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File 1989-0024

Name: City Market - 200 Rood Avenue - Site Plan and Information

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	Table of Contents
		Review Sheet Summary
		Application Form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X	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
		*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:

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X	X	1990 Sign Permits - **		
X	X	Fence Permits - **		
X	X	Letter from Jim Shanks to City Market re: review with comments - 4/18/89		
X	X	Letter from John Caldwell to Jim Shanks re: response to comments - 4/24/89		
X	X	Letter from Karl Metzner to John Caldwell re: acceptance letter - 4/25/89		
X		Handwritten Notes to file - 10/31/88		
X	X	DDA pamphlet "West End Redevelopment Unveiled" - ** - in corridor file on ISYS - Winter 1988		
X		City Market Employee Parking Lot Plan		
X		First Floor Plan		
X		Parking Lot - Landscaping to be done in Parkway Strip		
X	X	Site Plan - (to be scanned)		

Kaul



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
APR 19 1989

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

April 18, 1989

City Market
105 W. Colorado Ave.
Grand Junction, Co 81501

Attn: John Caldwell

RE: Site Plan Review

Dear John,

We have reviewed the site plan for the proposed City Market store at 1st and White and have the following comments:

1. Would you please show the building dimensions and building height on the plan.
2. The service area on the east side of the building is required to be screened from the adjacent residential use.
3. The distance between the parking stall and the 10'X 9.5' enclosure in the southwest portion of the parking lot is only 13 feet. We envision problems with vehicles having enough room to back out of the opposite parking stall. We would suggest moving the cart return area to the south, directly opposite the enclosure.
4. An entrance needs to be left in place for the alley between Main and Rood where it enters 1st Street.
5. The number of trees shown on your landscaping plan is less than the preliminary plan that was reviewed by the City and the DDA several months ago. We would suggest that you add additional trees to your landscaping plan.
6. The geometry of the 1st Street entrance may have to be modified slightly depending on the outcome of our property negotiations. Again, depending on our property acquisition negotiations, an entrance to lot.... may have to be provided from the interior of the parking lot.

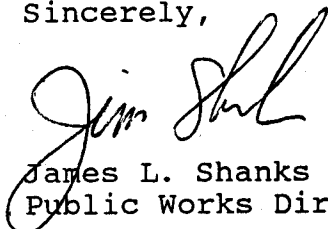
Page 2
April 19, 1989
Site Plan Review

7. The handicap ramp shown on east side of Main Street entrance is not necessary. The City will install ramps a center of radii on each side of City Market entrance. (See J.E. Langford's plans for Main Street)

8. The State Highway Department needs to review the plan for the entrance on 1st Street.

Please feel free to call if you have any questions.

Sincerely,

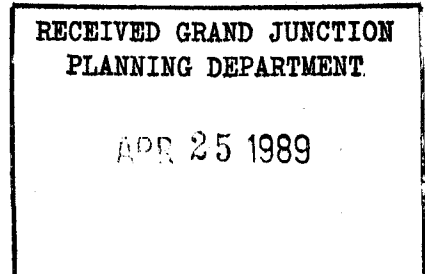


James L. Shanks
Public Works Director

JLS/ckb/CMSITE

xc: Mark Achen
Dan Wilson
Don Newton
Karl Metzner ✓

April 24, 1989



James L. Shanks
Public Works Director
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

RE: Downtown City Market store #32
Foundation permit application

Dear Jim:

We are in receipt of your letter of April 18, 1989, which we understand contains your response to the above captioned application. We reply to each item listed as follows:

1. We today delivered a partial set of building drawings to your office, which drawings should provide full details regarding the building dimensions and height.

2. We agree that the service area on the east side of the building should be screened from adjacent residential use. We observe that the portion of the east boundary of the site north of the alley adjoins residential use, while the portion of the east boundary of the site south of the alley does not. We thus propose a privacy fence along the east boundary of the site, running south from White Avenue to the alley. Please advise if this is acceptable.

3. We agree. However, the 10' by 9.5' enclosure for the Public Service transformer has been relocated by Public Service from our site to the vacated portion of the alley behind the Feed Lot Restaurant, and thus will not interfere with the cart return area.

4. We agree, and we have instructed Western Engineers to show an entrance from that alley onto First Street.

5. I am informed that Marc Hennessee of our office and Carl of your office have agreed that the addition of eight trees will satisfy this requirement. We are instructing our landscape designer to add eight trees in locations that will not interfere with the store's signage. We will resubmit the landscape plan.

6. We await your input regarding the outcome of your property negotiations.

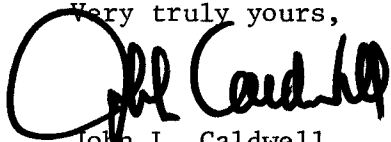
James L. Shanks
April 24, 1989
Page 2

7. We agree.

8. We will submit a copy of the site plan to the state highway department as soon as the correction mentioned in item No. 4 above is added to the plans.

Thank you for your assistance in these matters.

Very truly yours,



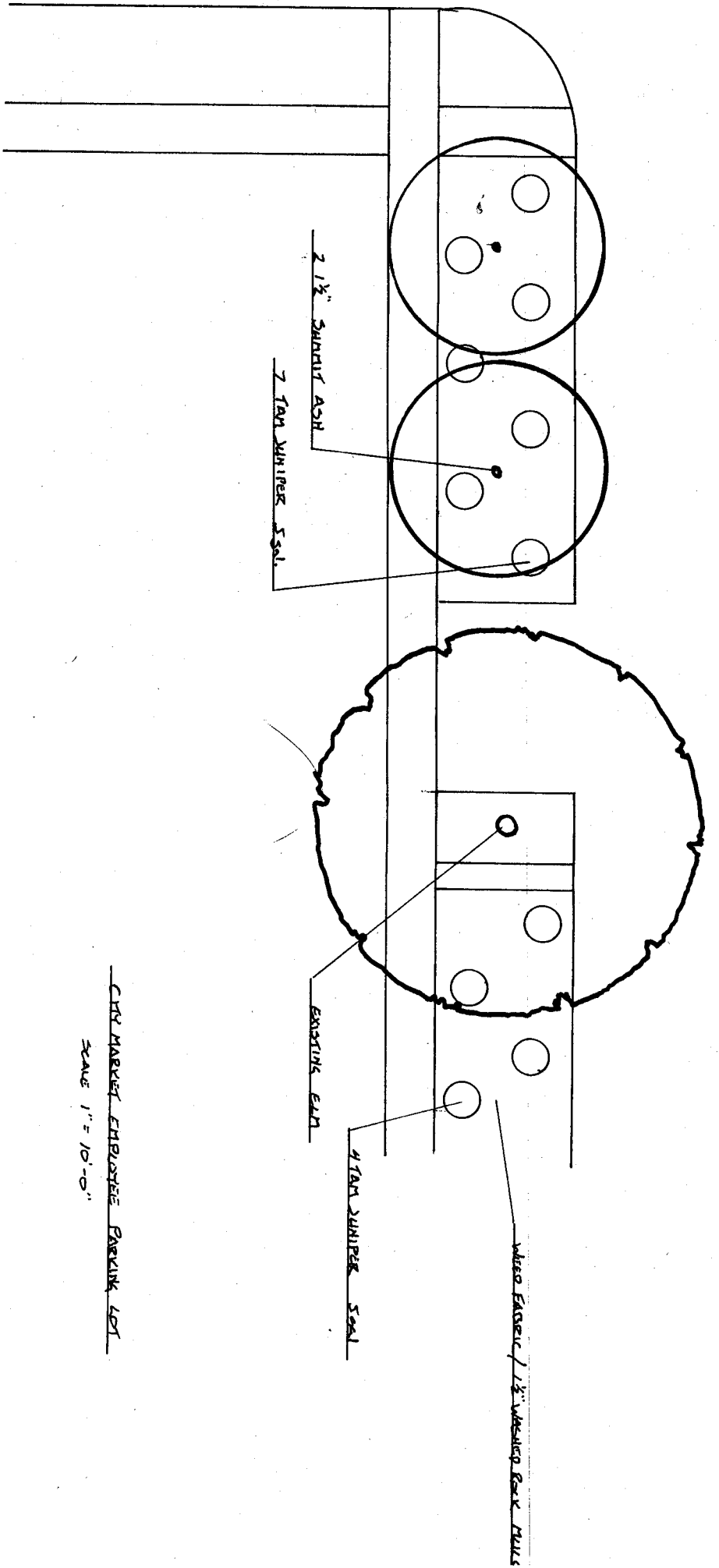
John L. Caldwell
Director, Real Estate

JLC/mc

cc: Marc Hennessee

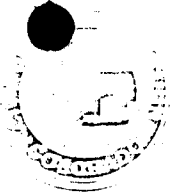
Store #32 City of Grand Junction contract file





CITY MARKET EMPLOYEE PARKING LOT
 SCALE 1" = 10'-0"

ROCKCLIFF GARDENS
 755 26 RD
 GRAND JCT. CO.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2663
(303) 244-1430

April 25, 1989

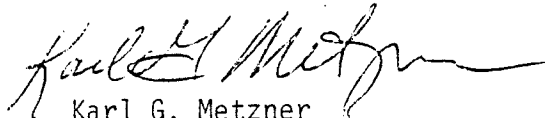
Mr. John L. Caldwell
Director of Real Estate
City Market, Inc.
Box 729
Grand Junction, CO 81502

Dear Mr. Caldwell:

The plans for the downtown City Market store, #32, are accepted and meet all zoning requirements of the City of Grand Junction Zoning and Development Code. A planning clearance for a building permit was issued today to Mark Hennesy.

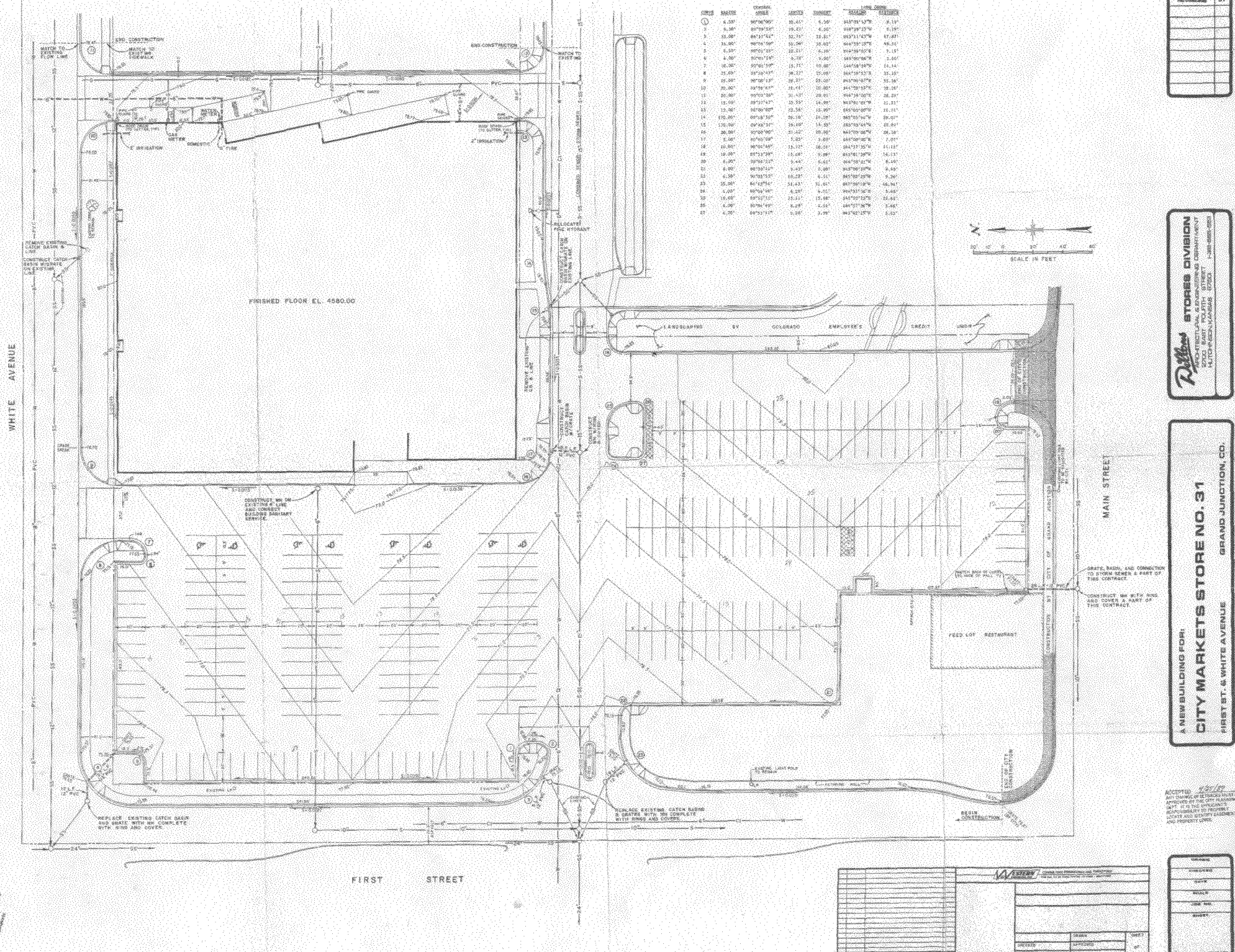
Approval of these plans is conditioned upon your letter of response made to James Shanks and dated April 24, 1989. This point was noted on the planning clearance.

Sincerely,



Karl G. Metzner
Director of Planning

KGM/tt



GRID TABLE

LINE NO.	START	STOP	ANGLE	LENGTH	BEARING	STATIONING
1	6.50'	80°00'00"	90.00'	6.50'	88°01'43"W	8.13'
2	6.50'	80°00'00"	90.00'	6.50'	88°01'43"W	14.63'
3	35.00'	80°12'42"	32.74'	32.66'	085°11'43"W	47.39'
4	35.00'	80°00'00"	32.66'	32.66'	084°53'18"W	80.05'
5	6.50'	80°00'00"	32.66'	6.50'	084°53'18"W	86.55'
6	6.50'	80°00'00"	32.66'	6.50'	084°53'18"W	93.05'
7	16.00'	80°00'00"	32.66'	16.00'	084°53'18"W	109.05'
8	25.60'	80°00'00"	32.66'	25.60'	084°53'18"W	134.65'
9	32.10'	80°00'00"	32.66'	32.10'	084°53'18"W	166.75'
10	38.60'	80°00'00"	32.66'	38.60'	084°53'18"W	205.35'
11	45.10'	80°00'00"	32.66'	45.10'	084°53'18"W	250.45'
12	51.60'	80°00'00"	32.66'	51.60'	084°53'18"W	302.05'
13	58.10'	80°00'00"	32.66'	58.10'	084°53'18"W	360.15'
14	64.60'	80°00'00"	32.66'	64.60'	084°53'18"W	414.75'
15	71.10'	80°00'00"	32.66'	71.10'	084°53'18"W	475.85'
16	77.60'	80°00'00"	32.66'	77.60'	084°53'18"W	543.45'
17	84.10'	80°00'00"	32.66'	84.10'	084°53'18"W	617.55'
18	90.60'	80°00'00"	32.66'	90.60'	084°53'18"W	708.15'
19	97.10'	80°00'00"	32.66'	97.10'	084°53'18"W	805.25'
20	103.60'	80°00'00"	32.66'	103.60'	084°53'18"W	908.85'
21	110.10'	80°00'00"	32.66'	110.10'	084°53'18"W	1019.00'
22	116.60'	80°00'00"	32.66'	116.60'	084°53'18"W	1135.60'
23	123.10'	80°00'00"	32.66'	123.10'	084°53'18"W	1258.70'
24	129.60'	80°00'00"	32.66'	129.60'	084°53'18"W	1388.30'
25	136.10'	80°00'00"	32.66'	136.10'	084°53'18"W	1524.40'
26	142.60'	80°00'00"	32.66'	142.60'	084°53'18"W	1667.00'
27	149.10'	80°00'00"	32.66'	149.10'	084°53'18"W	1816.10'



NO.	DATE	BY

Patterson STORES DIVISION
 ARCHITECTURAL & CONSTRUCTION DEPARTMENT
 1400 BROADWAY, SUITE 1000
 KANSAS CITY, MO 64108

A NEW BUILDING FOR
CITY MARKETS STORE NO. 31
 GRAND JUNCTION, CO.
 FIRST ST. & WHITE AVENUE

ACCEPTED 4/25/87
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE PROPERTY LINES AND SURVEY DATA AND PROPERTY LEVELS.

NO.	DATE	BY

NO. 3137		REVISION - DESCRIPTION	BY	DATE
DRAWN		DATE	CHECKED	SHEET
APPROVED		DATE	CHECKED	SHEET

218 3/28/87
 M. J. J.