's Garage

EXISTING ZONING: Planned Commercial (PC)

SURROUNDING ZONING:

- NORTH: Residential Single Family 8 units per acre (RSF-8)
- SOUTH: Light Commercial (C-1)
- EAST: C-1 and RSF-8
- WEST: C-1 and RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Growth Plan proposes this area as Commercial.

PDR-96-173 / August 28, 1996 / page 2

STAFF ANALYSIS:

Project Background/Summary. This site has three existing buildings. The westerly building is used for retail and warehouse space for Carpets from Dalton. The two easterly buildings were previously used for a similar use but are currently vacant. Two years ago Planning Commission approved a rezone for the northern part of the parcel to Planned Commercial (PC) in order for the property owner to develop mini-storage units. Some improvements to the property were made such as construction of drainage facilities and a screening fence, but the storage units were not constructed.

The current petitioner is proposing to lease the easterly two buildings, connect them to create one large building, and use it as a bingo hall. This change in use of the buildings requires expansion of the existing parking lot. The new parking area would be entirely within the Planned Commercial portion of the property, thus requiring revision of the Final Plan and approval by Planning Commission. The conversion/connection of the buildings for use as a bingo hall is being processed simultaneously as an administrative Change of Use review since it is an allowed use in the C-1 zoning on the southern part of the parcel.

Access/Circulation/Parking. There are two existing driveways on the site that will continue to be used as access. The existing paved aisle between the two buildings will be used to access the new parking area to be developed in the rear portion of the site. The new parking area will consist of a single north-south one-way aisle with one row of parking along the common central drive. In addition to the large new parking area, new parking spaces will be designated along the western and southern sides of the bingo hall.

The petitioner is proposing to phase the parking as seating for the hall is increased in two phases. The first phase will include 200 seats and 70 parking spaces. The parking requirement for this type of proposal is 1 space per 3 seats thus, 67 spaces are required for the first phase. A paved turn-around from the one-way aisle to the common aisle will be constructed with the first phase of parking.

The dimensions of the accessible stalls shown in the new parking area do not meet code. One or two parking spaces may be lost due to the need to increase the size of the accessible stalls but the minimum parking requirement for phase 1 can still be met.

The second phase will expand seating by 100 for a total of 300, which requires 100 parking spaces. The plan proposes a total of 109 spaces once phase 2 of the parking lot is completed.

Landscaping. Regardless of the use proposed, screening of this property has always been a concern due to the adjoining single family residential areas to the north and east.

Some impacts have already been mitigated by the recent addition of a 6-foot chain link fence with slats around the perimeter of the property. The petitioner will be adding landscaping along the property lines and within the parking lot consistent with what has been proposed on previously approved plans. Parking lot lighting and a bicycle rack will also be included in the improvements.

Drainage. A drainage plan for on-site detention was developed and approved with the previous proposal that assumed the entire parcel would be paved or be covered with storage units. Thus, that plan is applicable to this proposal. It appears that some drainage facilities have already been recently constructed on the site. The petitioner must demonstrate that these were constructed according to the previously-approved plan or a new drainage plan may be required.

Other. There are other outstanding items that will need to be addressed relative to the Change of Use before a Planning Clearance will be issued for a building permit for the remodel. These include payment of a Transportation Capacity Payment (TCP) and Colorado Department of Transportation (CDOT) approval of a change of use for the driveway permits on North Avenue. The second phase of seating will not be allowed to be added until parking is proposed per the Final Plan.



STAFF RECOMMENDATION: Approval of the revised Final Plan for expansion of a parking lot at 2892 North Avenue subject to the petitioner demonstrating that drainage facilities for on-site detention have already been constructed or provide a new plan for such to be approved by the City Development Engineer.

Approval: 4-0

- low level lighting

Juric: Drainage - 3/8/95 approved.

Carolyn Hill: 512 Melody Lane:

Danny Patton: 5058 27 Road - lighting
133 Eggs Drive -

October 10, 1996

Bob Lee
Mesa County Building Department
P.O. Box 20000
Grand Junction, CO. 81502

Dear Bob,

Bases on the Industrial Pretreatment Permit Application submitted to this office , the City will not require the installation of a grease interceptor at Players Place, located at 2892 North Ave.

Thank you for your assistance.

Sincerely,

Dan Tonello, Coordinator
Industrial Pretreatment Program

October 10, 1996

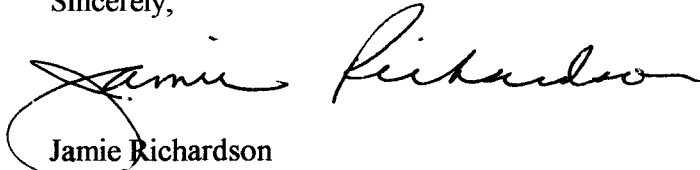
Kristen Ashbeck
City Community Development
250 North 5th Street
Grand Junction, CO 81501

Dear Kristen,

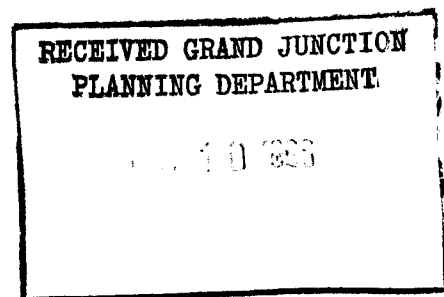
Per our conversation on October 8, 1996, total capacity of the bingo hall at 2892 North Avenue has changed from 300 persons to 279 persons. The parking lot map (included) reflects these changes, making the total number of parking spaces 93.

Thank you for the time you've spent making this come together.

Sincerely,



Jamie Richardson
Vice President
The Player's Place, Inc.



Date Submitted: 8/22/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: EMORY CANTRELL

Address: PO BOX 1292 DALTON GA 30722

Telephone: (706) 226-5616

Applicant's Name: JAMIE RICHARDSON / PLAYERS PLACE INC.

Address: 1010 ORCHARD AVE GT CO 81501

Telephone: (970) 241-5993

Location of Property: 2892 NORTH AVE.

Tax Parcel No. 2943-074-00-048

Existing Use: PLANNED COMMERCIAL

Proposed Use: PARKING

Other: _____

*once approved,
see Dottie to
approve
Sales tax license*

FOR OFFICE USE ONLY			
Zone:	Setbacks	F:	S:
Special Conditions:			

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.

Jamie Richardson
Applicant's Signature

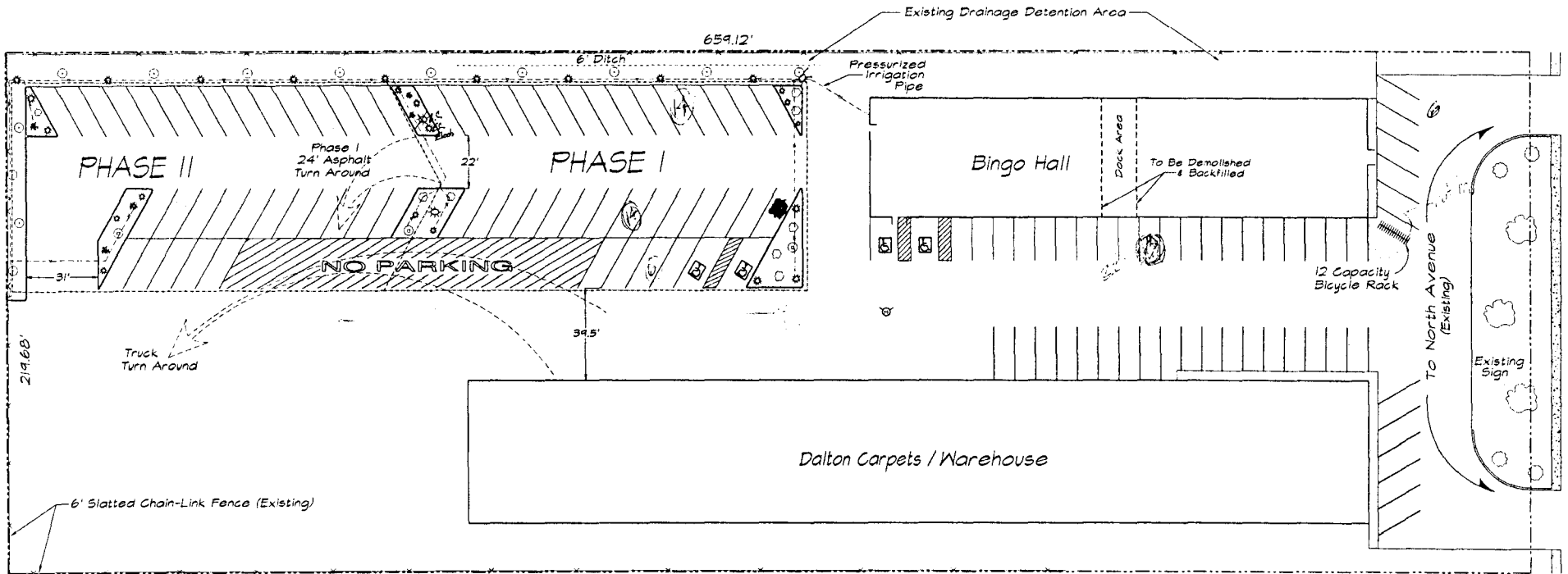
8/22/96
Date

Community Development Department Approval

Date

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

The West 1/2 of the SE 1/4 SE 1/4 SE 1/4 of Section 7, Township One South, Range One East, Ute Meridian; EXCEPT the West 110 feet and the South 330 feet.



LEGEND

- ⊙ 5' Austrian Pine/Arborvitae
- ⊙ Five Gallon Potentilla
- ⊙ Five Gallon Buffalo Juniper
- Existing Parking Space
- Proposed Parking Space
- ⊙ Five Gallon Barberry
- ⊙ Green Ash (1-1/2" Caliper)
- ⊙ Overhead Light
- ⊙ Fire Hydrant (Existing)

NOTES

Islands - Need fabric with bark cover
 Tree Row - Need fabric with rock cover
 Interior Parking Area = 28,732 Sq. Ft.
 Interior Landscaping = 1750 Sq. Ft. (6%)
 Perimeter Landscaping = 5425 Sq. Ft.
 Proposed Parking Spaces:
 Phase I = 62 Phase II = 39

FINAL
 PKA 10/1/96
 Lighting relocated 1/22/97

Prepared For:

Sharon Eiland/Jamie Richardson
 1010 Orchard Ave.
 Grand Junction, Co. 81501



SITE/LANDSCAPE PLAN

DRAFTING & DESIGN

711 E. Cleveland Ave. • Fruita, Colorado 81521
 (970) 858 1454

10/10/96

Site 1/31/96
 Eveninging
 okay except
 bike rack

POB-1946-173