

Date Submitted: 4-30-96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Arthur Davidson and Jeanne Davidson

Address: 212 South Ave.

Telephone: 243-7175

Applicant's Name: Arthur Davidson

Address: 196 Sege Ct G.J. 81503

Telephone: 243-7175

Location of Property: 212 South Ave

Tax Parcel No. 2945-143-37-011

Existing Use: STORAGE

Proposed Use: RETAIL SALES / FURNITURE REPAIR / Refinishing

Other: _____

FOR OFFICE USE ONLY				
Zone:	Setbacks	F:	S:	R:
Special Conditions: <u>4 parking spaces shall be provided with parking blocks</u>				

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.

Arthur Davidson
Applicant's Signature

4-30-96
Date

Kathy Putman
Community Development Department Approval

7/11/96
Date

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: _____

Related Files: _____

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: _____

I simply wish to change the use of my buildings on property at 212 South Ave. from it's present 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 seperate, so I 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.

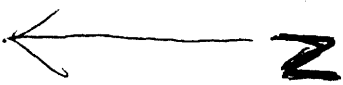
Other than these two men, the only other comment comes from this office, City, asking for a drawing on parking spaces and sign permit. I've included a site drawing and have hired Arlo's sign company to do the sign and get the required permit.

Arthur R Davidson

ALLEY

EAST Prop. LINE

2ND STREET



approx. 800 sq. ft.
building to be used for
retail sales

doorway

38' to prop. LINE

This area to be used
for parking - 4 spaces
designated - gravelled

75' to road

40' to road

SOUTH AVE.

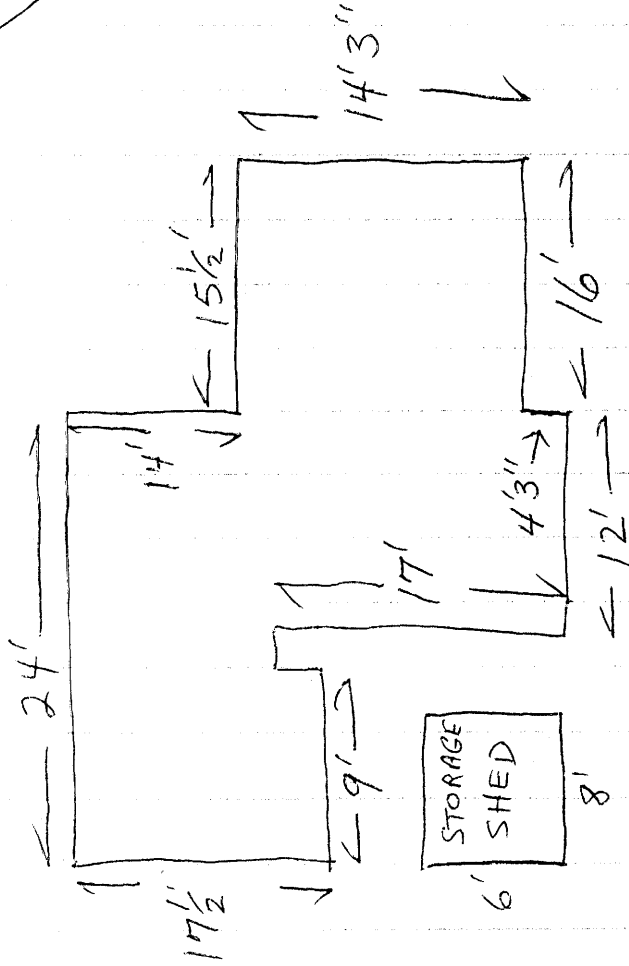
North
↓

South Ave.

storage shed - 48 sq. ft.

house - 893 sq. ft.

Parking



2nd Street

2nd Street

Alley