



970-241-6004



# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_  
Date \_\_\_\_\_  
Rec'd By \_\_\_\_\_  
File No. PDR-96-212

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"/> Rezoning				From: To	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		North Ave.	PB	Commercial-Sports Bar
<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.					

BRENDA F. WITHERS Property Owner Name  
Mike Edwards Developer Name  
Mike Edwards Representative Name

745 W. WILSHIRE CT. Address  
Grand Junction, Co Address  
741-2100 Address

745 W. WILSHIRE CT. Address  
Grand Junction, Co Address  
741-2100 Address

745 W. WILSHIRE CT. Address  
Grand Junction, Co Address  
741-2100 Address

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] Signature of Person Completing Application 9-26-96 Date

Brenda F. Withers Signature of Property Owner(s) - attach additional sheets if necessary 9-26-96 Date

[Signature] Signature of Property Owner(s) - attach additional sheets if necessary 9/26/96 Date

Date Submitted: \_\_\_\_\_



# CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: GARY PATRICK & BRENDA F. WITKERS  
Address: 1340 NORTH AVE. GRAND JUNCTION CO. 81501  
Telephone: 241-2100 - 241-4578 H (245 W. WILSHIRE CT. G.J.)

Applicant's Name: CLIFFORD D. GALLAGHER / MICHAEL EDWARDS  
Address: 378 HILLVIEW DR. G.J. CO. / 3298 SAN MARCO PL. CLIFTON 81520  
Telephone: 970-257-9301 / 970-523-0792

Location of Property: 1320 NORTH AVE. GRAND JUNCTION CO.

Tax Parcel No. 2945-123-00-071

Existing Use: VACANT - EX. BIG CHEESE PIZZA RESTAURANT

Proposed Use: TAVERN

Other: \_\_\_\_\_

FOR OFFICE USE ONLY				
Zone:	Setbacks	F:	S:	R:
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.

Clifford D. Gallagher / Michael Edwards  
Applicant's Signature

9-26-96  
Date

\_\_\_\_\_  
Community Development Department Approval

\_\_\_\_\_  
Date

# SUBMITTAL CHECKLIST

CHANGE OF

## PLANNED DEVELOPMENT/FINAL

USE

Location: 1320 North Ave

Project Name: SPORTS BAR

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 G.J.P.C. (8 sets)	● City Downtown Dev. Auth. Council	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	● Persigo	○ TCI Cable	
Due 1st working day of month for Planning Commission																									
Date Received <u>10-1-96</u> <u>Thursday</u> of following																									
Receipt # <u>4661/4662</u>																									
File # <u>PDC 96-212</u>																									
● Application Fee \$350	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 <u>Planning</u>	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 <u>Title Ins Policy</u>	VII-2	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																				
○ Easements	VII-2	1	1	1	1												1	1	1						1
○ Avigation Easement	VII-1	1			1																	1			
○ ROW	VII-3	1	1	1	1												1	1	1						1
○ Improvements Agreement/Guarantee *	VII-2	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 - 24" x 36" - see vlist	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" x 17" 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	
○ 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					
● Change of Use Application		1																							
● Planning Clearance		1																							
● Full size Assessor Map		1																							

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

PRE-APPLICATION CONFERENCE

Date: 9/18/96
Conference Attendance: Kristen Ashbeck, Mike Edwards CLIFFORD BALLAGHER
Proposal: Sports Bar
Location: 1320 North Avenue

Tax Parcel Number: 2945-123-00-071
Review Fee: \$350
(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? 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 (checked)
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping (checked)
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files: #19-81 #20-75

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 handwritten signatures and 'X' marks.

2945-123-00-056  
WALTER K WAYMEYER  
5430 SAWMILL RD #18  
PARADISE, CA 95969-5969

2945-123-00-067  
LEYDA FARIA  
1309 GLENWOOD AVE  
GRAND JUNCTION, CO 81501

2945-123-00-070  
GARY PATRICK WITHERS  
BRENDA F  
1340 NORTH AVE  
GRAND JUNCTION, CO 81501-6419

2945-123-00-089  
MCDONALD'S CORP  
OO5/0170 % KING ENTERPRISES  
1305 GLENWOOD AVE  
GRAND JUNCTION, CO 81501

2945-123-19-977  
MESA DEVELOPMENTAL SERVICES  
  
PO BOX 1390  
GRAND JUNCTION, CO 81502-1390

2945-123-21-014  
STEPHEN B JOHNSON  
PO BOX 666  
GRAND JUNCTION, CO 81502-0666

2945-123-00-065  
DOUGLAS R KING  
K M KING DBA KING ENTERPRISES  
1305 GLENWOOD AVE  
GRAND JUNCTION, CO 81503

2945-123-00-068  
MARTIN JOEL DELGADO  
TANIA Z DELGADO  
1311 GLENWOOD AVE  
GRAND JUNCTION, CO 81501-4329

2945-123-00-072  
LYNN A SCHMIDT  
C/O OPTICAL SHOP -STEVE BAGGA  
1316 NORTH AVE  
GRAND JUNCTION, CO 81501-6419

2945-123-19-011  
MARK SCHELHAAS  
297 E PARKVIEW DR  
GRAND JUNCTION, CO 81503-2008

2945-123-20-002  
THOMAS F BOLGER  
LYNN E BOLGER  
2613 KELLEY DR  
GRAND JUNCTION, CO 81506

2945-132-00-945  
CITY OF GRAND JUNCTION  
  
LINCOLN PARK  
  
GRAND JUNCTION, CO 81501

2945-123-00-066  
WILLIAM D GARRISON  
SHARON GARRISON  
PO BOX 308  
GRAND JUNCTION, CO 81502-0308

2945-123-00-069  
STANLEY L MCFARLAND  
DARLYA J  
2221 IDELLA CT  
GRAND JUNCTION, CO 81505-7019

2945-123-00-073  
BILL E FERGUSON  
JOANNE  
1310 NORTH AVE  
GRAND JUNCTION, CO 81501-6419

2945-123-19-012  
JAMES A TOWNSEND  
1254 GLENWOOD AVE  
GRAND JUNCTION, CO 81501-7656

2945-123-21-001  
STEPHEN B JOHNSON  
PO BOX 666  
GRAND JUNCTION, CO 81502-0666

September 30, 1996

Letter of Intent:

1320 North Avenue, previous location of Big Cheese Pizza, has been vacant for well over a year; and we have formulated some ideas that the location would lend itself ideally to our intent as a "Tavern". The land use in the surrounding area is all asphalt suitable for parking, with current site access and traffic patterns already established and proven from previous business uses.

Our hours of operation would be as follows:

Monday	Closed
Tuesday through Friday	5:00 p.m. - 1:30 a.m.
Saturday	11:00 a.m. - 1:30 a.m.
Sunday (Optional)	11:00 a.m. - 12:00 p.m.

Employee staff would consist of approximately:

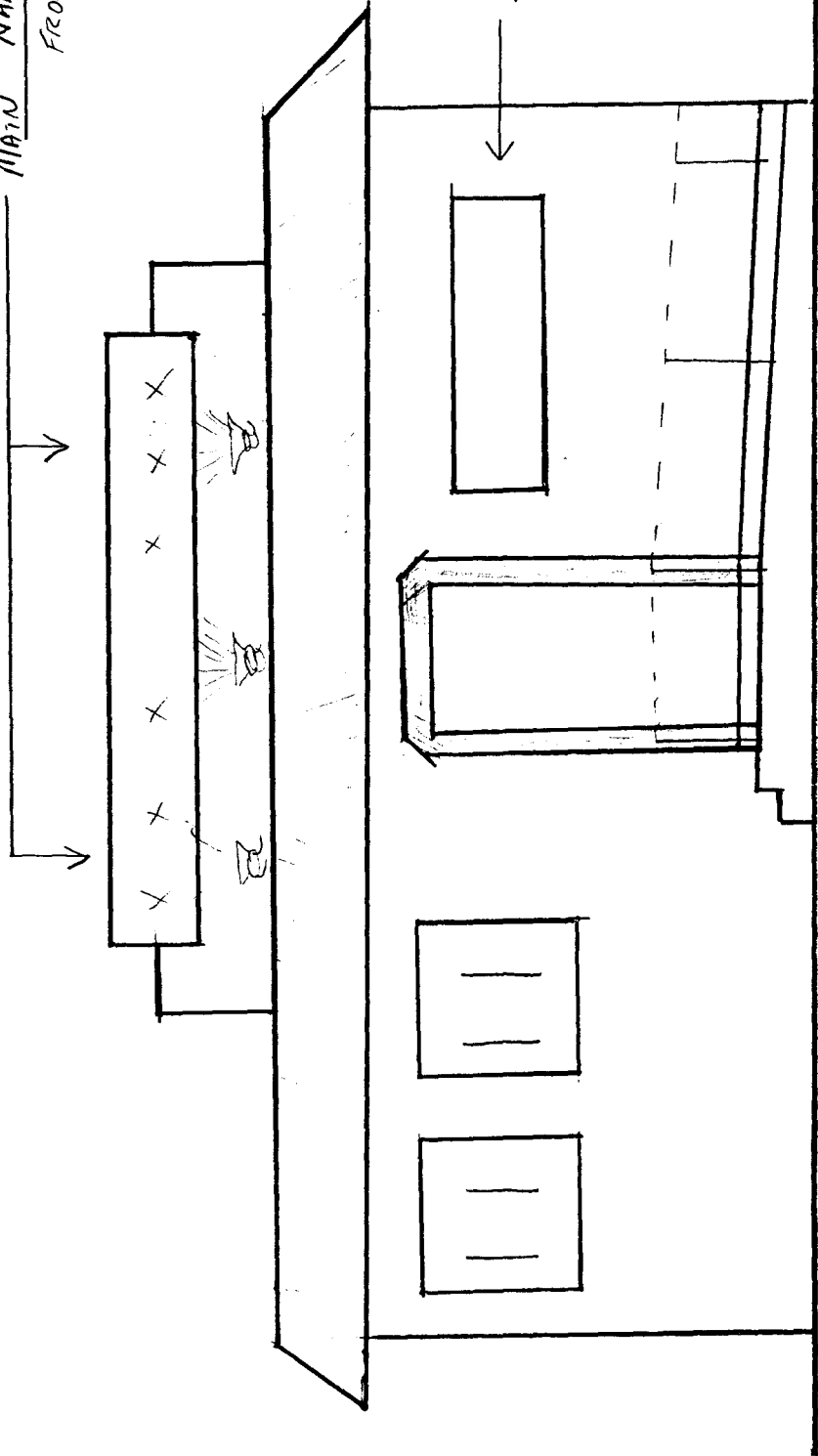
Three bartenders

Four barmaids

Two security personnel (on promotional nights)

Signage would include our main name on the face of the topmost part of the building with a changeable marquis to the left of the main entrance. Main name to be lighted from the front with marquis lighted from the back.

MAIN NAME  
FRONT LIT



NOT TO SCALE

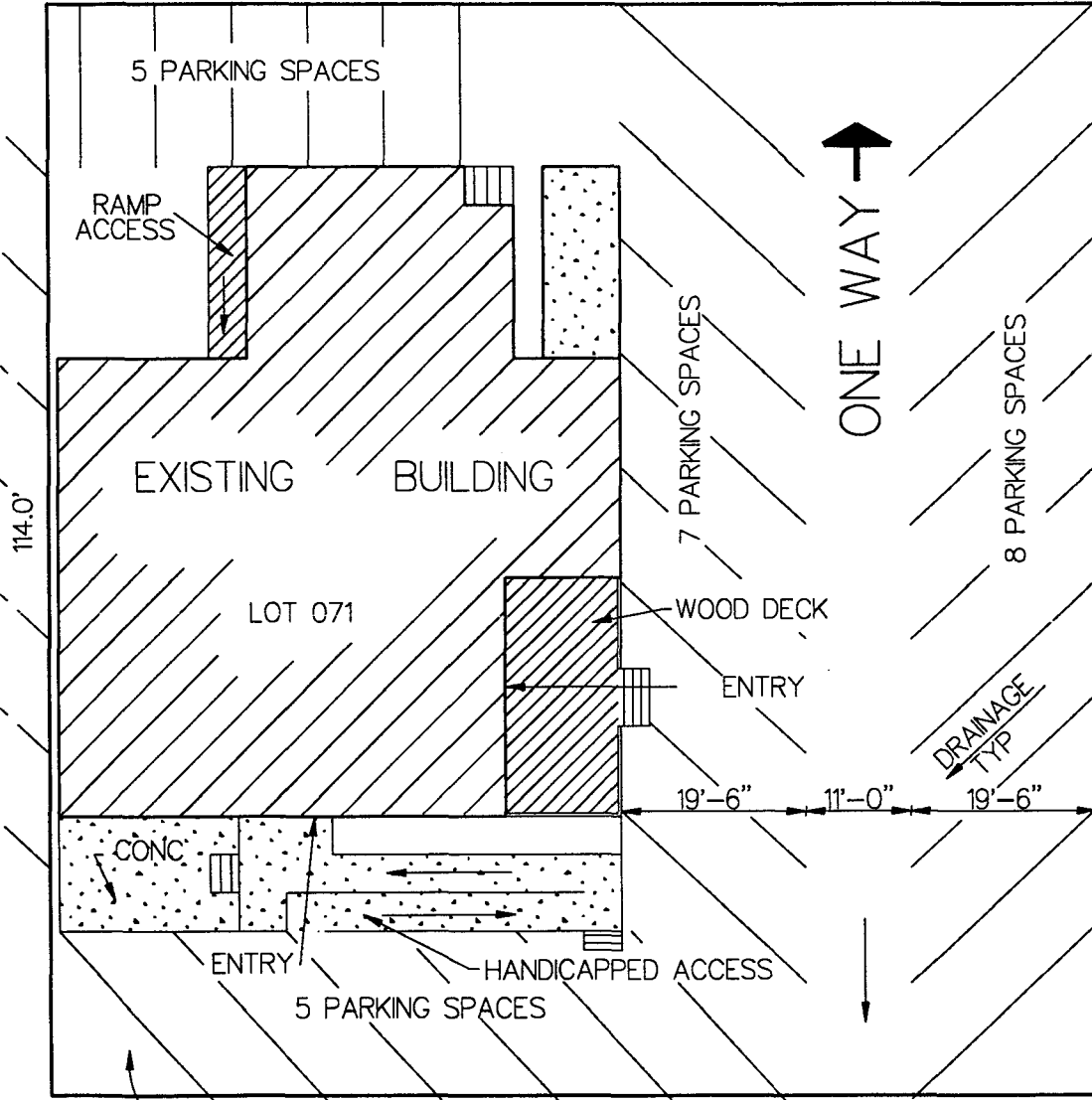


# ALLEY

110.0'

LOCATION

1320 NORTH AVENUE

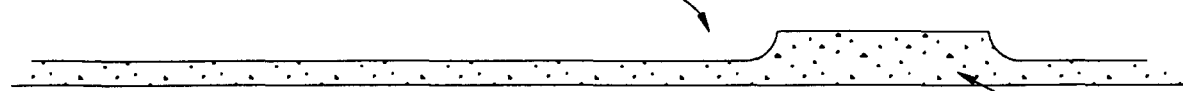


SCALE: 1" = 20'

EXISTING ASPHALT PAVING

# NORTH AVENUE

CONC. CURB & GUTTER



# REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-212

TITLE HEADING: Sports Bar

LOCATION: 1320 North Avenue

PETITIONER: Cliff Galagher & Mike Edwards

PETITIONER'S ADDRESS/TELEPHONE: 378 Hillview Drive  
Grand Junction, CO 81503  
257-9301 / 523-0792

STAFF REPRESENTATIVE: Kristen Ashbeck

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**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.**

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**CITY COMMUNITY DEVELOPMENT** 10/15/96  
**Kristen Ashbeck** 244-1437

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1. Need evidence of lease for parking on west side of building.
2. Replace parking in front with a landscape area.
3. What is total seating capacity? Parking requirement is one space per 2 seats.
4. Power of Attorney is required for alley improvements. See attached form.

**CITY DEVELOPMENT ENGINEER** 10/15/96  
**Jody Kliska** 244-1591

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1. The parking in the front of the building appears to extend into the right of way. Parking in the front will not be allowed.
2. A power of attorney for future alley improvements is required.

**CITY UTILITY ENGINEER** 10/16/96  
**Trent Prall** 244-1590

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1. Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding potential changes in 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.

**CITY PROPERTY AGENT** 10/15/96  
**Steve Pace** 256-4003

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No comment.

**CITY FIRE DEPARTMENT** 10/8/96  
**Hank Masterson** 244-1414

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1. The Fire Department has no problems with this proposal.
2. Complete plans for the building remodel must be submitted to the Fire Department for our review and approval.

**CITY ATTORNEY**

**10/10/96**

**Dan Wilson**

**244-1505**

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No title work supplied for review.

**CITY POLICE DEPARTMENT**

**10/7/96**

**Lisa Dicamillo**

**244-3587**

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I need to see a lighting plan before I make any further comments. This business will be open after dark and there needs to be some type of lighting in the parking lots.

**MESA COUNTY BUILDING DEPARTMENT**

**10/7/96**

**Bob Lee**

**244-1656**

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No change in use per Building Code requirements. Building permits are required for any remodel work to be done. City licensed contractors are required to perform the work. No other comments.

RESPONSE  
REVIEW COMMENTS

October 24, 1996

Location: 1320 North Avenue  
Petitioner: Cliff Galagher & Mike Edwards

\*\*\*\*KRISTEN ASHBECK:

We will not be leasing parking on the west side of building. However, Pat Withers, owner of proposed leased property, shall be incorporating a seperate lease for his available parking from the adjacent property for up to 17 spaces.

We now have several landscape plans we are working with to design one for the best asthetic value and cost effectiveness.

Our seating capacity will be 123 - based on parking modifications. The decking on the east side of the building will be closed off to give us an additional 2 spaces on that building face. The north side (rear) of the building will accommodate 1 extra space with no modifications. With our 2 handicapped spaces, as proposed, and the above mentioned changes, this will give us a total yield of 123.

\*\*\*\*\*JODY KLISKA:

In compliance with the cities requirement to keep the right-of-way open to the front of the building, we request 2 handicapped parking/access in front of the building in a face-to-face position, parallel to North Avenue. This would result in easy in/out access for those who need the handicapped zone and still leave room to spare.

\*\*\*\*\*HANK MASTERSON:

If other conditions are accepted, we shall submit to the fire department our building/remodel plans for your review and approval.

\*\*\*\*\*LISA DICAMILLO:

With the 2 existing city traffic-type lights high on utility poles and our currently existing lighting, this leaves us just slightly shy of the required lighting package. However, we propose to install flood lights on the west side of the ERA building wall shining towards the back; and a second flood light will be installed on the west side of our proposed building directed towards the front.

*POA for alley will be delivered 10/25/96*



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

October 28, 1996

Cliff Gallagher / Mike Edwards  
378 Hill View Drive  
Grand Junction, Colorado 81503

RE: PDR-96-212 Sports Bar

Dear Cliff and Mike,

As mentioned in a telephone message left with Cliff, staff has reviewed your response to the review comments on the project referenced above and determined that there is not sufficient information by which to make a recommendation to Planning Commission. The most critical issue is parking, with some outstanding concerns with landscaping and parking lot lighting. The parking requirement (62 spaces - 1 per 2 seats) is still not being met even with the proposed leased parking. Also, there is no evidence (e.g. a letter) from the adjacent property owner that he is willing to sign a lease should the Conditional Use Permit be approved.

I will be happy to meet with you regarding these concerns at your convenience. In the meantime, the item will be postponed to the December Planning Commission meeting. You will be responsible for payment of a \$50.00 re-advertisement fee by November 8, 1996 in order to secure a place on the December agenda.

Sincerely,

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

Kristen Ashbeck  
Planner

NOVEMBER 18, 96

KRISTEN -

MYSELF, CLIFF GALLAGHER, & PARTNER

MIKE EDWARDS WILL NOT BE PURSUING

THE SPORTS BAR PROPOSAL. WE WILL BE

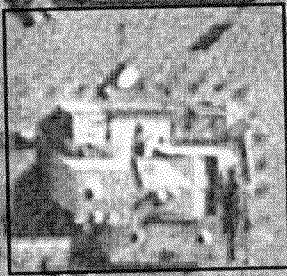
LOOKING INTO DIFFERENT AVENUES.

Thank you. -

Cliff D. Gallagher  
Mike Edwards

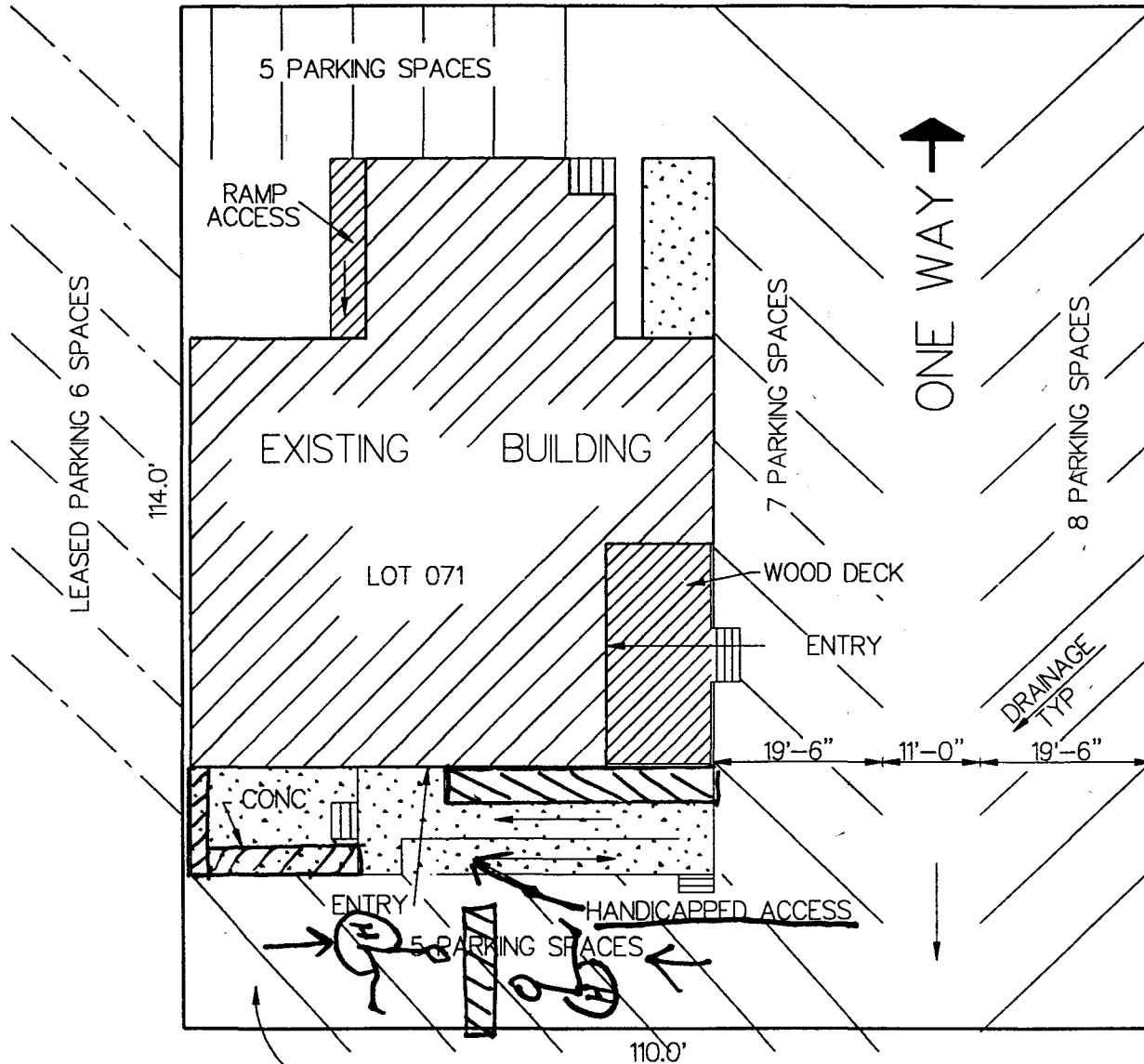
Glenwood Ave.

North Ave.



ALLEY

110.0'



LOCATION  
1320 NORTH AVENUE

JODY KLISKA

22  
12/10/97  
62



SCALE: 1" = 20'

HANDICAP BORDER:

HANDICAP PARKING:

TREATIVE LANDSCAPE:



EXISTING ASPHALT PAVING

NORTH AVENUE

CONC. CURB & GUTTER