Table of Contents

Fil	e	COU-1995-004.5
	te	7/26/99
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D	61	
P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain
e	a	files, not found on the standard list. For this reason, a checklist has been included.
S	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e n	n e	guide for the contents of each file.
t	d	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full,
	- {	as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
X	X	Application form
		Receipts for fees paid for anything
X	X	*Submittal checklist – Change of Use Review
X	X	*General project report
		Reduced copy of final plans or drawings
\vdash		Reduction of assessor's map
\vdash		Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
X	v	Individual review comments from agencies
X	X	*Consolidated review comments list
_		*Petitioner's response to comments *Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration
		date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Planning Clearance **
Y		Floor Plan
X		List of Equipment
X		Shopping Center Lease
X		Assessor's map
	ř., .	Site Plan
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DATE SUBMITTED: June 20

CHANGE OF USE

DEVELOPMENT APPLICATION

_		
PROPERTY OWNER: DELO	a Bak	
ADDRESS: 2103 N	TE 24st Godst 240	1 Noith are #1%
PHONE: 256-985-3		
APPLICANT'S NAME De	bra Bock	
ADDRESS: 2103 N.	24 Grand Jet	
PHONE: 256-9853		
LOCATION OF PROPERTY:	2901 North Ave #12	
TAX PARCEL # 2945-13		
EXISTING USE: Vacant	-	
PROPOSED USE: COHEC	house make the second	
OTHER:		
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	SUBMITTAL CHECKLIST					
C	CHANGE OF USE REVIEW					
Location: 2401 Belgerd	Type of Use: Coffee House	_				
ITEMS '	DISTRIBUTION					
Date Received 6-20-95 Receipt # 2520 File # Cod -95-45 DESCRIPTION	City Community Development City Dev. Eng. City Utility Eng. City Parks/Recreation City Police City	TOTAL REQ'D.				
● Application Fee \$50.00 €						
● Submittal Checklist *						
● Application Form* v (5)						
Review Agency Cover Sheet *						
Planning Clearance*						
Reduction of Assessor's Map Constal Project Paper						
General Project Report General Project Report						
● 11" x 17" Site Plan Floor Plan (5) O Sketch of Proposed Signage	/ N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
● Evidence of Title — (asc)						
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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

APRIL 1995

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

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

CITY FIRE DEPARTMENT

6/26/95

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT

6/26/95

Bob Lee

<u>244-1656</u>

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

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

See following comments by Community Development Department.

FILE #COU-95-4.5 / REVIEW COMMENTS / page 2 of 2

COMMUNITY DEVELOPMENT DEPARTMENT Kathy Portner

6/28/95 244-1446

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

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

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).

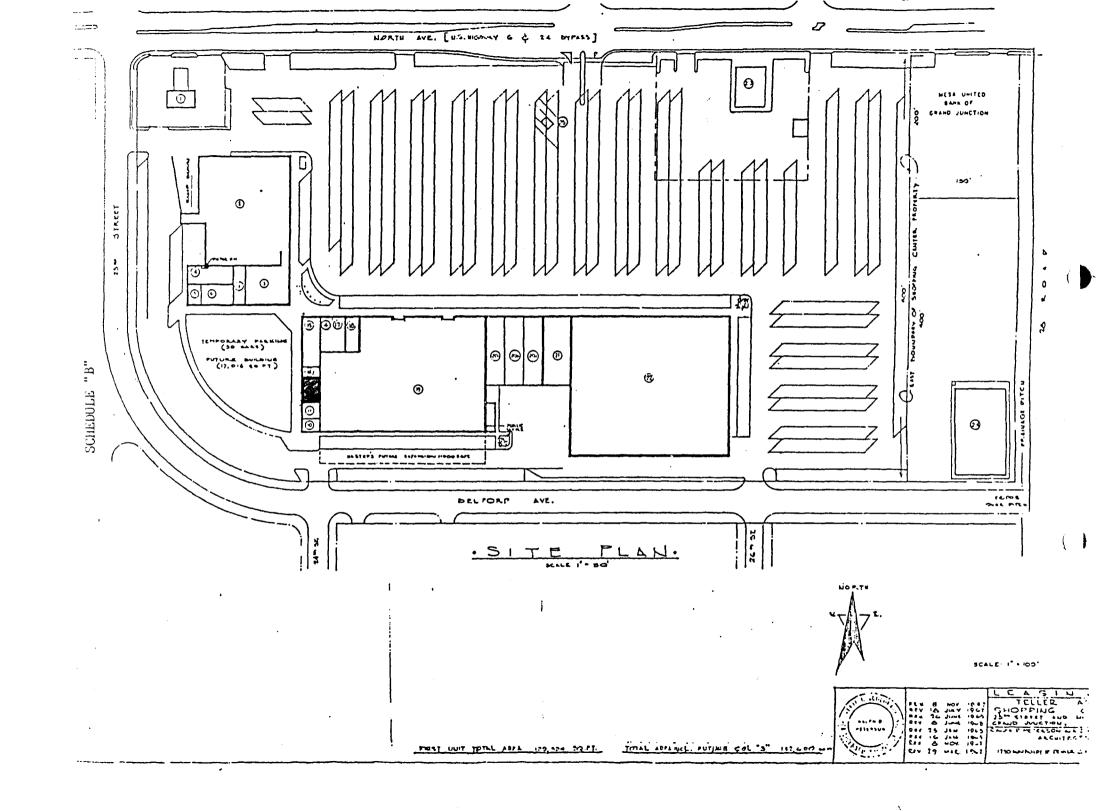
CITY UTILITY ENGINEER

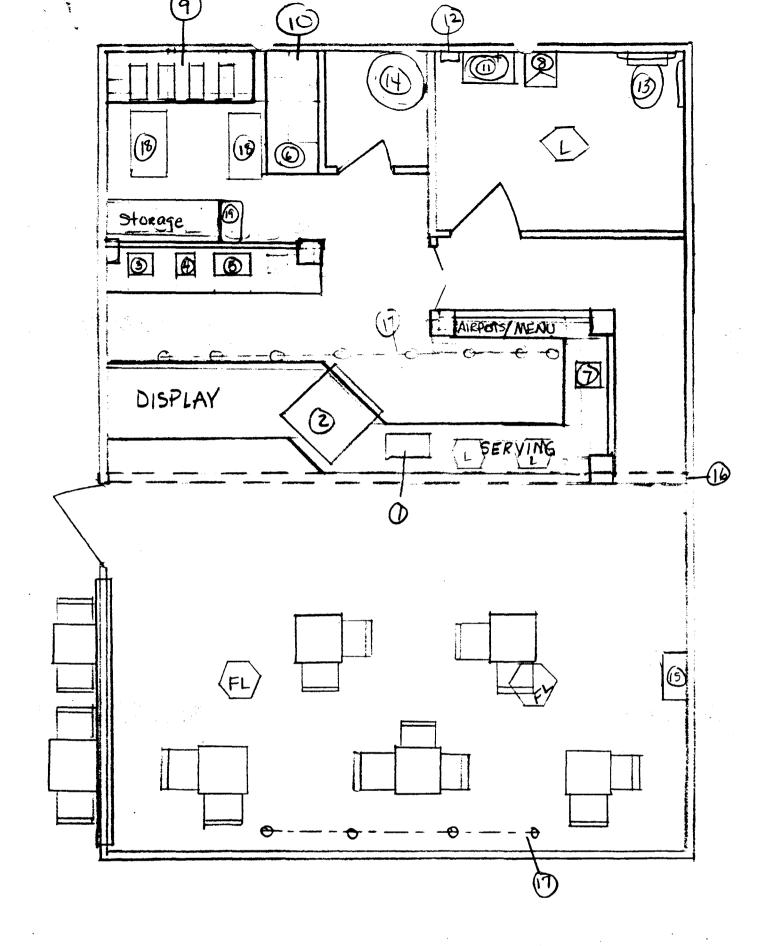
Utility Billing contacted 6/30/95. number of employees 2 to 4 hours of operation 6:30am to 8:00 p.m.

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.





FLOOR PLAN

SCALE 14" = 1'-0"