

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)
ADDRESS: 336 Main St., Suite 207
PHONE: 242-4401
LOCATION OF PROPERTY: 520 & 524 Main Street
TAX PARCEL #: 294514317019 & 294514317020
EXISTING USE: Office Space
PROPOSED USE: Residential (Apartments)
OTHER: _____

FOR OFFICE USE ONLY

ZONE: B-3 SETBACKS: F NA S R

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.

David Hunsicker
Signature

APPROVED BY: Walter K. Anderson

DATE APPROVED: 1/29/96

Submittal Checklist

Paid Receipt # 3284

CHANGE OF USE REVIEW

Location: 520/524 MAIN AT.

Type of Use: APARTMENTS

ITEMS

DISTRIBUTION

Date Received 12-18-95
Receipt # 3284
File # Cou-95-H.10

DESCRIPTION

<input checked="" type="checkbox"/>	City Community Development																				TOTAL REQ'D.
<input checked="" type="checkbox"/>	City Dev. Eng.																				
<input checked="" type="checkbox"/>	City Utility Eng.																				
<input type="checkbox"/>	City Property Agent																				
<input type="checkbox"/>	City Parks/Recreation																				
<input type="checkbox"/>	City Attorney																				
<input type="checkbox"/>	City Sanitation																				
<input checked="" type="checkbox"/>	City Fire Dept.																				
<input checked="" type="checkbox"/>	City Police																				
<input type="checkbox"/>	Water District																				
<input type="checkbox"/>	Sewer District																				
<input type="checkbox"/>	U.S. West																				
<input type="checkbox"/>	Public Service																				
<input type="checkbox"/>	GVRP																				
<input checked="" type="checkbox"/>	Other <i>Mesa Co. Bldg. Dept.</i>																				

<input checked="" type="checkbox"/> Application Fee <u>\$50.00</u>	1																							
<input checked="" type="checkbox"/> Submittal Checklist *	1																							
<input checked="" type="checkbox"/> Application Form* v	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								
<input checked="" type="checkbox"/> Review Agency Cover Sheet *	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
<input checked="" type="checkbox"/> Planning Clearance*	1																							
<input checked="" type="checkbox"/> Reduction of Assessor's Map	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
<input checked="" type="checkbox"/> General Project Report	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
<input checked="" type="checkbox"/> 11" x 17" Site Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									
<input type="checkbox"/> Sketch of Proposed Signage	1																							
<input checked="" type="checkbox"/> Evidence of Title	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1									

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

GENERAL PROJECT REPORT

This project will include 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

LOCATION: 520/524 Main Street

PETITIONER: R & A Properties

PETITIONER'S ADDRESS/TELEPHONE: 202 North Avenue, Suite 307
Grand Junction, CO 81501
245-8455

PETITIONER'S REPRESENTATIVE: Dave Hunsicker, Design-A-Tech

STAFF REPRESENTATIVE: Kristen Ashbeck

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

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 prior to issuance of a building permit.

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

No Transportation Capacity Payment due. No other comments.

GRAND JUNCTION POLICE DEPARTMENT 12/29/95
Dave Stassen 244-3587

This 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 enhance the 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 developer should 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.

MESA COUNTY BUILDING DEPARTMENT

12/29/95

Bob Lee

244-1656

We have consulted with Design-A-Tech on this project and have reviewed preliminary plans. No comment.

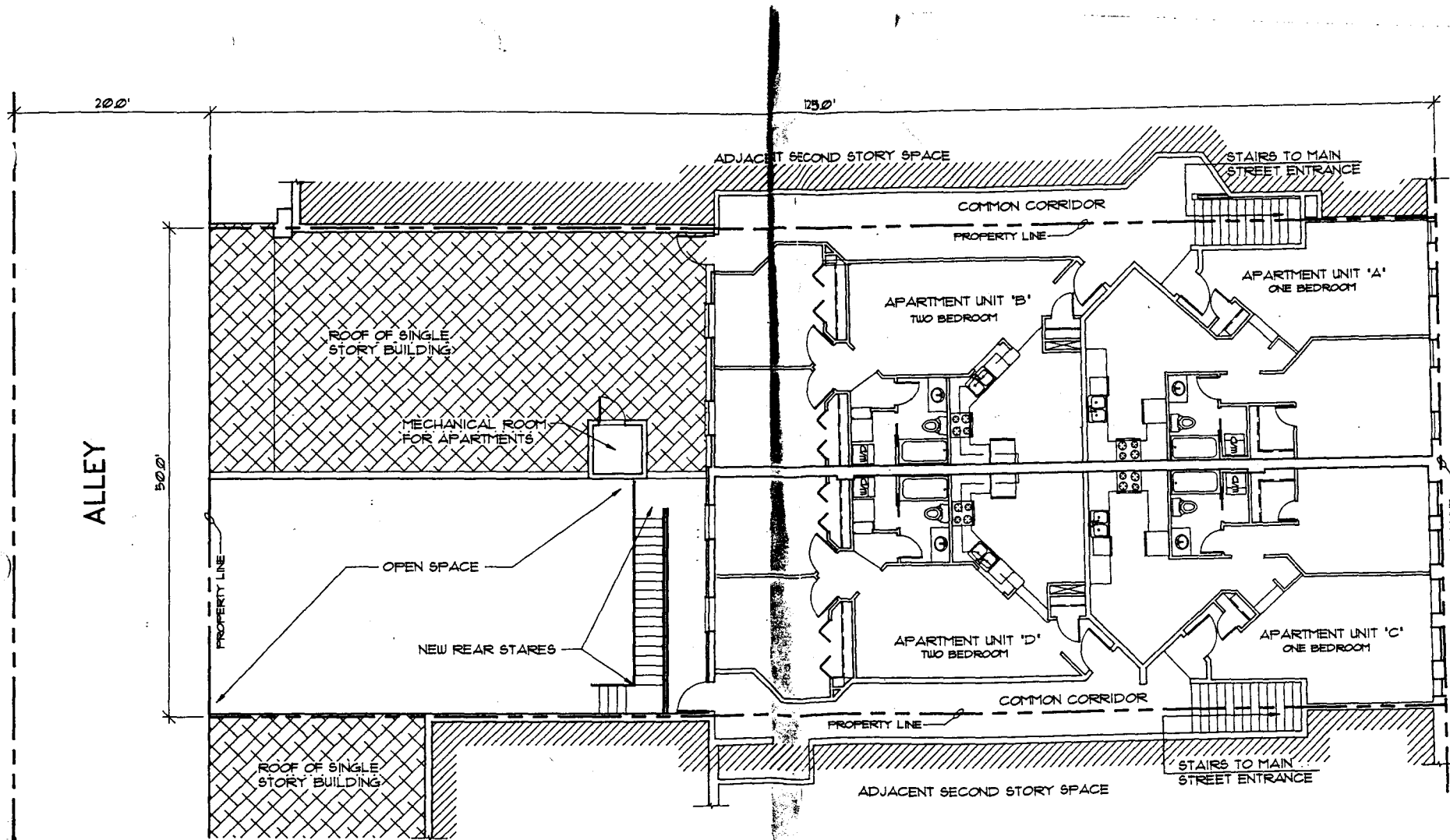
COMMUNITY DEVELOPMENT DEPARTMENT

1/4/96

Kristen Ashbeck

244-1437

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



ALLEY

MAIN ST. SIDEWALK


1
1
SITE PLAN
 SCALE: 1" = 1'-0"