

GENERAL PROJECT REPORT

I. *Proposed Use & Use History:*

The proposed use will be a coffee and espresso shop serving gourmet coffees, espressos, cafe latte, cappuccino, italian sodas, juice bar, pastries and various chilled beverages.

The previous tenant was D-Pana Communications, which was a phone retailer and installer of phone systems. It is our understanding that in 1985 it was also a beauty shop.

II. *Proposed Location & Site Description:*

The location is at the northeast corner of 5th Street and Colorado Avenue in a building of approximately 600 square feet situated on an approximately 4000 square feet lot.

There are seven to eight parking spaces off street, plus public parking lot and restrooms across the street.

REVIEW COMMENTS

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FILE #COU-96-4.6

TITLE HEADING: Change of Use from Retail to Coffee Shop

LOCATION: 502 Colorado Avenue

PETITIONER: Bruce Cady

PETITIONER'S ADDRESS/TELEPHONE: 574 Chaparral Drive
Grand Junction, CO 81503
245-9220

PETITIONER'S REPRESENTATIVE: Sid Squirrel

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPARTMENT 2/13/96
Bob Lee 244-1656

We have reviewed this project with the petitioner and have no objections. A City licensed general contractor is required to do the work.

CITY COMMUNITY DEVELOPMENT 2/15/96
Kristen Ashbeck 244-1437

Will there be an area of outdoor seating? If so, please show area on site plan and indicate number of seats.

CITY FIRE DEPARTMENT 2/16/96
Hank Masterson 244-1414

1. The Fire Department has no problems with this change of use.
2. Submit a floor plan of this proposed business to the Fire Department for our review and approval. After our review is completed we will issue a Building Permit Clearance Form. A copy of this form is required by the Mesa County Building Department in order for you to receive a building permit.

CITY POLICE DEPARTMENT 2/20/96
Dave Stassen 244-3587

The Police Department has no problem with this project. I would recommend that the petitioner contact the Crime Prevention office for a site specific security review of the business prior to opening.

CITY DEVELOPMENT ENGINEER 2/21/96
Jody Kliska 244-1591

No Transportation Capacity Payment required.

CITY UTILITY ENGINEER

2/21/96

Trent Prall

244-1590

1. The City Utility Engineer's office has no objections to the proposed use, however please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: 1) hours of operation, 2) number of employees, 3) what food will be served on (paper plates or washable plates).
2. Proposed change may require a grease interceptor per City code 38-51. Please contact Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant.



250 North Fifth Street
Grand Junction, Colorado 81501-2668

PERSIGO WASTEWATER TREATMENT PLANT

February 28, 1996

Bob Lee
Mesa County Building Department
P.O. Box 20,000
Grand Junction, CO 81502

Dear Bob,

I met with Carolyn Cady , the Owner of the new Colorado Java Restaurant to be located at 502 Colorado Ave. This facility will not be required to install a grease interceptor.

Thank you for your assistance.

Sincerely,

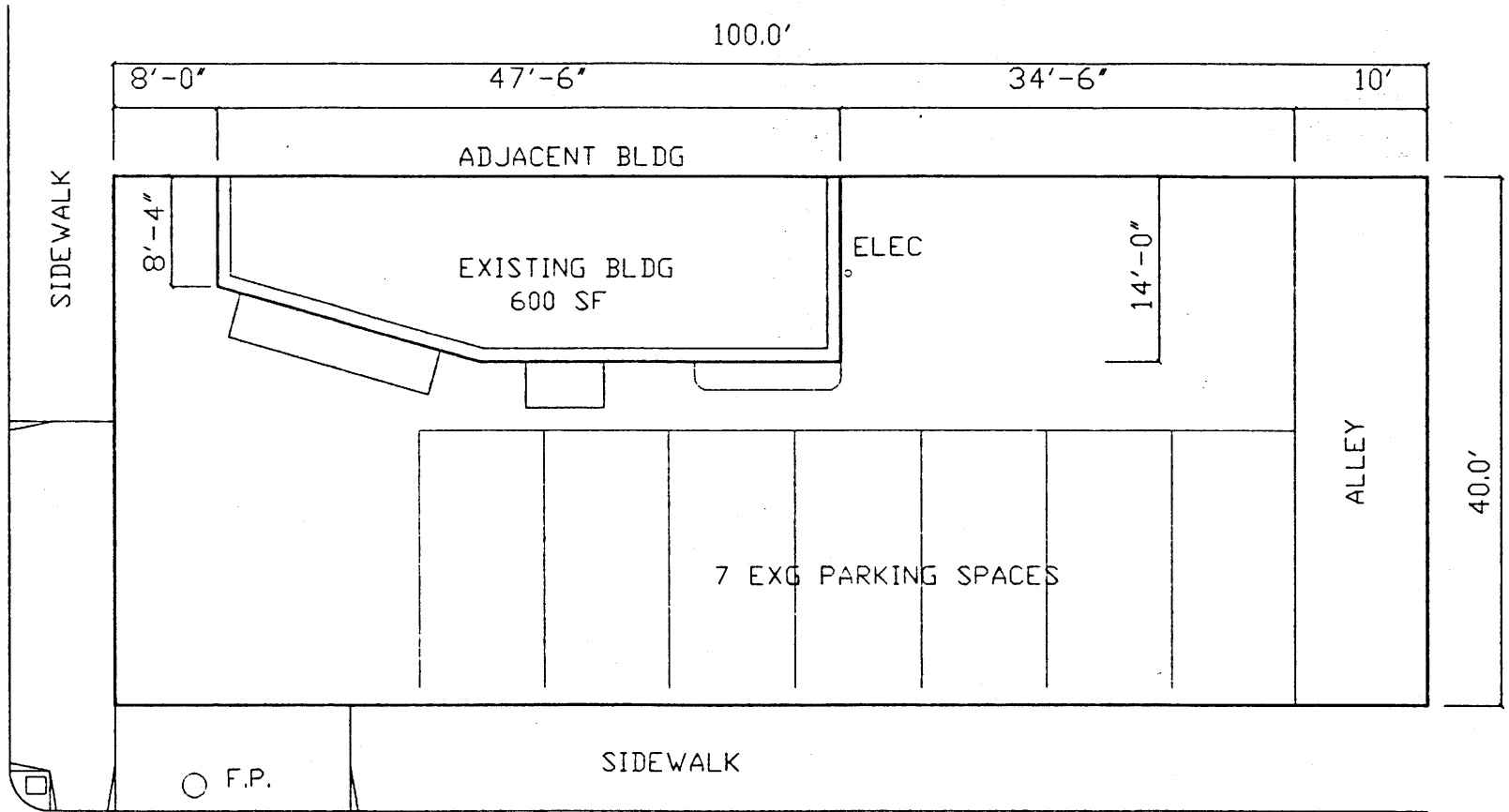
A handwritten signature in cursive script that reads "Dan Tonello".

Dan Tonello
Coordinator
Industrial Pretreatment Program

5th STREET

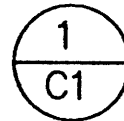
ONE WAY

SIDEWALK



COLORADO AVE

NORTH



SITE PLAN

1" = 10'- 0"