





DATE SUBMITTED: 10/20/95

## CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: RICHARD MILLER SHARON MILLER

ADDRESS: 701 LATIGO LOOP CARBONDALE CO. 81623

PHONE: 970 963 4164

APPLICANT'S NAME: PAID OFFICE

ADDRESS: 759 H. B. WOODRUFF JR. COURT

PHONE: 970 970 4164

LOCATION OF PROPERTY: 936 NORTH AVE

TAX PARCEL #: 145-114-22-012

EXISTING USE: RETAIL CLOTHING SALES

PROPOSED USE: BAKERY - RESTAURANT

OTHER: \_\_\_\_\_

FOR OFFICE USE ONLY

ZONE: C7 SETBACKS: F 5 S 5 R 5

SPECIAL CONDITIONS: NONE

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.

Patricia Gorte  
Signature

APPROVED BY: Kristen Adkins

DATE APPROVED: 12/18/95

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GENERAL PROJECT REPORT  
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A. PROJECT DESCRIPTION:

1. LOCATION: 936 North Avenue, Grand Junction, Colorado
2. LOT SIZE: 8,850 sq.ft. (75'x118')
3. Bagel bakery, Retail food service

B. THE PUBLIC BENEFIT OF THIS PROJECT:

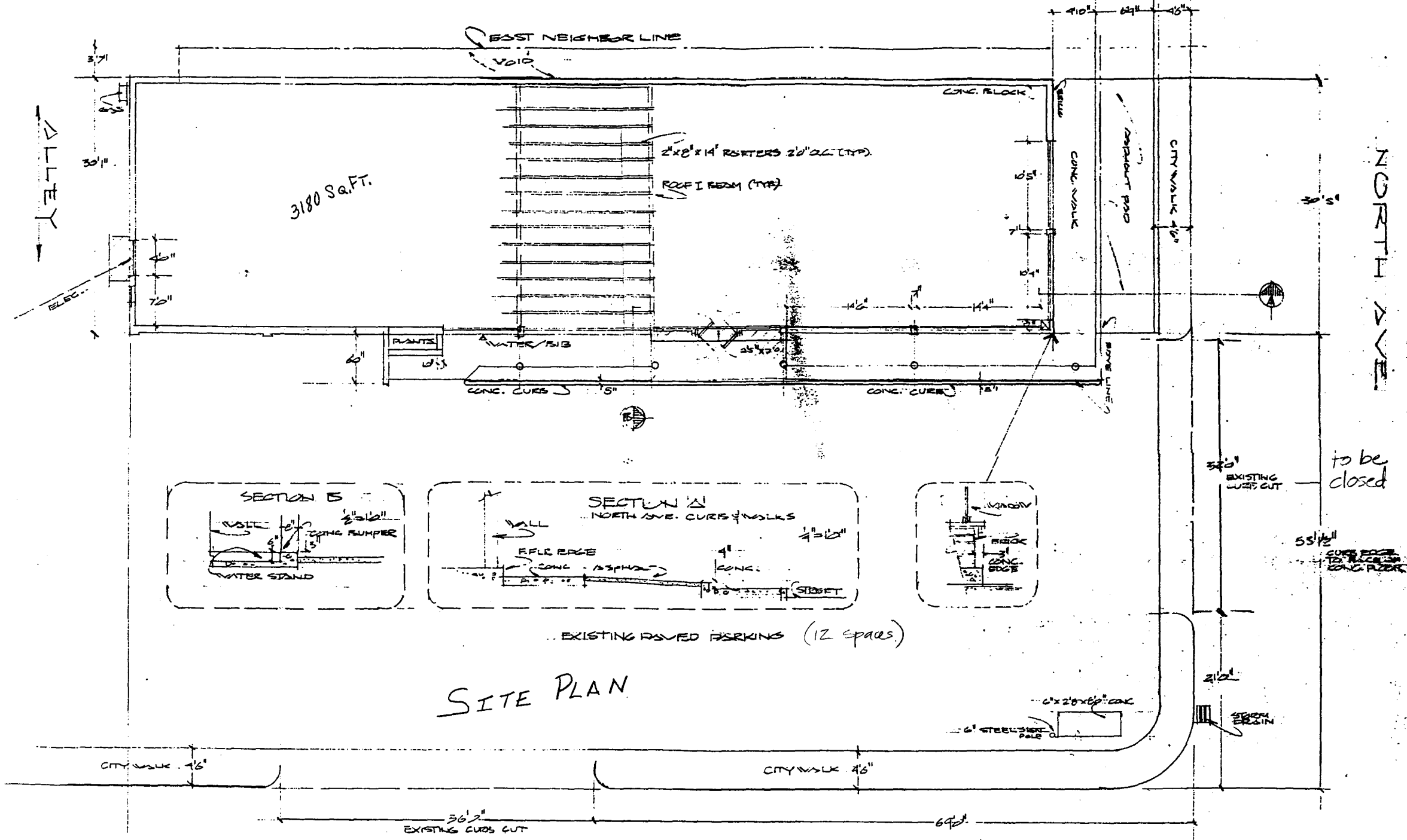
To provide retail bakery/food service to this area of town for walk-up and drive-up customers.

C. PROJECT COMPLIANCE:

1. Plans call for a conforming use in a C-1 zone.
2. Neighboring land use encompasses commercial, residential, restaurant, and college common to this North Avenue area.
3. Site has a corner location with existing access on North Avenue and Cannell.
4. Water, sewer, and gas exist on site and the nearest fire hydrant is       feet from the       corner of the property.
5. No special demands will be placed upon the utilities.
6. There will be no special effects on public facilities.
7. Existing site is completely paved.
8. Existing site is completely paved.
9. Expected hours of operation will be from early morning i.e. 5:30 a.m. until early evening.
10. The number of employees will vary from two to approximately six on site, depending upon need.
11. Signage will probably utilize the existing sign pole, and incorporate building signage as well.

DEVELOPMENT AND STAGING:

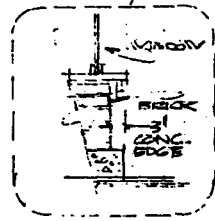
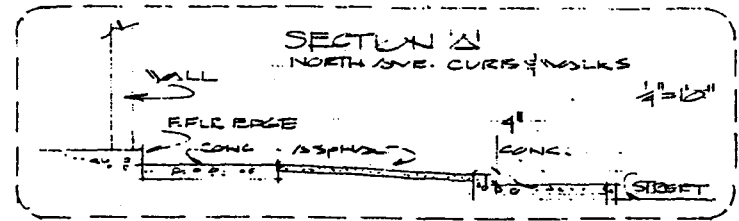
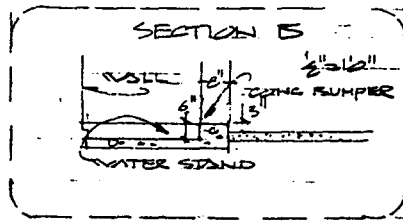
Site development and phasing is not required on this previously developed parcel.



3180 Sq. Ft.

ALLEY

NORTH AVE



EXISTING PAVED PARKING (12 spaces)

# SITE PLAN

to be closed

55'± CONCRETE TO BE REPAIRED TO MATCH CONC. PARKING EDGE

33'± EXISTING CURB CUT

55'±

21'±

STEEL SET POLE

CITY WALK 46"

CITY WALK 46"

36'± EXISTING CURB CUT

64'

# REVIEW COMMENTS

Page 1 of 2

FILE #COU-95-4.9

TITLE HEADING: Change of Use - Retail to Bakery / Bagel Shop

LOCATION: 936 North Avenue

PETITIONER: Richard Miller

PETITIONER'S ADDRESS/TELEPHONE: 701 Latigo Loop  
Carbondale, CO  
963-1464

PETITIONER'S REPRESENTATIVE: Pat Portice

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.**

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**POLICE DEPARTMENT** 10/23/95  
**Dave Stassen** 244-3587

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1. It is recommended that the operator provide interior lighting during closed times. I also suggest that the operator make sure there are quality locks and security devices used.
2. This proposal causes no problems for the Police Department.

**COMMUNITY DEVELOPMENT DEPT.** 10/24/95  
**Kristen Ashbeck** 244-1437

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Given the location and the potential clientele of this business, suggest placement of a bicycle rack near the building for 2-3 bikes.

**MESA COUNTY BUILDING DEPT.** 10/25/95  
**Bob Lee** 244-1656

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Building must be made to comply to code for all requirements of the new use. Handicapped access to building and restrooms is required. Need 2 restrooms if number of employees exceed 4 or if seating exceeds 15. Provide 2 sets of sealed plans for our code review.

**FIRE DEPT.** 10/26/95  
**Hank Masterson** 244-1414

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The Fire Department has no problems with this Change of Use. A Building Permit Clearance Form is required from the Fire Department. Submit a set of proposed floor plans for this purpose.

**CITY UTILITY ENGINEER**  
**Trent Prall**

**10/27/95**  
**244-1590**

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SEWER - CITY

1. Restaurant may require grease interceptor per City code 38-51; please contact the Industrial Pretreatment section, 244-1489, at the Persigo Sewer Treatment Plant.
2. Please contact Utility Billing, 244-1580, for more information regarding potential change in plant investment fees for sewer. The following information will be requested by Utility Billing: 1) hours of operation; 2) number of employees; 3) what food will be served on (paper plates or washable plates); 4) seating capacity.

WATER - CITY  
Already connected.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**10/30/95**  
**244-1591**

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No comment.