	Table of Contents
File_	COU-1995-004.10
te	7/19/99
~	
P S r c e a s n e n n e t d	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 files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. 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.
хx	
X X	Application form
	Receipts for fees paid for anything
X X X X	
<u>^</u>	*General project report Reduced copy of final plans or drawings
x	Reducted copy of final plans of drawings Reduction of assessor's map
x	Evidence of title, deeds
1	*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
ī.	Individual review comments from agencies
X X	*Consolidated review comments list
4	*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:
K and	Site Plan – unsigned, not stamped
\top	
+	
+	
+	

DATE SUBMITTED: 12/18/95

CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER:	R & A Properties Inc.
ADDRESS:	202 North Avenue, Suite 307
PHONE:	245-8455
APPLICANT'S NAME_	Design-A-Tech (Dave Hunsicker)
and the second	336 Main St., Suite 207
PHONE:	242-4401
	RTY: 520 & 524 Main Street
	294514317019 & 294514317020
EXISTING USE:	Office Space
PROPOSED USE:	Residential (Apartments)
OTHER:	
ZONE: B-3	For office use only F F SetBACKS: F S R
A A A A A A A A A A A A A A A A A A A	
SPECIAL CONDITION	S:
	SCHARD NOR

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.

avid Junsicker Signature

Mele APPROVED BY DATE APPROVED;

Ğ	SUBMITTAL CHECKLIST Paigung # 3284							
CHANGE OF USE REVIEW								
Location: 520/524 MAIN A	Type of Use: APARTMENTS							
ITEMS	DISTRIBUTION							
Date Received 12-18-95 Receipt # 3284 File # COU 95-4,10 DESCRIPTION Application Fee \$50,00 Submittal Checklist * Application Form* v Review Agency Cover Sheet * Planning Clearance* Reduction of Assessor's Map General Project Report 11" x 17" Site Plan D Sketch of Proposed Signage Evidence of Title	1 1							

APRIL 1995

IV-02



GENERAL PROJECT REPORT

A 44 1 4

This project will intel demolition of the existing second floor office space and the construction of (4) apartment units. There will be (2) one bedroom units and (2) two bedroom units. The 1 bedroom units will be toward the Main Street side of the buildings, and the 2 bedroom units will be toward the alley side of the building.

A new exterior stair will be constructed at the rear of the building as shown on the site plan. Existing Main Street entrances/stairs will be used to serve the apartments and existing adjacent second floor spaces which are owned by others. Existing first floor retail space will remain and are not a part of this project.

3830 4 - upper floor - previously office

REVIEW COMMENTS

Page 1 of 2

FILE #COU-95-4.10

TITLE HEADING: Business/Commercial to Residential

12/29/95

LOCATION: 520/524 Main Street

PETITIONER: R & A Properties

PETITIONER'S ADDRESS/TELEPHONE:

PETITIONER'S REPRESENTATIVE:

Dave Hunsicker, Design-A-Tech

202 North Avenue, Suite 307 Grand Junction, CO 81501

STAFF REPRESENTATIVE: Kristen Ashbeck

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

245-8455

CITY UTILITY ENGINEER	12/22/95			
Trent Prall	244-1590			
Please contact Utility Billing at 244-1580 for information regarding potential changes in Sewer Plant				
Investment Fees. All applicable fees must be paid p	prior to issuance of a building permit.			

CITY DEVELOPMENT ENGINEER	12/27/95
Iody Kliska	244-1591

No Transportation Capacity Payment due. No other comments.

GRAND JUNCTION POLICE DEPARTMENT Dave Stassen

Dave Stassen244-3587This design follows current C.P.T.E.D. planning strategies by mixing residential with business areas.This design provides for maximum natural surveillance both during the day and at night. To enhancethe security arrangements, the developer should provide for bright lighting in the hallways. Also,the open space to the north, where the exterior stairs are, should be very well lit. The developershould contact the Police Department prior to occupancy for a C.P.T.E.D. based security evaluation.

GRAND JUNCTION FIRE DEPARTMENT	1/3/96
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 for the demolition and construction work on the second floor. Submit complete plans to the Fire Department for our plan review, in order to receive your clearance form. A one hour occupancy separation is required between the first and second floor. Smoke detectors and egress windows are required from the apartments as per the building code.

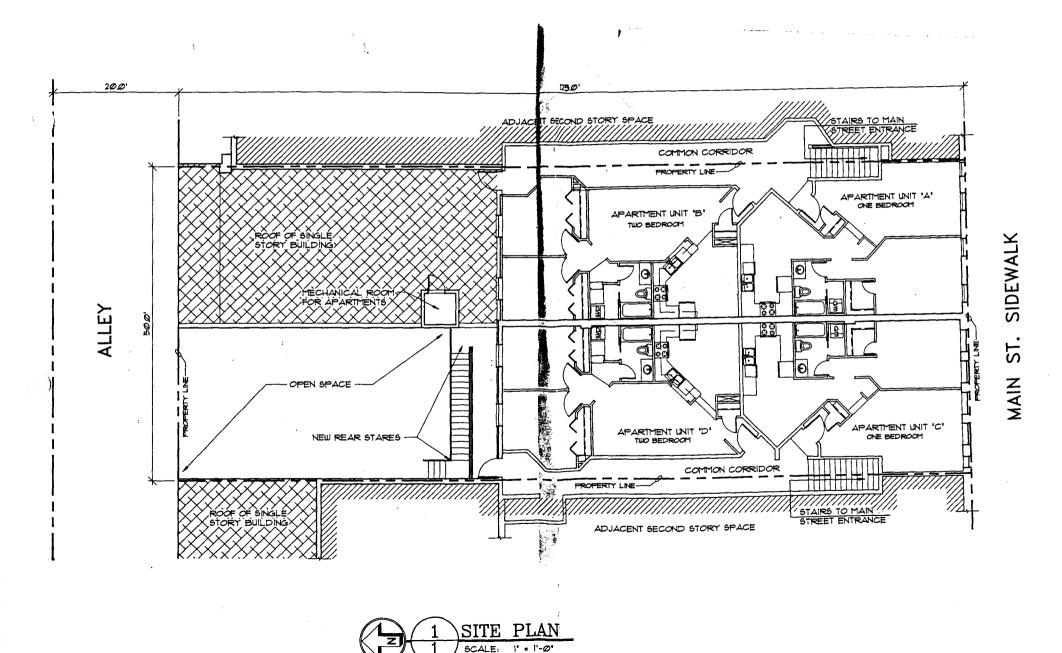
COU-95-4.10 / REVIEW COMMENTS / page 2 of 2

<u>ر</u>_.

MESA COUNTY BUILDING DEPARTMENT	12/29/95	
Bob Lee	244-1656	
We have consulted with Design-A-Tech on this project an comment.	ect and have reviewed preliminary plans. No	
COMMUNITY DEVELOPMENT DEPARTMENT	1/4/96	
Kristen Ashbeck	244-1437	

Historic Preservation Board may be asked to comment on facade renovation phase. Site Plan Review will be required for any new construction - i.e. garages/carports. 1.

2.



Design Te