



DATE SUBMITTED: June 20

## CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: <sup>use</sup> Debra Bock  
ADDRESS: 2103 N ~~Ave~~ 24th St Grand Jct. 2401 North Ave, #12  
PHONE: 256-9853  
APPLICANT'S NAME Debra Bock  
ADDRESS: 2103 N 24 Grand Jct  
PHONE: 256-9853  
LOCATION OF PROPERTY: 2401 North Ave #12  
TAX PARCEL #: 2945-131-01-036  
EXISTING USE: vacant  
PROPOSED USE: coffee house  
OTHER: \_\_\_\_\_

FOR OFFICE USE ONLY

ZONE: C-1 SETBACKS: F no change S no change R no change

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.

Debra Bock  
Signature

APPROVED BY: Kathy Porter

DATE APPROVED: 6/30/95



## **GENERAL PROJECT REPORT**

### **PROPOSED USE AND USE HISTORY**

We intend to use this location as a Coffee House, serving gourmet coffee drinks and selected retail coffee equipment. This location has been vacant for approximately 10 years, and was most recently a retail candy store.

### **PROJECT LOCATION AND SITE DESCRIPTION**

The location is at 2401 North Ave. #12. It is located in the Teller Arms Shopping Center on the back side with access to Belford Ave. It faces west and is situated between the Barber shop and vacant shop. Our portion of the building consists of 850 square feet.

# REVIEW COMMENTS

Page 1 of 2

FILE # COU-95-4.5

TITLE HEADING: Change of Use - Coffee House

LOCATION: 2401 North Avenue #12

PETITIONER: Debra Bock

PETITIONER'S ADDRESS/TELEPHONE: 2103 N. 24th Street  
Grand Junction, CO 81501  
256-9853

PETITIONER'S REPRESENTATIVE: Debra Bock

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**CITY FIRE DEPARTMENT** **6/26/95**  
**Hank Masterson** **244-1414**

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The Fire Department has no problems with this proposal.

**MESA COUNTY BUILDING DEPARTMENT** **6/26/95**  
**Bob Lee** **244-1656**

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Restroom must be handicap accessible. Building permit is required. Need two sets of scaled drawings for code review. City licensed general contractor is required to do the work.

**CITY UTILITY ENGINEER** **6/28/95**  
**Trent Prall** **244-1590**

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SEWER - CITY  
Contact Utility Billing (244-1580) to verify potential change in sewer fees. A building permit will not be issued until the planning clearance is complete which includes Utility Billing signoff. Please provide information on number of employees, hours of operation, and number of seats.

WATER - CITY - No comment.

**CITY DEVELOPMENT ENGINEER** **6/28/95**  
**Jody Kliska** **244-1591**

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See following comments by Community Development Department.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**6/28/95**  
**244-1446**

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1. Transportation Capacity Payment - \$538.00
2. All new signage must meet the requirements of the Zoning and Development Code. A sign permit is required to be obtained from the Community Development Department by a licensed sign contractor.

**RESPONSE TO REVIEW COMMENTS**

**Page 1 of 1**

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Grand Junction, CO 81501  
256-9853**

**PETITIONER'S REPRESENTATIVE: Debra Bock**

**STAFF REPRESENTATIVE: Kathy Portner**

**CITY FIRE DEPARTMENT**

no problems with this proposal.

**MESA COUNTY BUILDING DEPARTMENT**

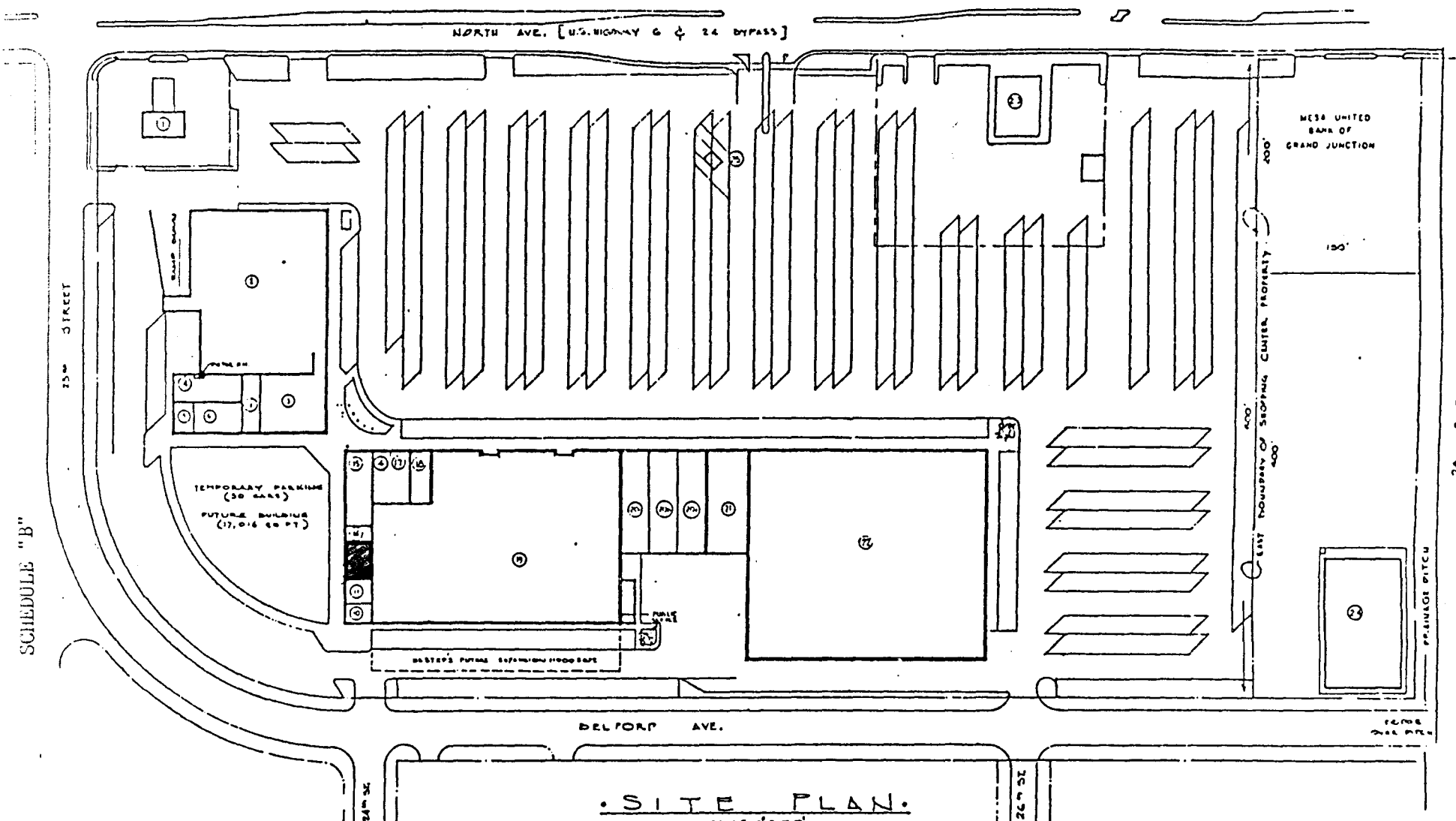
Restroom is handicap accessible. Two sets of scaled drawings turned in 6/30/95 by Steve Thompson (city licensed general contractor - Touchstone Construction).

**CITY UTILITY ENGINEER**

Utility Billing contacted 6/30/95. number of employees 2 to 4  
hours of operation 6:30am to 8:00 p.m.  
number of seats 15

**CITY DEVELOPMENT ENGINEER**

Transportation Capacity Payment - \$538.00 made 6/30/95  
signage requirements - two licensed sign contractors have been contacted- we are awaiting bids.



SCHEDULE "B"

NORTH AVE. [U.S. HIGHWAY 6 & 24 BYPASS]

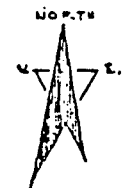
25' STREET

MESA UNITED BANK OF GRAND JUNCTION

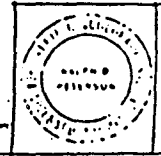
TEMPORARY PARKING (30 SPACES)  
FUTURE BUILDING (17,016 SQ FT)

DEL FORD AVE.

SITE PLAN  
SCALE 1" = 50'



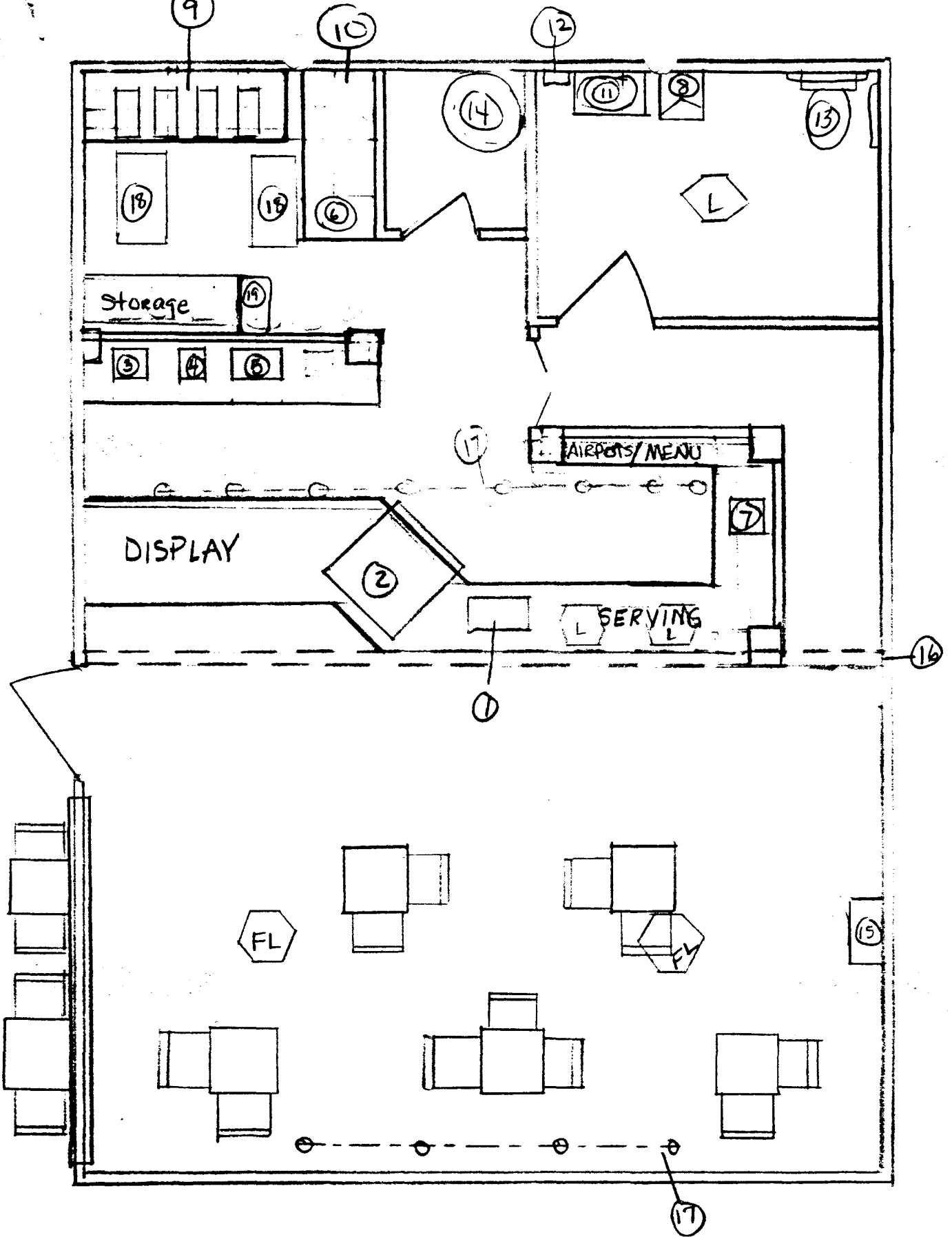
SCALE: 1" = 100'



REV	NO.	DATE	DESCRIPTION
REV	1	NOV 1967	TELLER
REV	2	JULY 1967	SHOPPING
REV	3	JUNE 1967	25th STREET AND W
REV	4	JUNE 1967	GRAND JUNCTION
REV	5	JAN 1967	25th STREET AND W
REV	6	JAN 1967	GRAND JUNCTION
REV	7	JAN 1967	ARCHITECT
REV	8	NOV 1967	
REV	9	MAR 1967	

FIRST UNIT TOTAL AREA 109,324 SQ FT. TOTAL APPLIC. FUTURE COL "B" 117,000 SQ FT.





FLOOR PLAN  
 SCALE 1/4" = 1'-0"