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X		Lease - 2/22/96	
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DATE SUBMITTED: 2-22-96

# **CHANGE OF USE**

<u>DEVELOPMENT APPLICATION</u>

PROPERTY OWNER: AMORE L B/64
ADDRESS: 1042126 N 751 7 123 Jaw Rivers Road. Ben
PHONE: (303) 530 2141
APPLICANT'S NAME DOS ANOS TOCONO.
ADDRESS: 124196 DE TOTAL
PHONE: 243
LOCATION OF PROPERTY 124 2126 N 7 ST
TAX PARCEL#: 12945-144-17-003
EXISTING USE A Antidus 5
PROPOSED USE. TORTINZ TACTOTY - Office & Ritail
OTHER:
ZONE: B 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 LEGEL ACTION.
Lesus Sulies
APPROVED BY: Kayluy Parts
DATE APPROVED: 3/13/96

Date: Proposal: Location:
Tax Parcel Number: 2945-144-11-003
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 established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?
Related Files:

1,700 netail 1,630 office 1 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

#### <u>Vehicles</u>

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.

