# **Table of Contents**

File \_\_\_\_COU-1996-04.6

Name: <u>Retail to Coffee Shop - 502 Colorado Avenue - Change of Use</u>

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS										
r e	c a	c retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development										
s	n a	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will										
e	n											
n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.										
ľ	u u	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for										
		the contents of each file.										
x	x	Table of Contents										
-		*Review Sheet Summary										
-		*Application form										
-		Review Sheets										
x		Receipts for fees paid for anything										
X	x	*Submittal checklist										
X	X	*General project report										
-		Reduced copy of final plans or drawings										
X		Reduction of assessor's map.										
-		Evidence of title, deeds, easements										
-		*Mailing list to adjacent property owners										
-		Public notice cards										
		Record of certified mail										
		Legal description										
		Appraisal of raw land										
		Reduction of any maps – final copy										
		*Final reports for drainage and soils (geotechnical reports)										
		Other bound or non-bound reports										
		Traffic studies										
X	Χ	*Review Comments										
		*Petitioner's response to comments										
		*Staff Reports										
		*Planning Commission staff report and exhibits										
L		*City Council staff report and exhibits										
		*Summary sheet of final conditions										
		DOCUMENT DESCRIPTION:										
x	X	Correspondence										
x		Planning Clearance - ** - issued 10/11/95 – 644 North Avenue										
X		Revenue Recap Sheet – 2/28/96										
X	X	Planning Clearance – 502 Colorado Ave ** - issued 8/10/00										
X	x	Site Plan										
$\square$												
	T											

| ity Development       |                |                     | SE                 |   | ) F   | - (<br>-  |  
   
   | 1   
  |  
   
   | RE<br>f U   
   
   | lse   | :   
   
   | (¥  | Ų   
   | /~  | 5/1   
   | D   
   | 0   |   
  |   |   |   |                                       |  
   |   |
|-----------------------|----------------|---------------------|--------------------|---|---|---
--
--
--
--
--
--
--
---|---
--
---|---
--
---|---
--
---|---|---
--
---|---|---|---------------------------------------
--|---|
| unity Development     |                |                     |                    |   |   |   | Тy   
   
   | pe  
  | e 0  
   
   |   
   
   |   |   
   
   |   |   
   | 1.2   | 5/1   
   | S   
   | 0   |   
  |   |   |   |                                       |  
   |   |
| unity Development     |                |                     |                    |   |   |   |  
   
   | <   
  |  
   
   | D   
   
   |   |   
   
   |   |   
   |   |   
   | · /.  
   |   |   
  |   |   |   |                                       |  
   | ·   |
| unity Development     |                |                     |                    |   |   |   |  
   
   |   
  |  
   
   | υ   
   
   | IS <sup>-</sup>   | ΓR  
   
   | BL  | JTI   
   | OŇ  |   
   |   
   |   |   
  |   |   |   |                                       |  
   |   |
| Comm                  | City Uev. End. | City Property Agent | r Parks/Recreation | City Attorney   | Sanitation  | City Police   | Water District - BUL/Alma Dell   
   
   | Court District (307/ 1  
  | West   
   
   | Public Service  
   
   | er  | ar  
   
   | 2   |   
   |   |   
   |   
   |   |   
  |   |   |   |                                       |  
   | TOTAL REQ'D.  |
| • City                |                | O City              | O City             | O City  | O City  |   | ● <del>Wat</del>   
   
   |   
  | 0 U.S.                                       
   
   |   
   
   |   |   
   
   |   |   
   |   |   
   |   
   |   |   
  |   |   |   |                                       |  
   |   |
| 1<br>1<br>1<br>1<br>1 |                | 1                   | 1 1 1 1 1          | 1 1 1 1   | 1<br>1<br>1<br>1  | 1 1<br>1 1<br>1 1<br>1 1  | 1  
   
   | 1   
  | 1      
   
   | 1 1   
   
   |   |   
   
   |   |   
   |   |   
   |   
   |   |   
  |   |   |   |                                       |  
   |   |
|                       |                |                     |                    | •     •     •     •     •       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1       1     1     1     1     1 | •     •     •     •     •     •       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1 | •     •     •     •     •     •     •     •       1     1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1       1     1     1     1     1     1 | •     • <td>•     •<td>•     •<td>•     •<td>•       •</td><td>1     1<td>•       •</td><td>•     •<td>•       •</td><td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of
the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<></td></td></td></td></td></td> | •     • <td>•     •<td>•     •<td>•       •</td><td>1     1<td>•       •     
 •       •       •       •       •       •       •       •       •       •       •       •       •       •       •</td><td>•     •<td>•       •</td><td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<></td></td></td></td></td> | •     • <td>•     •<td>•       •      
•       •</td><td>1     1<td>•       •</td><td>•     •<td>•       •</td><td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1  
  1     1<td>Image: Color Colo</td></td></td></td></td<></td></td></td></td> | •     • <td>•       •</td> <td>1     1<td>•       •</td><td>•     •<td>•       •</td><td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1    
1     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<></td></td></td> | •       • | 1     1 <td>•       •</td> <td>•     •<td>•       •</td><td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •    
•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<></td></td> | •       • | •     • <td>•       •</td> <td>Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system     <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1    
1     1     1     1     1     1     1     1     1     1     1     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<></td> | •       • | Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system     Image: Constraint of the system       Image: Constre system     Image: Constraint of the system <td< td=""><td>•       •</td><td>•       •</td><td>•     •<td>Image: Constraint of the second of the se</td><td>Image: Constraint of the second se</td><td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td></td></td<> | •       • | •       • | •    
•     • <td>Image: Constraint of the second of the se</td> <td>Image: Constraint of the second se</td> <td>I     1<td>• • • • • • • • • • • • • • • • • • •</td><td>I     1<td>Image: Color Colo</td></td></td> | Image: Constraint of the second of the se | Image: Constraint of the second se | I     1 <td>• • • • • • • • • • • • • • • • • • •</td> <td>I     1<td>Image: Color Colo</td></td> | • • • • • • • • • • • • • • • • • • • | I     1 <td>Image: Color Colo</td> | Image: Color Colo |

#### 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**

Page 1 of 2

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 Bob Lee	2/13/96 244-1656
We have reviewed this project with the petitioner and hav contractor is required to do the work.	e no objections. A City licensed general
CITY COMMUNITY DEVELOPMENT	2/15/96
Kristen Ashbeck	244-1437
Will there be an area of outdoor seating? If so, please show are	a 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
$T_{1}$ <b>D 1' D (1) (1) (1) (1)</b>	

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 Transmontation Consolter Desure and no mained		

No Transportation Capacity Payment required.

### COU-96-4.6 / REVIEW COMMENTS / page 2 of 2

¢

CITY	Y UTILITY ENGINEER	2/21/96
<u>Tren</u>	t Prall	244-1590
1.	The City Utility Engineer's office has no objections to th	

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,

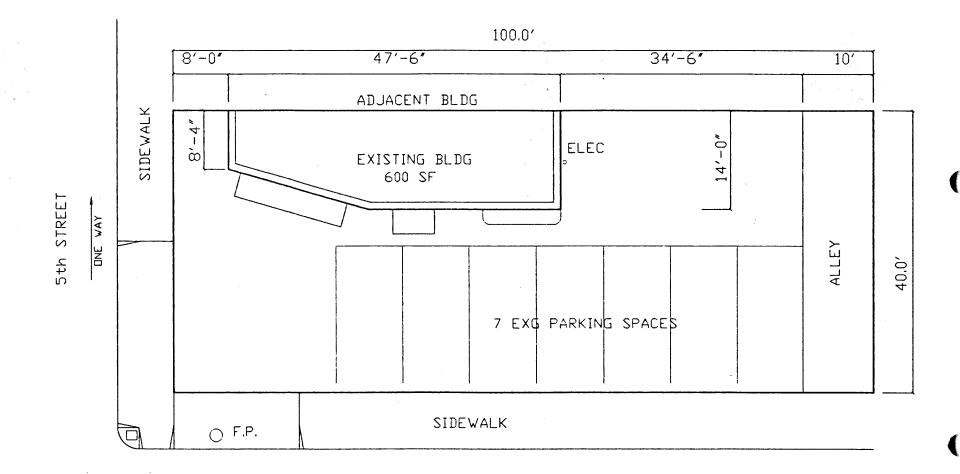
I met with Carolyn Cady , the Owner of the new Colorado Java Restaurant to be located at 502 Colorado Ave. This facility will not be required to install a grease interceptor.

Thank you for your assistance.

Sincerely,

Dantonlle

Dan Tonello Coordinator Industrial Pretreatment Program



COLORADO AVE



Y.

1 SITE PLAN C1

1' = 10' - 0"