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Fil	e	COU-1996-04.21 Name: Doctor's Office	_Doctor's Office to Consignment Shop - Retail - 1027 Main Street - Change of Use				
P r e	S c a	A few items are denoted with an asterisk (*), which means the retrieval system. In some instances, items are found on the list	bu	ıt a	are not present in the scanned electronic development		
s	n	file because they are already scanned elsewhere on the system.			se scanned documents are denoted with (**) and will		
e	n	be found on the ISYS query system in their designated categorie					
n t	e d	Documents specific to certain files, not found in the standard che					
١	u	Remaining items, (not selected for scanning), will be listed and n	na	rk	ted present. This index can serve as a quick guide for		
		the contents of each file.					
v	X	T-11. CC. A. A.					
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X	X	*Review Sheet Summary					
_	-	*Application form Review Sheets					
\dashv							
X	X	Receipts for fees paid for anything *Submittal checklist					
X	A	Submitted Citedans					
A	\dashv	*General project report Reduced copy of final plans or drawings					
	\dashv	Reduction of assessor's map.					
		Evidence of title, deeds, easements					
	\dashv	*Mailing list to adjacent property owners					
\dashv		Public notice cards			1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V		
	-+	Record of certified mail					
\dashv		Legal description					
		Appraisal of raw land			•		
		Reduction of any maps – final copy			. 1		
	\dashv	*Final reports for drainage and soils (geotechnical reports)					
	$\neg \dagger$	Other bound or non-bound reports					
\dashv		Traffic studies					
X	X						
_	\dashv	*Petitioner's response to comments					
	$\neg \uparrow$	*Staff Reports					
	\neg	*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits					
*Summary sheet of final conditions							
		DOCUMENT DESCR	IF	T	ION:		
		Planning Clearance – issued 7/30/96 - **	\perp				
X	X		1	4			
X		Business Lease	+	-			
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Date Submitted: 7-17-96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Harold Halris									
Address: 1027 Main									
Telephone: 256 - 1025									
Applicant's Name: Kelly									
Address: 1816 north 7th									
Telephone: 243 - 5516									
Location of Property: 1027 Main St.									
Tax Parcel No. 2945 -144 -23-003									
Existing Use: Chiropractic & Wealth Office Proposed Use: Consignment Sales - Small items									
Other:									
FOR OFFICE USE ONLY									
Zone: B-3 Setbacks F: S: R:									
Special Conditions: Change in Use from Africe to Kitail									
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.									
Applicant's Signature To 17 - 96 Date									
Community Development Department Approval 7-30-9(2) Date									



CHANGE OF USE REVIEW

Location: 1027 Mail	Type of Use:							
ITEMS	DISTRIBUTION							
Date Received 1-11-96 Receipt # 4310 File # 000-96-4.21 DESCRIPTION	City Community Development City Utility Eng. O City Utility Eng. O City Property Agent O City Parks/Recreation O City Attorney O City Attorney O City Sanitation O City Sanitation O City Fire Dept. O City Fire Dept.							
 Application Fee Submittal Checklist * Application Form* v Review Agency Cover Sheet * Planning Clearance* Reduction of Assessor's Map General Project Report 11" x 17" Site Plan O Sketch of Proposed Signage Evidence of Title Leaser on Cettle 								

APRIL 1995

Date:	
Proposal:	
Location:	
Tax Parcel Number:	
Related Files:	
Additional ROW required?	
1 CP/Adjacent Hair 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:	
ALOREOU A MOO!	

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

Treeda L. Kely 7-12-96

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.21

TITLE HEADING: Chiropractic Office to Retail

244-1446

LOCATION: 1027 Main

PETITIONER: Freeda Kelly

PETITIONER'S ADDRESS/TELEPHONE: 1816 N 7th Street

Grand Junction, CO 81501

243-5516

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 COMMUNITY DEVELOPMENT	7/24/96	

No increase in parking requirement.

Kathy Portner

CITY DEVELOPMENT ENGINEER 7/24/96

Jody Kliska 244-1591

1. No Transportation Capacity Payment due.

2. Is there sufficient parking?

MESA COUNTY BUILDING DEPARTMENT 7/22/96 Bob Lee 244-1656

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.

FRONT site plan office # of Sales 3544 294 4 22' 70 HOT WATER Storage Back of Building Cement clab Lawn 1928 All Parking (gowd) 24x24 24 ft mide 1244 wide