## **Table of Contents**

File\_\_\_\_\_COU-1995-004.9

Date\_\_\_\_7/19/99\_

P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some
r	c	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 e	n n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
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
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
X		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		Individual review comments from agencies
	X	
X		*Petitioner's response to comments
		*Staff Reports
$ \rightarrow $		*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:
		Planning Clearance **
X	X	Site Plan – unsigned, not stamped
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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 HARA 7 APPLICANT'S NAME ADDRESS:\_\_\_\_\_\_\_ PHONE: LOCATIO NODTH TAX PARCE 77 EXIST THING SALES PROPOS BOKSRY - RE FIDIES OTHER FOR OFFICE USE ONLY ZONE: SETBACKS NONE SPECIAL CONDITION 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 LEGEL ACTION.

Signature

APPROVED BY: Mattal addrede

#### \_\_\_\_\_ GENERAL PROJECT REPORT \_\_\_\_\_

- PROJECT DESCRIPTION: Α.
  - 1. LOCATION: 936 North Avenue, Grand Junction, Colorado
    2. LOT SIZE: 8,850 sq.ft. (75'x118')

  - 3. Bagel bakery, Retail food service
- THE PUBLIC BENEFIT OF THIS PROJECT: Β. To provide retail bakery/food service to this area of town for walk-up and drive-up customers.

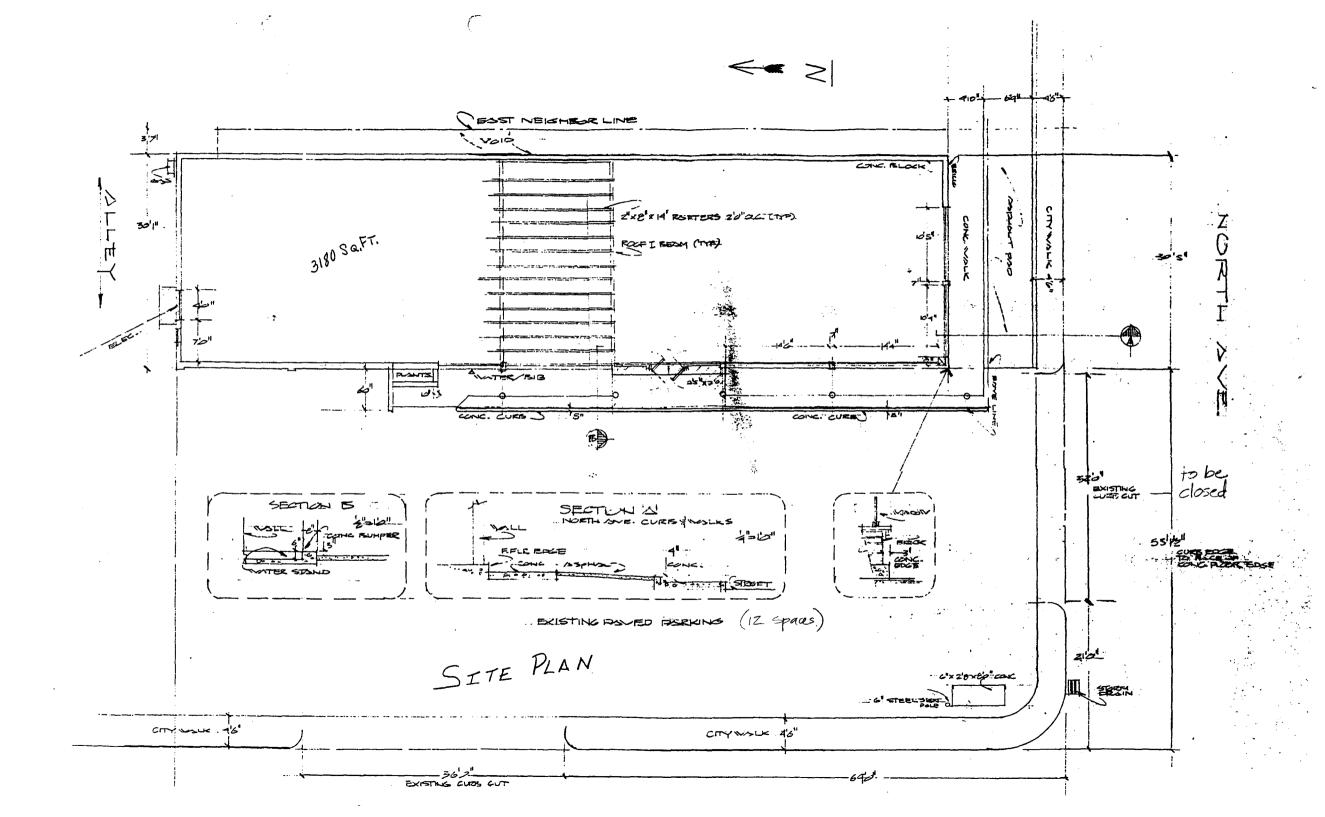
#### с. PROJECT COMPLIANCE:

- 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 corner of the prophydrant is feet from the erty.
- 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.



### **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

Pat Portice

PETITIONER'S REPRESENTATIVE:

**STAFF REPRESENTATIVE:** Kristen Ashbeck

# NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

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

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

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

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

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.

### COU-95-4.9 / REVIEW COMMENTS / page 2 of 2

CITY UTILITY ENGINEER	10/27/95
Trent Prall	244-1590

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, fore more information regarding potential change in plant investment fees fort 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	10/30/95
Jody Kliska	244-1591

No comment.