



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

Receipt _____
Date _____
Rec'd By _____
File No. _____

2

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition that:

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 type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			306 Gunnison	RMF-32	School/Office
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

The American National Red Cross

Name
17th and D Streets, N.W.

Address
Washington, D.C. 20006

City/State/Zip
202-639-3296
Business Phone No.

TED CLAYDONNE

Name
420 TELLER AVE.

Address
G.J., CO. 81501

City/State/Zip
241-0745
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 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.

X Ted Claydonne
Signature of Person Completing Application

9/1/94
Date

X John D. Campbell
Vice President, Finance/Comptroller
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

9/2/94
Date

SUBMITTAL CHECKLIST

SPECIAL USE (REVISED)

Location: 506 GUNNISON AVE

Project Name: Red Cross

ITEMS		DISTRIBUTION											TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth. Police	City Parks and Rec.	County Planning Building	Walker Field											
● Application Fee \$270	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
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 44"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
● Evidence of Title (title ins. policy)	VII-2	1			X	X															
● Appraisal of Raw Land (proof non-profit)	VII-1	1			X			1													
● Names and Addresses	VII-3	1																			
● Legal Description	VII-2	1																			
○ Deed	VII-1	1						1	1												
○ Easement	VII-2	1	1	1	1	1															
○ Avigation Easement	VII-1	1						1	1												
○ ROW	VII-3	1	1	1	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
● Location Map	IX-21	1																			
● Vicinity Sketch (site plan)	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Floor Plan (new bldg)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

7

8 1/2 x 11

- NOTES:
- 1) An asterisk in the item description column indicates that a form is supplied by the City.
 - 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 - 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: _____
Proposal: _____
Location: _____

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? _____
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 required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit 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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Access/Parking | <input type="checkbox"/> Screening/Buffering | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> 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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-142-29-008
DALE W RYDEN
LAURA L
551 GUNNISON AVE
GRAND JUNCTION, CO 81501-2619

2945-142-29-009
MICHAEL A BOUDREAU
559 GUNNISON AVE
GRAND JUNCTION, CO 81501-2619

2945-142-29-004
CARL W STRIPPEL
BRONWEN MAGRAW
518 HILL AVE
GRAND JUNCTION, CO 81501-2622

2945-142-29-013
DOROTHY M SUBLETT
552 CHIPETA AVE
GRAND JUNCTION, CO 81501-2636

2945-142-29-014
JAMES S MARSHALL
PATRICIA K
540 CHIPETA AVE
GRAND JUNCTION, CO 81501-2636

2945-142-29-016
EILEEN L WASSON
530 CHIPETA AVE
GRAND JUNCTION, CO 81501-2636

2945-142-29-017
ELSA C RATEKIN
522 CHIPETA AVE
GRAND JUNCTION, CO 81501-2636

2945-142-29-018
KIM F KERSTETTER
516 CHIPETA AVE
GRAND JUNCTION, CO 81501-2636

2945-142-29-010
ROBERT L BARTLETT
SHONNA MARIE
621 N 6TH ST
GRAND JUNCTION, CO 81501-2709

2945-142-29-015
KENNETH R BROWN
WANDA LEE
59 ESCANYO DR
SOUTH SAN FRANCISCO, CA 94080-

2945-142-29-019
BARBARA A JONES
TRUST
2941 SUNSET DR
GRAND JUNCTION, CO 81504-5354

2945-142-29-005
GLENN EDWARD HERTEL
1661 DOLORES ST
GRAND JUNCTION, CO 81503-1811

2945-142-29-020
MARK F NICHOLS
PO BOX 74
GRAND JUNCTION, CO 81502-0074

2945-142-29-012
THERESA F MARTINEZ
ETAL
760 TELLER AVE
GRAND JUNCTION, CO 81501-3239

2945-142-29-011
LEROY U CERISE
JUANITA L
607 N 6TH ST
GRAND JUNCTION, CO 81501-2709

2945-142-17-017
MARY DENISE CURRAN-BENKO
6350 YUKON ST
ARVADA, CO 80004-3457

2945-142-17-015
CARL W STRIPPEL
BRONWEN MAGRAW
518 HILL AVE
GRAND JUNCTION, CO 81501-2622

2945-142-17-014
WINONA A WILLOUGHBY
SHERYL ANN MORRIS
503 RIVER VIEW DR
GRAND JUNCTION, CO 81503-1413

2945-142-17-019
DALE C LINDSTROM
JANET M
361 RODELL DR
GRAND JUNCTION, CO 81503-1744

2945-142-29-021
ELIZABETH G FULTON
634 N 5TH ST
GRAND JUNCTION, CO 81501-2610

2945-142-29-022
ELIZABETH G FULTON
634 N 5TH ST
GRAND JUNCTION, CO 81501-2610

2945-142-29-003
MILDRED M MANCUSO
517 GUNNISON AVE
GRAND JUNCTION, CO 81501-2619

2945-142-29-006
ALBERT L LINDSAY
543 GUNNISON AVE
GRAND JUNCTION, CO 81501-2619

2945-142-29-007
FERN I MORFORD
& RONALD - T LOCKE - V BENSON
545 GUNNISON AVE
GRAND JUNCTION, CO 81501-2619

2945-142-28-012
VELVA V CARNES
JEAN D NELSON
PO BOX 3117
GRAND JUNCTION, CO 81502-3117

2945-142-28-011
DORIS M ARRANCE
458 CHIPETA AVE
GRAND JUNCTION, CO 81501-2532

2945-142-28-010
WILLARD W JONES
BARBARA A
2941 SUNSET DR
GRAND JUNCTION, CO 81504-5354

2945-142-28-009
SHIRLEY S MATTHEWS
JAMES H
455 GUNNISON AVE
GRAND JUNCTION, CO 81501-2527

2945-142-28-008
JAMES H PARRISH
ETAL C/O NANCY PARRISH LAWS
445 GUNNISON AVE
GRAND JUNCTION, CO 81501-2527

2945-142-28-007
LYNNE R PEUSE
435 GUNNISON AVE
GRAND JUNCTION, CO 81501-2527

2945-142-21-945
CITY OF GRAND JUNCTION
HAWTHORNE PARK
GRAND JUNCTION, CO 81501

2945-142-16-010
CURTIS E SWIFT
SUSAN S
450 HILL AVE
GRAND JUNCTION, CO 81501-2557

2945-142-16-009
EFFIE SALTGAVER
ETAL-C/O SAMUEL T SPARKS
6999 STORER CT
LAS VEGAS, NV 89117

2945-142-20-998
AMERICAN NATIONAL RED CROSS
506 GUNNISON AVE
GRAND JUNCTION COLORADO 81501

2945-142-20-024
EBRAHIM SEGHA TOLESLAMI
525 HILL AVE
GRAND JUNCTION, CO 81501

2945-142-20-012
BILL R DODD
B J
546 GUNNISON AVE
GRAND JUNCTION, CO 81501-2620

2945-142-20-013
HAROLD G DUTTON
RUTH N
536 GUNNISON AVE
GRAND JUNCTION, CO 81501-2620

2945-142-20-014
ASHLEY F JORDAN
LAURA K
528 GUNNISON AVE
GRAND JUNCTION, CO 81501-2620

2945-142-20-004
JOANNE RISK
535 HILL AVE
GRAND JUNCTION, CO 81501-2621

2945-142-20-005
KERRY YOUNGBLOOD
541 HILL AVE
GRAND JUNCTION, CO 81501-2621

2945-142-20-006
JAMES K MULLIN
545 HILL AVE
GRAND JUNCTION, CO 81501-2621

2945-142-20-007
DONALD F RICHARDSON
ANNIE T
559 HILL AVE
GRAND JUNCTION, CO 81501-2621

2945-142-20-008
STEPHEN C NEWSOM
LAURA J GIRARD
735 N 6TH ST

2945-142-20-002
GEORGE F WEICKERT
THERESE L
319 AMERICANA DR
GRAND JUNCTION, CO 81504-5987

2945-142-20-015
S JOYCE STIMSON
MORRIS J STIMSON
3074 F 3/4 RD
GRAND JUNCTION, CO 81504

2945-142-20-011
MARJORIE L MONTGOMERY
TRUSTEE & EDWARD J VAISVIL
661 HIGHWAY 50 LOT A
GRAND JUNCTION, CO 81503-4943

2945-142-20-025
O K CLIFTON
PO BOX 1853
GRAND JUNCTION, CO 81502-1853

2945-142-20-010
GLADYS WILSON
WOODROW
709 N 6TH ST
GRAND JUNCTION, CO 81501-2711

2945-142-20-009
EDNA L BELL
JAMES A
719 N 6TH ST
GRAND JUNCTION, CO 81501-2711

THE AMERICAN RED CROSS
A REQUEST FOR A REVISED SPECIAL USE PERMIT

A. Project Description

- 1) Location: This proposal is for a revision to the existing Special Use Permit for the American Red Cross building at the NE corner of Gunnison and 5th Street.
- 2) Acreage: The property has two buildings, the American Red Cross Education Center at 506 Gunnison Avenue, and an unoccupied duplex at 718 N. 5th Street. The entire property is described as Lots 28-32, Block 38, City of Grand Junction. Each of these five lots are 25 feet wide, 150 feet deep, and front on Gunnison Avenue. In summer of 1991 the ARC received approval of a replat of these five lots into two lots that respected the location of the existing buildings. That replat was never recorded.
- 3) Proposed Use: The present ARC Education Center has 'lost' classroom space to the demands of needed administration space for the various Red Cross Programs, yet, the demand on classroom space has increased. The duplex building to the north will provide the needed additional classroom space as well as needed additional storage space. We are requesting that the present Special Use Permit be expanded to include the second structure on the existing Red Cross property.

B. Public Benefit

- (1) The duplex building was in great disrepair when acquired, and has continued to deteriorate over the years. This Red Cross Chapter is poised and funded for a \$65,000.00 remodel that will bring the appearance of this building and it's landscape up to the standards of the existing Education Center. The proposed remodel is extensive (basement, roofing, siding, interior 'gutting', landscaping), however, the residential appearance of the structure will remain.
- (2) We believe that the Red Cross Education Center has proven to be a good neighbor, and with the commitment to keeping and remodeling the second structure this consciousness will be able to be carried to the entire property.
- (3) The foundation and purpose of the American Red Cross provides benefits to the public, and this project will allow us to better serve the people in our region.

C. Project Compliance, Compatibility, and Impact

- (1) Special Use Criteria
 - (a) The American Red Cross has made provisions in their Education Center building and landscape to create an image that is compatible with the surrounding neighborhood. To our knowledge, we have not created any adverse impacts as it pertains to noise, lighting, traffic, or hours of operation. The present building and landscape are a noticeable improvement to the neighborhood. The proposed project will likewise display this commitment towards neighborhood compatibility.
 - (b) This project will not alter the existing circulation of pedestrians and vehicles; it is not proposing any accessory structures; it is suggesting the elimination of the current parking lot connection to the alley. Fencing is proposed along the alley and between the two buildings to help buffer the existing parking lot. Parking spaces for both structures will utilize existing asphalt parking presently used for parking and access by the Education Center. Established landscape areas that are presently being maintained will remain, and additional residential character landscape will be instilled after the remodel.
 - (c) There are no accessory uses proposed.

(d) Adequate public services exist. The sewer and water demands of the proposed project will be less than the potential demands of the present duplex (which has been unoccupied for many years).

(e) This project creates no additional demands on schools, parks, hospitals, businesses, nor transportation facilities.

(f) Maintenance of the present Red Cross Education Center has been primarily by staff and volunteers. This will continue at the remodeled building.

(g) See Item #3 below.

(2) Land Use in the surrounding area is primarily residential ... a mixture of single family, multi-family, owner occupied, and rentals. A common level (common to the residential downtown area) of 'other' uses such as churches, educational facilities, and parks occur within the immediate vicinity.

(3) With the exception of two parking spaces, site access will remain off of Gunnison Avenue. This proposal will have little effect on present traffic volumes and/or circulation. The Site Plan for this proposal indicates 26 off-street parking spaces for the entire Education Center property (both buildings). This includes two parking spaces along the alley. The following parking breakdown for the entire Education Center acknowledges Uniform Building Code Occupant Standards and City of Grand Junction Minimum Parking Standards:

<u>Education Center SF</u>	<u>Present</u>	<u>New</u>	<u>Occupancy Standards</u>	<u>Total Occupants</u>
Classroom	425 SF	995 SF	1/20 SF	71
Business	730 SF		1/100 SF	7.3
Storage	205 SF	1315 SF	1/300 SF (but NA)	0
Misc. (halls, restrooms)	740 SF	135 SF	NA	0
TOTAL OCCUPANTS:				78.3

Notes: 1) The occupancy standard for classroom use at the Red Cross is probably closer to 1/25 SF due to the nature of classes taught. 2) At this facility, storage in the building is an accessory use used by people already accounted for.

Grand Junction Min. Parking Requirements Education Center (78.3 occupants)

Examples:

High Schools = 1 space/4 persons ----- 19.6 parking spaces
 Clubs, Lodges, Churches = 1 space/3 persons----- 26.1 parking spaces

Total parking spaces proposed for the entire Education Center include 28 off-street spaces and four on-street spaces. Typical employee use of parking is four spaces during the daytime office hours and two spaces during evening / nighttime classroom use hours. The parking area is maintained by the American Red Cross. To date there have been no enforcement problems associated with the parking area.

(4, 5, 6, 7, 8) Not required.

(9) Hours of business operation are 8 AM to 4 PM Monday through Friday. Classroom use hours are 8 AM to 10 PM Monday through Sunday.

(10) There will be no permanent free standing signs visible from Gunnison Avenue nor 5th Street. We anticipate some sort of subtle reference to the American Red Cross similar to the stained glass window at the present Education Center.

D. Development Schedule and Phasing

The Contractor is ready to begin the remodel immediately after approval of this Revised Special Use Permit.

#152-94 NOTES 5/4/95 KKA

Issued Temporary C.O. good until end of July.

Parking lot to be striped per plan & landscaping installed per a plan yet to be submitted & approved (Ted Cleworne to be doing).

Fencing along the alley required also.

Red Cross: landscape plan / existing & proposed

Parking

Classroom: $\frac{11 \text{ occupants} \rightarrow \text{a } 1/20 \text{ sf}}{10 \text{ - office}} = 24 \text{ spaces}$
 $\frac{24}{5 \text{ if don't include storage}} = 34 \text{ spaces}$
27 available

= 19

Wilson 57 occupants (1/25 sf) = 19 spaces

- fencing not shown on plan along alley & between buildings - in original plan, was to be 3' high chain link from east property line to existing duplex to deter use of alley
- street trees?

parking along

REVIEW COMMENTS

Page 1 of 2

FILE #152-94

TITLE HEADING: Special Use Permit -
School/Office

LOCATION: 506 Gunnison

PETITIONER: American Red Cross

PETITIONER'S ADDRESS/TELEPHONE: 17th & D Streets NW
Washington, DC 20006

PETITIONER'S REPRESENTATIVE: Ciavonne & Associates
844 Grand Avenue
241-0745

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO ALL OF THE FOLLOWING
REVIEW COMMENTS IS REQUIRED.**

CITY ATTORNEY
Dan Wilson

9/8/94
244-1501

No comment.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/12/94
244-1414

The Fire Department has no requirements at this time.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

9/9/94
244-1656

Building will have to meet all the requirements of the Building Code for the new use. Need 2 sets of architecturally stamped plans for our code review.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

9/19/94
244-3587

This proposal poses no problems for the Police Department. In fact, this type of use in this area increases the impact of the Police Department's residential crime prevention efforts. By having people at this site, the incidence of criminal activity should be reduced, both in the neighborhood and across the street in the park.

CITY UTILITY ENGINEER
Bill Cheney

9/20/94
244-1590

WATER - no comment.

SEWER - The "Plant Investment Fee" for the proposed use is as follows:

$$71 \times 0.04 \times \$750 = \$2,130.$$

There is adequate credit for PIF from the two existing buildings so no additional fees will be required at this time.

No other comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

9/22/94
244-1591

TCP = \$400 - used rate for office use of 995 square feet.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

9/21/94
244-1437

See attached comments.

LANDSCAPING/SITE DETAILS

Provide landscape plan showing existing/proposed on the entire site.

Pursue street trees through City program to finish the streetscape along 5th Street in front of the new classroom building.

Proposed fencing along alley (referenced in narrative) not shown on plan. Fencing was a condition of the original Special Use Permit issued to the Red Cross. A 4-foot solid fence along the alley from the east property line to the rear of the proposed classroom building is required. The purpose is to screen the parking lot and eliminate access to the alley.

PARKING

The existing parking shown on the plan does not match what appears on site. There are currently only 21 striped spaces. Approval of the plan as shown will require that all spaces be paved/surfaced and that the lot be restriped to conform to the plan.

Due to the fencing to be placed along the alley, the northern-most parking space cannot be counted as there is no backing/maneuver space to turn around.

Parking requirement is calculated as follows:

Classroom - 1,420 sf @ 1/25 sf = 57 occupants	= 19 spaces
Office/Misc. - 1,605 sf @ 1 space/300 sf	= 5 spaces
Red Cross Trailers	= 3 spaces
TOTAL PARKING REQUIREMENT	= 27 spaces

If the total parking requirement cannot be met on site, suggest storing trailers elsewhere.

An Improvements Agreement and Guarantee may be required to ensure paving/surfacing, striping, fencing and landscaping are completed.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

September 8, 1994

NOTICE OF SPECIAL USE APPLICATION

A Special Use Permit application has been filed on property located at 506 Gunnison Avenue in Grand Junction, Colorado. The application involves a revision to the original Special Use Permit approved for the property. The proposed revision is required in order for the property owner to renovate and utilize the existing northern building on the property for classroom and storage space.

If you have any questions about this application, please contact the Grand Junction Community Development Department at 244-1430 and refer to file #152-94.

Objections to or concerns about this application should be submitted in writing to the Department no later than September 22, 1994.





December 1, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. Ted Ciavonne
420 Teller Avenue
Grand Junction, Colorado 81501

RE: Revised Special Use Permit for the Red Cross
506 Gunnison Avenue

Dear Ted,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a revised Special Use permit to utilize the existing structure at 718 North 5th Street for classroom facilities for the Red Cross. The revised permit is granted subject to the following issues being resolved/completed prior to issuing a Certificate of Occupancy for the classroom building:

- provide a landscape plan showing existing/proposed plantings, irrigation and fencing on the entire Red Cross site;
- install landscaping per the approved plan; and
- restripe the parking lot per the plan and pave the stalls along the alley.

If striping, fencing and installation of landscaping cannot be accomplished prior to requesting a Certificate of Occupancy, execution of an Improvements Agreement and Guarantee for these site improvements shall be required.

Please call if you have any questions regarding this revised Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen", with a horizontal line extending to the right.

Kristen Ashbeck
Planner

TEMPORARY CERTIFICATE OF OCCUPANCY
GOOD FOR 120 DAYS FROM DATE OF ISSUANCE *KKA*
CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 50690 DATE 3-24-95

PERMISSION IS HEREBY GRANTED TO American Red Cross
Hilgenfeld Const. TO OCCUPY THE

BUILDING SITUATED AT 718 North 5th

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-142-20-994

FOR THE FOLLOWING PURPOSE: remodel and build basement

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR *Harold Ornel*

City Planning *Kristen L. Ornel*