



Date Submitted: 7-17-96



# CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Harold Harris

Address: 1027 main

Telephone: 256-1025

Applicant's Name: Sheela L. Kelly

Address: 1816 north 7<sup>th</sup>

Telephone: 242-5516

Location of Property: 1027 Main St.

Tax Parcel No. 2945-144-23-003

Existing Use: Chiropractic & Health office

Proposed Use: Consignment Sales- small items

Other: \_\_\_\_\_

FOR OFFICE USE ONLY				
Zone: <u>B-3</u>	Setbacks	F:	S:	R:
Special Conditions: <u>Change in Use from office to retail</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.

Sheela L. Kelly  
Applicant's Signature

7-17-96  
Date

Kathleen M. Porter  
Community Development Department Approval

7-30-96  
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: \_\_\_\_\_

We are opening a shop for Consignments  
Only - Small articles. at 1027 main Street.  
Place will be kept very Clean and  
will kept -

Freda L. Kelly  
7-12-96

# REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.21

TITLE HEADING: Chiropractic Office to Retail

LOCATION: 1027 Main

PETITIONER: Freeda Kelly

PETITIONER'S ADDRESS/TELEPHONE: 1816 N 7th Street  
Grand Junction, CO 81501  
243-5516

STAFF REPRESENTATIVE: Kathy Portner

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

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**CITY COMMUNITY DEVELOPMENT**

7/24/96

**Kathy Portner**

244-1446

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No increase in parking requirement.

**CITY DEVELOPMENT ENGINEER**

7/24/96

**Jody Kliska**

244-1591

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1. No Transportation Capacity Payment due.
2. Is there sufficient parking?

**MESA COUNTY BUILDING DEPARTMENT**

7/22/96

**Bob Lee**

244-1656

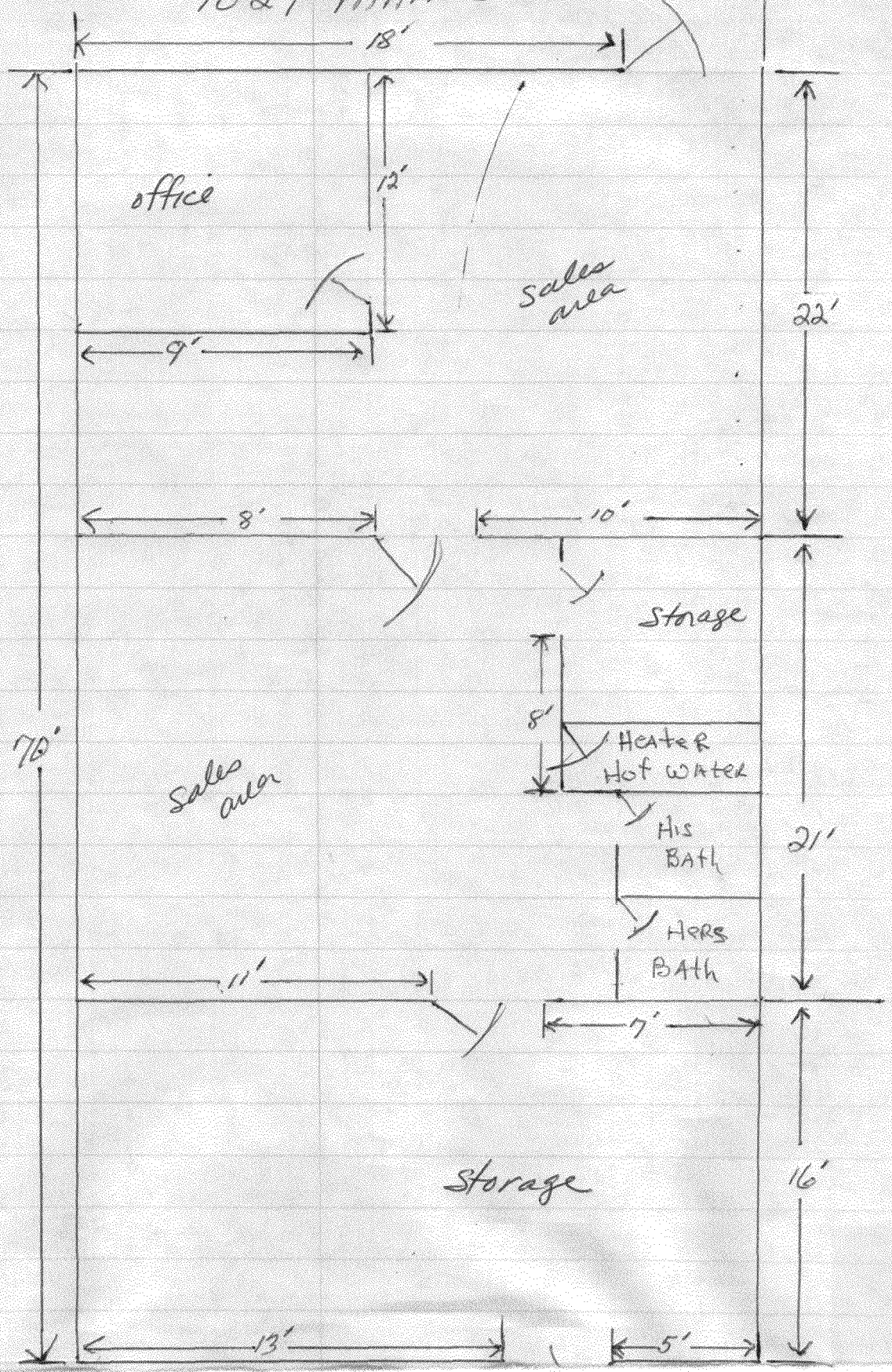
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A building permit is required for the change in use. A fire-wall separation may be required between the existing use and the retail area.

Site plan

FRONT  
1027 MAIN ST.

# of sales  
area  
354 \$  
294 \$  
648 \$



Back of Building

Cement slab 5ft

Lawn 19' 2ft

All Parking (gravel) 24x24  
24ft wide

24ft wide