

DATE SUBMITTED: 2-22-96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: Amora L Bley

ADDRESS: 124 2126 N 75th 7123 Four Rivers Road. Boulder CO

PHONE: (303) 530-2141

APPLICANT'S NAME: Dos Reyes Inc.

ADDRESS: 124 2126 N 75th St

PHONE: 245-2442

LOCATION OF PROPERTY: 124 2126 N 75th St

TAX PARCEL #: 2945-144-17-003

EXISTING USE: Antiques

PROPOSED USE: Tortilla Factory - Office & Retail

OTHER: _____

FOR OFFICE USE ONLY

ZONE: B-3 SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

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.

Jesus Gutierrez
Signature

APPROVED BY: Kathy Porter

DATE APPROVED: 3/13/96

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-144-17-003

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: _____

1,700 retail
1,630 office
1,630 machinery

Was antique
Store

Jesus Gutierrez

245-2410

DOS REALES INC.
124 & 126 N. 7th
Grand Junction Co

124 N. 7th Operation & Description -

- will be used as an operation and retail site, for both Dos Reales Tortilla Factory and La Hacienda Mexican Imports.
- Dos Reales Tortilla Factory will include; manufacturing, distribution and retail sales of tortillas and similar Mexican products.
- La Hacienda will have retail sales of arts & crafts as well as other Mexican imports, such as furniture.

Number of Employees

(4)

Hours of Operation

Retail Hours: 8am-7pm

Operation: 7am-3pm

Vehicles

Pickups and Minivans

126 N. 7th Operation & Description -

- this space will be strictly for office use.

Number of Employees

(4)

NOTE -

PRODUCTION RATE FOR DOS REALES TORTILLA FACTORY WILL BE APPROXIMATELY: 400 dz/hr, 3,200 dz/day, 19,200dz/wk, and 76,800dz/month.

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.7

TITLE HEADING: Tortilla Factory

LOCATION: 124 & 126 North 7th Street

PETITIONER: Dos Reales, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 124 N 7th Street
Grand Junction, CO 81501
245-2442

PETITIONER'S REPRESENTATIVE: Jesus Gutierrez

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

2/28/96

Dave Stassen

244-3587

1. Please ensure that both front doors are well lit from dusk until dawn. Well lit would mean 1 candle foot in the darkest part of the front facade of the building.
2. The parking area should be lit in a similar manner. A minimum of 1 candle foot in the darkest area of the parking area.
3. If displays are to be used in the front window, please either keep them small enough to see around or high enough to see under. This will facilitate employees looking out and officers looking in.

CITY FIRE DEPARTMENT

2/29/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. Submit complete building plans to the Fire Department for our review and approval. A Building Permit Clearance Form will be issued upon completion of our plan review. The Building Department requires a copy of this form before issuing a building permit.

MESA COUNTY BUILDING DEPARTMENT

2/29/96

Bob Lee

244-1656

Does not appear to be a change in use per Building Code requirements. We are presently reviewing the project.

CITY COMMUNITY DEVELOPMENT

2/28/96

Kathy Portner

244-1446

1. Reuse of the existing building does not require that the parking availability be looked at (Section 5-5-1.H.37).
2. A Planning Clearance will be required for any work requiring a building permit.
3. Any new signage, or change on existing signage (including relettering) will require a sign permit from our office. Only a licensed sign contractor can pull the permit.

Dos Reales, Inc.
124 N 7th Street
Grand Junction, CO 81501
245- 2442

WRITTEN RESPONSE TO REVIEW COMMENTS:

CITY POLICE DEPARTMENT

1. We will ensure that both front doors are well lit all day.
2. We will also have proper lighting in the parking area.
3. Our displays will be as small or as tall as necessary to facilitate employees and officers vision of the building.

CITY FIRE DEPARTMENT

- 1.
2. We have submitted our building plans to the Fire Department for there review and approval , 3/7/96.

MESA COUNTY BUILDING DEPARTMENT

-Presently reviewing the project

CITY COMMUNITY DEVELOPMENT

- 1.
2. We are in the process of obtaining a Planning Clearance.
3. We will obtain a sign permit for any necessary sign work.

← 37' →

124-N 755

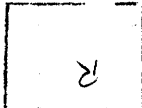
126-N 755

← 34' →

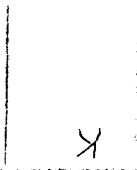
51'



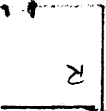
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