## **Table of Contents**

File1		1991-0014 Name:/35 Sout	шД	venue- Partners IncExpansion of Non-Conforming	
P r e s e n t	S c a n e d	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.  Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.			
X	X	Table of Contents			
X		Review Sheet Summary			
		Application form			
		Review Sheets		`\	
		Receipts for fees paid for anything			
		*Submittal checklist			
		*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	The state of the s			
		Public notice cards			
$\sqcup$		Record of certified mail			
		Legal description			
$\vdash \dashv$		Appraisal of raw land			
		Reduction of any maps – final copy			
		*Final reports for drainage and soils (geotechnical reports)			
_	_	Other bound or non-bound reports			
$\vdash$		Traffic studies			
		*Petitioner's response to comments  *Staff Reports			
		*Planning Commission staff report and exhibits			
$\vdash$	$\dashv$	*City Council staff report and exhibits			
		*Summary sheet of final conditions			
DOCUMENT DESCRIPTION:					
X	X	Planning Clearance - ** - 2/25/91			
X		Public Notice Posting - 2/1/90			
X	X	Memo from Partners Inc. to non-conforming use has been filed			
$\bot$		on the property at 735 South Avenue - 2/4/91			
X	X	Letter form with a boyle to running me., see miggins,			
4	_	Director - 1/31/91			
	_		_		
			_		
	_				
	4		L.		
	$\dashv$		<u> </u>		
-+	-+				
$\dashv$	$\dashv$		_		
+	$\dashv$				
$\dashv$	-				
_1					

Partners Inc. Joe Higgins - Director 735 South Ave. Grand Junction, Colorado 81501 2945 144 44 002

City of Grand Junction Planning Dept.

Partners Inc. is looking to add approximately 528 Sq. Ft. to it's existing 2400 sq. ft. building at 735 South Ave. G.J.

Due to it's non conforming use status in this light industrial zone, I am enclosing a list of property owners within a 200 ft. radius around the Partners property & a site plan showing the existing building, the proposed addition and the parking plan for the property.

The proposed addition includes 2 offices (260 sq. ft.) and storage space at approximately the same square footage.

The use of the building is for administrative offices for the PARTNERS program. Total Sq. Ft. of the building after the proposed addition will be approx. 2900 sq. ft. At present there's adequate parking for 20 cars. Projected employees will be 10 people, working the hours of 8:30 to 5 P.M. The parking lot is maintained by the Partners Program.

Thank you,

Mike O'Boyle - Representing PartnersInc.

241-4792

PARTNERS OFFICE 245-5555 JOE HIGGINS

## NOTICE

FILE NO: 14-91

PETITIONER: Partners Inc.

LOCATION: 735 South Avenue

A request to expand a non-conforming use has been filed on the property located at 735 South Avenue.

If you have any questions about this application, please contact the Grand Junction Community Development Department at 244-1430 and refer to File # 14-91.

Objections or concerns about this application should be submitted, in writing, to the:

Community Development Department 250 North 5th Street Grand Junction, Colorado 81501

not later than February 21, 1991.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

FEB 0 4 1991