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File\_1982-0044-a Date\_\_7/8/02\_\_\_\_ Project Name: Fairmont Subdivision - Rezone of Lot 13

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X	*Summary Sheet – Table of Contents				
x	Review Sheet Summary				
	Application form			· · · · · · · · · · · · · · · · · · ·	
	Review Sheets				
	Receipts for fees paid for anything				
		ıl checklist			
	*Submittal checklist				
	*General project report Reduced copy of final plans or drawings				
	Reduction of assessor's map				
	Evidence of title, deeds				
	*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 nonbound reports				
	Traffic studies				
	Individual review comments from agencies				
	*Consolidated review comments list				
	*Petitioner's response to comments				
	*Staff Reports				
	*Planning Commission staff report and exhibits				
*City Council staff report and exhibits					
	*Summary sheet of final conditions				
	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)				
	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
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	Action Sheet	Т			
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	Review Sheets				
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XX	X Letter from Dave Thornton, Planner to Bill Adams, Big Red Quick Print, Inc. re: parking in PB – 3/30/92				
X	Site Plan				
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Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 31501-2668 (303) 244-1430 FAX (203) 244-1599

March 30, 1992

Bill Adams Big Red Quick Print, Inc! 2122 N. 12th Street Grand Junction, Colorado 81501

RE: Allowing a Copy Center in a Planned Business (PB) zone -2122 North 12th Street

Dear Mr. Adams:

The property located at 2122 North 12th Street is currently zoned Planned Business (PB). Land uses that were originally approved as part the PB zoning for this property include "low volume retail". Therefore a copy center is allowed under this zoning.

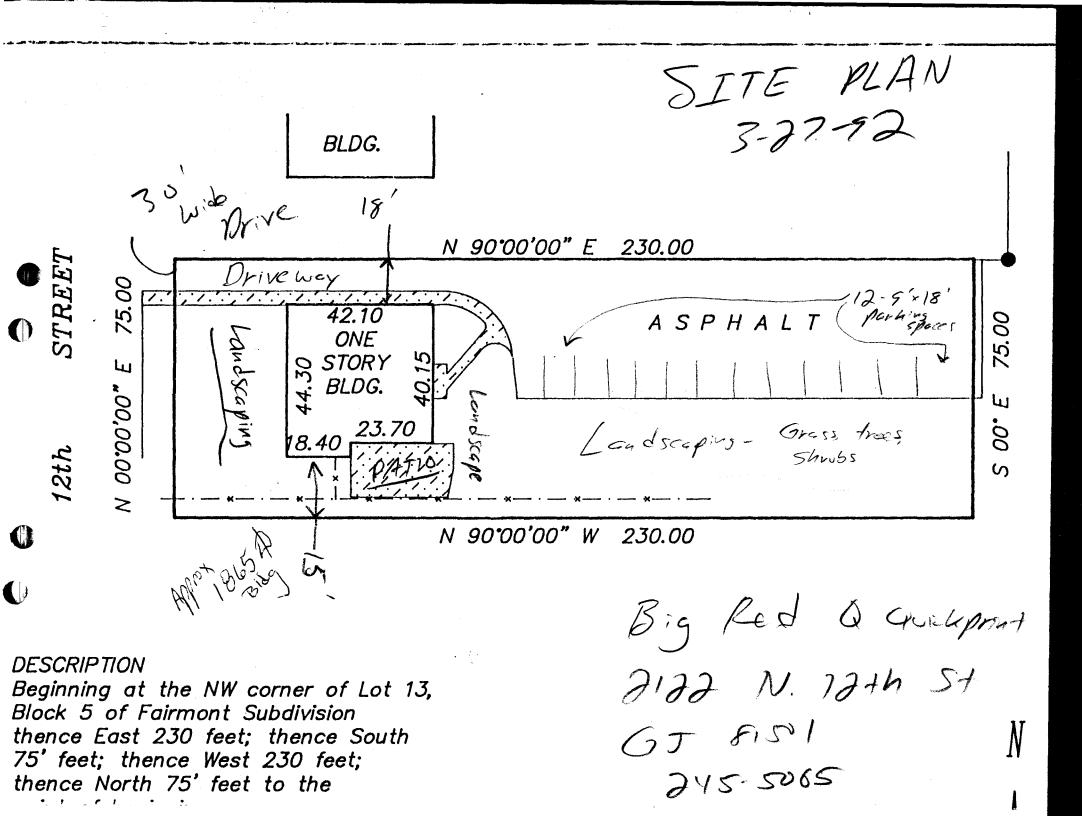
Parking as submitted on the site is sufficient. The Zoning and Development Code requires one parking space per 250 sq ft of gross floor area which amounts to 8 spaces required for the existing building. The site plan submitted provides for 12 spaces. The total area currently landscaped as shown on the site plan is adequate.

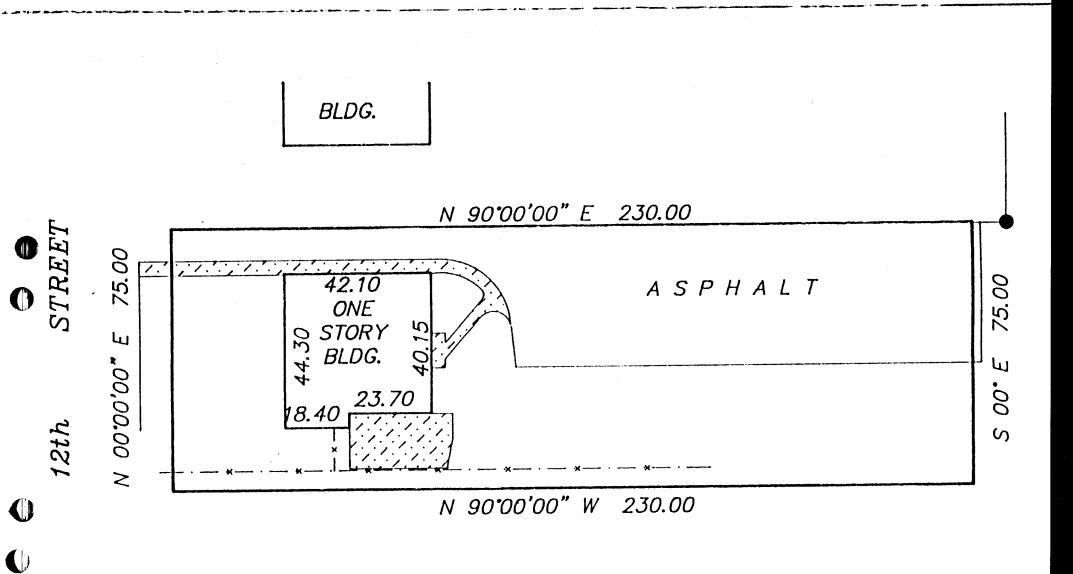
If you have any questions, please contact me at your earliest convenience.

Respectfully,

Dave Thornton, Planner

cc: File #44-82





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DESCRIPTION

Beginning at the NW corner of Lot 13, Block 5 of Fairmont Subdivision thence East 230 feet; thence South 75' feet; thence West 230 feet; thence North 75' feet to the