## **Table of Contents**

| Fil                        | le                              | COU-1996-04.18 Name: Storage to Fur  | nti            | ure               | Refinishing / Sales –Change of Use – 212 South Avenue  |
|----------------------------|---------------------------------|--|----------------|-------------------|--|
| r<br>e<br>s<br>e<br>n<br>t | S<br>c<br>a<br>n<br>n<br>e<br>d | A few items are denoted with an asterisk (*), which means the retrieval system. In some instances, items are found on the list file because they are already scanned elsewhere on the system. be found on the ISYS query system in their designated category. Documents specific to certain files, not found in the standard characteristic contents of each file. | bi<br>T<br>ies | ut<br>he:<br>.kli | are not present in the scanned electronic development se scanned documents are denoted with (**) and will ist materials, are listed at the bottom of the page. |
| X                          | X                               | A HOLE OF CONTENTS   |                |                   |  |
|                            |                                 | *Review Sheet Summary  |                |                   |  |
| X                          | X                               |  |                |                   |  |
|                            |                                 | Review Sheets  |                |                   |  |
|                            |                                 | Receipts for fees paid for anything  |                |                   |  |
| X                          | X                               | Submitted Circumst   |                |                   |  |
| X                          | X                               |  |                |                   |  |
|                            |                                 | Reduced copy of final plans or drawings  |                |                   |  |
|                            |                                 | Reduction of assessor's map.   |                |                   |  |
| 1 4                        |                                 | Evidence of title, deeds, easements  |                |                   |  |
|                            |                                 | *Mailing list to adjacent property owners  |                |                   |  |
|                            |                                 | Public notice cards  |                |                   |  |
|                            |                                 | Record of certified mail   |                | -                 |  |
|                            |                                 | Legal description  |                |                   |  |
|                            |                                 | Appraisal of raw land  |                |                   |  |
| Ŀ.                         |                                 | Reduction of any maps – final copy   |                |                   |  |
|                            |                                 | *Final reports for drainage and soils (geotechnical reports)   |                |                   |  |
|                            | -                               | Other bound or non-bound reports  Traffic studies  |                |                   |  |
| X                          | X                               | *Review Comments   |                |                   |  |
| X                          | X                               | *Petitioner's response to comments   |                |                   |  |
| 1                          |                                 | *Staff Reports   |                |                   |  |
|                            |                                 | *Planning Commission staff report and exhibits   |                |                   |  |
|                            |                                 | *City Council staff report and exhibits  |                |                   |  |
|                            |                                 | *Summary sheet of final conditions   |                |                   |  |
| 1                          |                                 | DOCUMENT DESCR   | RI             | PT                | ION:   |
|                            |                                 |  |                |                   |  |
| X                          | X                               | Planning Clearance – issued 4/30/96 - **   | 1              |                   |  |
| X                          |                                 | Warranty Deed – not conveyed to City – Bk 2128 / Pg 576  | +              | $\neg$            |  |
| X                          | X                               | Site Plan  | $\forall$      |                   |  |
|                            |                                 |  | $\dagger$      |                   |  |
|                            |                                 |  | $\dashv$       |                   |  |
|                            |                                 |  | 7              |                   |  |
|                            |                                 |  | 7              |                   |  |
|                            | 1                               |  | 1              |                   |  |
| 7                          | 7                               |  | 1              | T                 |  |
|                            | $\exists$                       |  |                |                   |  |
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|                            | $\Box$                          |  | $\perp$        |                   |  |
| _                          | $\perp$                         |  | 1              | _                 |  |
| - 1                        | - 1                             |  | - 1            | - 1               |  |

Date Submitted: 4-30-96



## **CHANGE OF USE**

**DEVELOPMENT APPLICATION** 

| Property Owner: Arthur  | David                                   | spal and         | Jeanna             | Davidson       |
|---|---|------------------|--------------------|----------------|
| Address: 2/2 South  | 4                                       |                  | JULINE             |                |
| Telephone: 243-7/73   |   |                  |                    |                |
| Applicant's Name: Arthur  |   |                  |                    | <del></del>    |
| <del></del>   |   |                  |                    |                |
| Address: 196 Segi   |   |                  |                    |                |
| Telephone: 243-7/75   |   |                  |                    |                |
| Location of Property: 2/2   | Sout                                    | h ave            |                    |                |
| Tax Parcel No. 2945-143   | 3-37-                                   | 011              |                    |                |
| Existing Use: STORAGO   | =                                       |                  |                    |                |
| Proposed Use: RETAIL S.   | ALES /                                  | FURNITY          | RE REPair          | r/Ref. Nishing |
| Other:  | •                                       |                  |                    | ,              |
|   |   |                  |                    |                |
|   |   | r rer on a       |                    |                |
| FC  |   | E USE ONLY       |                    |                |
| Zone:   | Setbacks                                | I                | S:                 | R:             |
| Special Conditions: 4 Daylee  Parking                                 | ug effac                                | us shall         | re provider        | d with         |
| parking   | blocks                                  | 5                |                    | •              |
| I hereby acknowledge that I have recomply with all requirements. Fail | ead this app                            | olication and th | ne above is correc |                |
| at Ravidson   | *************************************** |                  |                    | 30 96          |
| Applicant's Signa   | ture                                    |                  | ]                  | Date           |
| Kathy Partin  |   |                  |                    | 111/96         |
| Community Development Depa  | artment Ap                              | proval           | · / <sub>1</sub>   | Dake           |



# CHANGE OF USE REVIEW Storage to

| Location: 212 South Qu  | ave Type of Use: Furniture Refinishing/Sal     |           |                   |              |                 |                   |             |                  |                  | les         |                  |          |                                       |         |           |              |            |          |           |          |              |           |              |                    |         |          |              |              |
|---|--|-----------|-------------------|--------------|-----------------|-------------------|-------------|------------------|------------------|-------------|------------------|----------|---------------------------------------|---------|-----------|--------------|------------|----------|-----------|----------|--------------|-----------|--------------|--------------------|---------|----------|--------------|--------------|
| ITEMS   | DISTRIBUTION                                   |           |                   |              |                 |                   |             |                  |                  |             |                  |          |                                       |         |           |              |            |          |           |          |              |           |              |                    |         |          |              |              |
| Date Received 4-36-96  Receipt # 3935  File # Cou-96-4.18  DESCRIPTION                            | <ul> <li>City Community Development</li> </ul> | Dev. Eng. | City Utility Eng. |              | O City Attorney | O City Sanitation | City Police | O Water District | O Sewer District | O U.S. West | O Public Service | O GVRP   | <ul> <li>Other Bldg. Dept.</li> </ul> |         |           |              |            |          |           |          |              |           |              |                    |         |          | )            | TOTAL REQ'D. |
| ● Application Fee # 5000  | 1  |           | T                 |              | T               | T                 | T           |                  |                  |             |                  |          |                                       | T       | T         |              |            |          |           |          |              |           | T            | T                  |         | T        |              |              |
| ● Submittal Checklist * ∠   | 1  | 1         | 十                 | Ħ            | 十               | 十                 | †           |                  | П                |             |                  |          | Ħ                                     | 1       | $\dagger$ | T            | T          | $\Box$   | $\exists$ | 7        | T            | $\dagger$ | T            | T                  | П       | $\sqcap$ | 1            |              |
| ● Application Form* v   | 1  | - 1       |                   | 1 1          |                 | 1                 |             | l                |                  | 1           | 1                | 1        | 1                                     |         | T         |              |            | П        | 1         | 1        | T            |           |              | T                  |         |          |              |              |
| Review Agency Cover Sheet *   | 1  | 1         | 1                 | 1 1          | 1               | 1                 | 1 1         | 1                | 1                | 1           | 1                | 1        | 1                                     |         |           |              |            |          |           |          |              |           |              |                    |         |          |              |              |
| Planning Clearance*   | 1  |           |                   |              |                 |                   |             |                  |                  |             |                  |          |                                       |         |           | L            |            |          |           | $\bot$   |              |           |              |                    |         |          |              |              |
| Reduction of Assessor's Map   |  |           |                   | 1 1          |                 |                   | 1 1         | 1                |                  | 1           | 1                | 1        | 1                                     |         |           | L            |            |          |           |          | ┙            | $\perp$   | $\perp$      | ┖                  | Ц       |          |              |              |
| ● General Project Report ∠  | 1  |           |                   | 1 1          |                 | 1                 | ┷           |                  |                  | _           | _1               | 1        | 1                                     | $\perp$ | $\perp$   | ┸            | L          | Ц        | $\dashv$  | $\perp$  | 1            | 1         | $\perp$      | $oldsymbol{\perp}$ |         | $\perp$  | _            |              |
| ● 11" x 17" Site Plan   | 1  | 1         | 1                 | 1 1          | 1               | 1                 | 1 1         | 1                | 1                | 1           | 1                | 1        | 1                                     | _ _     | $\perp$   |              | L          | Ц        |           | $\perp$  | 1            | 1         | $\perp$      |                    | Ш       | $\Box$   | _            | _            |
| O Sketch of Proposed Signage  | 1  | 4         | 1                 |              | 4               | 4                 | 1.          | Ļ                | Ц                |             |                  | _        |                                       | 1       | 1         | $\downarrow$ | L          |          | _         | $\perp$  | _            | 4         | 1            | $\bot$             | Ц       | $\dashv$ | 4            | _            |
| Evidence of Title   | 1  | 1         | 1                 | 1 1          | 1               | 4                 | 1 1         | 1                |                  | _1          |                  | _1       | 1                                     | 1       | 1         | 1            | _          | Ц        | Ц         | 4        | 4            | _         | 4            | ╄                  |         | $\dashv$ | 1            | _            |
| · · · · · · · · · · · · · · · · · · ·   |  | _         | _                 | +            | +               | +                 | _           | -                | Н                |             |                  | _        | $\dashv$                              | 4       | ╀         | ļ            | <u> </u> _ | $\vdash$ | -         | _        | 4            | +         | -            | ╀                  | Н       | $\dashv$ | $\dashv$     | _            |
|   | $\blacksquare$                                 | +         | +                 | +            | $\dashv$        | +                 | ╀           | H                | H                |             | $\dashv$         | $\dashv$ | $\dashv$                              | +       | +         | +            | $\vdash$   | $\vdash$ | $\dashv$  | +        | +            | +         | ╁            | ╀                  | Н       | $\dashv$ | +            |              |
|   | H  | $\dashv$  | ╀                 | +            | $\dashv$        | +                 | ╀           | -                | Н                |             | Н                | $\dashv$ | $\dashv$                              | +       | +         | +            | $\vdash$   | Н        | -         | $\dashv$ | +            | +         | +            | +                  | Н       | $\dashv$ | +            | $\dashv$     |
|   | lacksquare                                     | -         | ╄                 | +            | +               | +                 | +           | H                | Н                | $\dashv$    | $\dashv$         | $\dashv$ | $\dashv$                              | +       | +         | ╁            | ┝          | Н        | $\dashv$  | $\dashv$ | +            | +         | +            | ╁                  | Н       | $\dashv$ | $\dashv$     | $\dashv$     |
|   |  | $\dashv$  | +                 | +1           | +               | ╁                 | ╀           | $\vdash$         | Н                | $\dashv$    | $\dashv$         | $\dashv$ | $\dashv$                              | +       | ╁         | -            | $\vdash$   | Н        | $\dashv$  | $\dashv$ | +            | +         | +            | ╁                  | Н       | $\dashv$ | +            | ᅱ            |
|   |  | $\dashv$  | +                 | +            | +               | ╁                 | ╁           | $\vdash$         | Н                |             | $\dashv$         | $\dashv$ | $\dashv$                              | +       | ╁         | +            |            | Н        | ᅥ         | $\dashv$ | +            | +         | +            | ╁                  | Н       | $\dashv$ | +            | -            |
|   |  | $\dashv$  | $\dagger$         | Н            | 十               | +                 | $\dagger$   |                  | Н                | $\dashv$    |                  |          | $\forall$                             | +       | 十         | 十            | T          | H        | 寸         | 寸        | 十            | $\dagger$ | $\dagger$    | 十                  | Н       | $\dashv$ | 十            |              |
|   |  | $\top$    | 十                 | П            | 十               | $\dagger$         | T           | Г                | П                |             |                  |          |                                       | +       | 十         | T            | T          | Н        |           | 寸        | $\top$       | 十         | 十            | T                  | П       | Ħ        | T            | $\neg$       |
|   |  | $\top$    | T                 | T            | 7               | 十                 | T           | T                |                  |             | $\sqcap$         |          | $\Box$                                | T       | T         | T            | Π          | П        |           | $\dashv$ | 1            | $\top$    | T            | T                  | П       | $\sqcap$ | 1            |              |
|   |  |           | T                 | T            | T               | T                 | T           |                  | П                |             |                  |          | П                                     | T       | T         | T            |            | П        |           |          | T            | T         | T            | Τ                  |         | П        |              |              |
|   |  |           |                   |              |                 |                   |             |                  |                  |             |                  |          |                                       |         |           |              |            |          |           |          |              |           |              |                    |         |          | $oxed{\int}$ |              |
|   |  |           |                   |              | floor           |                   |             |                  |                  |             |                  |          |                                       |         |           |              |            |          |           |          | $oxed{oxed}$ |           |              |                    |         | $\Box$   |              |              |
|   |  |           | $\perp$           | Ш            | $\perp$         |                   |             |                  |                  |             |                  |          | Ц                                     |         | $\perp$   |              | L          | Ц        |           |          | $\perp$      | $\perp$   |              |                    | Ш       | Ц        | $\perp$      |              |
|   |  |           | $\perp$           | Ш            | $\bot$          | 1                 | 1           |                  | L                |             |                  |          | Ц                                     | $\perp$ | $\bot$    | $\perp$      |            | Ц        |           | $\bot$   | $\perp$      | $\perp$   | $\perp$      | $\perp$            | Ш       | $\sqcup$ | $\bot$       |              |
|   |  | 4         | $\perp$           | $\perp \mid$ | $\downarrow$    | 4                 | _           | L                |                  |             | Ц                |          | Ц                                     | 4       | $\bot$    | $\perp$      | ot         | Ц        |           | $\dashv$ | $\bot$       | 4         | $\downarrow$ | $\perp$            | Ц       | $\sqcup$ | $\perp$      | _            |
|   |  | $\bot$    | +                 | $\sqcup$     | 4               | 4                 | 1           | _                | Ц                | Ц           |                  | Ц        | $\sqcup$                              | 4       | 1         | 1            | <u> </u>   | Ц        |           | $\dashv$ | $\perp$      | 4         | $\bot$       | $\perp$            | $\perp$ |          | 4            | _            |
|   |  |           |                   |              | _               | ㅗ                 |             | _                | Ш                |             | Щ                |          | Щ                                     |         | _         |              | <u> </u>   |          |           |          |              |           |              | _                  |         |          |              | _            |
| OTES: * An asterisk in the item description column indicates that a form is supplied by the City. |  |           |                   |              |                 |                   |             |                  |                  |             |                  |          |                                       |         |           |              |            |          |           |          |              |           |              |                    |         |          |              |              |

| Date:  |
|--|
| Proposal:  |
| Location:  |
|  |
| Tax Parcel Number:   |
|  |
| Related Files:   |
| Additional ROW required?   |
| Additional ROW required?TCP/Adjacent Half street improvements?                     |
| Revocable Permit required?   |
| State Highway Access Permit required?  |
| On-site detention/retention or Drainage fee required?                              |
| Applicable Plans, Policies and Guidelines  |
| Located in identified floodplain? FIRM panel #                                     |
| Located in other geohazard area?   |
| Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? |
| Avigation Easement required?   |
|  |
| Related Files:   |
|  |

el simply wish to change the use as a storage facility to a retail business. It's not feasible, or no longer feasible, for my storage and business address to be separate so of wish to do my entire business from this one location, Art Davidson

### **REVIEW COMMENTS**

Page 1 of 1

FILE #COU-96-4.18

TITLE HEADING:

Storage to Furniture Refinishing /

Retail Sales

**LOCATION:** 

212 South Avenue

**PETITIONER:** 

Arthur Davidson

PETITIONER'S ADDRESS/TELEPHONE:

196 Sego Court

Grand Junction, CO 81503

243-7175

STAFF REPRESENTATIVE:

Kathy Portner

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

#### CITY POLICE DEPARTMENT

5/7/96

Dave Stassen

244-3587

For security reasons, lighting on all four sides would be good as well as having dead bolt locks on all exterior doors. A Police Department security survey is also recommended.

#### MESA COUNTY BUILDING DEPARTMENT

5/6/96

Bob Lee

244-1656

The building must be made handicapped accessible (i.e. restrooms and ramp). We should be contacted for an on-site inspection of the property to determine what other requirement might be applicable.

#### **CITY FIRE DEPARTMENT**

5/8/96

#### Hank Masterson

244-1414

- 1. Petitioner must submit complete floor plans to the Fire Department showing locations of repair and refinishing areas. Any spray finishing using flammable or combustible liquids must be in an approved spray room or spray booth protected by an approved automatic fire extinguishing system.
- 2. Petitioner must also submit MSDS's for all flammable and combustible liquids used. Include an inventory of these materials listing maximum quantities in storage and use.

#### CITY COMMUNITY DEVELOPMENT

5/8/96

#### Kathy Portner

244-1446

- 1. The total square footage of sales area is 800 square feet which requires 4 parking spaces. The site plan must show the location of the required parking and indicate that parking blocks will be placed.
- 2. Any signage will require a sign permit from the Community Development Department. The permit must be pulled by a licensed sign contractor.

#### CITY UTILITY ENGINEER

5/9/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

#### CITY DEVELOPMENT ENGINEER

5/9/96

Jody Kliska

244-1591

No transportation capacity payment is required.

Response to comments From the building dept., Bob Lee told me all was okay, but I needed to get a planning clearance for him to sign. Hank Masterson came by from the fire dept and said all was okay. I then then these two men, the only other comment comes from this office, City, asking for a drawing on parking spaces and sign permit. I've included a site drawing and have hered arlo's sign company to do the sign and get the required permet. archa Rhavidron

EAST Prop. LINE For parking - 4 spaces
designated gravelled of 75' to road STREET

Ш strays shed-48 ig ft. House - 893 ig ft. 2 rd Down North 24 STORAGE 00