





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430



Receipt P. 04  
 Date 4907  
 Rec'd By 3-17-92  
 File No. [Handwritten]

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			2870 North Ave	C-1	Flea Market
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER       DEVELOPER

North Gonzalo Associates Name of Marco Investments	NULL, KEITH R. Name	Robert A. Bryan Name
518-28 Rd Suite A 100 Address	61039 HWY 50 NORTH Address	61049 N Hwy 50 Address
Grand Junction CO 81501 City/State/Zip	MONTROSE, Co. 81401 City/State/Zip	Montrose CO 81401 City/State/Zip
(LYLE) (303) 242-3667 Business Phone No.	(303) 249-4368 Business Phone No.	303 249 5675 Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

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[Signature]      Robert A. Bryan      3/17/92  
 Signature of Person Completing Application      Date

[Signature]      for North Gonzalo Associates  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2943-074-00-018  
Arcadia Investment  
P.O. Box 209  
Colorado Spgs, CO 80901

2943-074-00-092  
George R. Guyton  
M.  
506 28 3/4 Road  
Grand Junction, CO 81501

2943-181-00-081  
Twila B. Rutter  
  
Howard, CO 81233

2943-074-00-036  
Kenneth D. Pigford  
E.J.  
2862 North Ave  
Grand Junction, CO 81501

2943-181-00-022  
Gladys L. Collins  
c/o Amoco Transmission  
967 25 Road  
Grand Junction, CO 81505

2943-181-00-092  
Wal-Mart Properties Inc.  
Attn: Fred Bunch  
702 SW 8th St Suite #1280  
Bentonville, AR 71716-0621

2943-074-038  
G. Robert Guyton  
Maebeth  
506 28 3/4 Road  
Grand Junction, CO 81501

2943-181-00-031  
Twila B. Rutter  
  
Howard, CO 81233

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## PROJECT NARRATIVE

The partnership of Robert Bryan and Keith Null proposes to open a quality Flea Market operation. We intend to create an environment which will not only benefit other businesses in the area, but also to provide a needed service for the enjoyment of the residents of Grand Junction and surrounding areas.

The proposed site for our Flea Market is the northwest corner of North Ave and 28 3/4 Road, exact address being 2870 North Ave, Grand Junction, Colorado 81501.

Proposed development of the property will begin the latter part of March or beginning of April, 1992, depending upon acquisition of the Special Use Permit. Considering that in the past, the site has housed several retail businesses (i.e. lumberyard, used furniture store), development will be minor and will be completed no later than May 15, 1992. At present, development plans consist of landscaping, parking lot improvement, painting, designating booth areas, and minor building maintenance.

We believe that the compatibility of the proposal in relation to the surrounding area and residents will prove positive. Benefits of exposure for neighboring businesses will do nothing but add to their success. As for residents in the area, benefits will be derived in several ways. Intent on operating a professional Flea Market, the property as it exists now will be spruced up dramatically with the addition of new landscaping, fresh paint and maintenance.

Taking into consideration that the majority of the bordering sites are already zoned commercial, our use will do nothing but increase the aesthetics of the area. Also, not only providing a resource for clean family entertainment, a professional Flea Market will generate additional tax revenues which will in some manner improve the quality of life in Grand Junction.

Services provided by our Flea Market will benefit both public and private needs above and beyond the generation of tax revenues and entertainment. We will draw money into Grand Junction from outlying areas of western Colorado, benefitting all. Many existing private businesses in Grand Junction will most likely procure booth space at our location, providing them with another, low cost outlet to sell goods and services, increasing their business. Private individuals will have the opportunity to sell unneeded items providing them with extra income. We will also provide free space for clubs and non-profit organizations from which they may generate needed funds.

The required zoning for a Flea Market is C-2 or I-1. Understanding that this site is zoned C-1, we have applied for this Special Use Permit. The following standards will be met and should pose no problem upon your consideration to grant us this permit.

Original  
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From Office

A) Booths and/or stalls:

Vendor sites will be installed within the buildings located on the site plan and/or behind the fence which meets all requirements of set-back areas. (See site plan.)

B) Off street parking:

Sufficient parking is provided within the parking lot located

#16 22

at our site. Upon review of the site plan, you will notice that one and one half parking spaces are provided for each of the proposed 90 vendor stalls. Traffic control on site will also be undertaken during anticipated peak periods. Also, all parking surfaces as well as areas needed for outdoor booth spaces have previously had the benefit of either cement or gravel applications, thus cutting down on any possibility of dust problems. Lighting, though not needed, as we will be open only during daylight hours, is provided by existing flood lights on buildings.

C) Sanitary facilities:

Restrooms are already installed within the main building, providing separate private use to both male and female patrons. (Fruit Valley Sewer District)

D) Storage:

Permanent vendors will have access to temporary storage if needed inside our warehouse or main showroom. No items will be permitted to be left at any outdoor stalls. Screened areas will not be necessary due to the availability of ample on site warehouse space.

E) Hours of operation:

Anticipated hours of operation will be between 6:00 a.m. and 5:00 p.m. on Saturday and Sunday only. Based on consumer demand, we may determine that it would be desirable to open for business on certain holidays or for special events.

Several important special considerations we would like to address are as follows:

This proposed site will be under a short term lease. The site is actually for sale at this time. We feel strongly that a Flea Market is a viable business and are willing to invest our time and money to get our feet in the door. Grand Junction needs a professional Flea Market which can grow and become an attraction to tourists and residents of western Colorado alike. Though it may be a short term location, this site will provide us a chance to begin this growth process.

Another factor that should be taken into consideration is the traffic which will be generated. This site, which is bordered by both North Ave and 28 3/4 Road, has excellent access. When traveling eastbound on North Ave, it is possible to access the proposed site through an existing median cut to 28 3/4 Road. Traveling westbound on North Ave, access is available by 28 3/4 Road and two curb cuts on North Ave itself. In conjunction with the excellent access, the business would only operate during daylight hours on weekends when the normal peak traffic periods would not be encountered.

Although a Flea Market of the size we are proposing at this time will provide a limited number of jobs initially, if we realize the growth we anticipate, we can only guess at the number of jobs we may provide in the future.

We have responded to all of the items we are required to address in applying for a Special Use Permit to the best of our ability, and we hope that should further information or commentary be required, you will give us the opportunity to respond. Thank you for your time and consideration.

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**GRAND JUNCTION DRAINAGE**                      03/24/92  
**John L. Ballagh**                              **242-4343**

There are no known, or planned, open or tiled drains under the jurisdiction of the drainage district through or adjacent to the site addressed in File #16-92.

**CITY FIRE DEPARTMENT**                      03-20-92  
**G. Bennett**                                      **244-1400**

All access shall be a minimum of twenty (20) feet. Any permanent structures constructed on the site will be reviewed for fire protection requirements.

**U.S. WEST**    03/19/92  
**Leon Peach**                                      **244-4964**

No comments at this time.

**PUBLIC SERVICE**                                      03/31/92  
**Dale Clawson**                                      **244-2695**

No objections.

**COMMUNITY DEVELOPMENT DEPARTMENT**                      04/02/92  
**Dave Thornton**                                      **244-1447**

1.     Parking appears to be adequate based on one and one-half spaces per booth/stall. Approximately 90 booths requires 135 parking spaces. 137 spaces are proposed.
2.     2,569 s.f. of landscaping is required. Our calculations show that what is proposed is approximately 2,570 s.f. Landscaping is adequate.
3.     Traffic is a major concern on to North Avenue and on to 28 3/4 Road. A State access permit will be required for North Avenue. Petitioner will need to work with the City traffic engineer concerning traffic issues.
4.     All review agency summary sheet comments must be satisfactorily resolved prior to issues of a Special Use permit.
5.     All parking surfaces must be a dust free surface. All parking stalls must be striped or delineated in some fashion.

**STATE HWY DEPARTMENT      04/01/92**

**R. Perske, J. Nall & C. Dunn    248-7232**

The Colorado Department of Transportation will require an access permit be obtained.

**CITY DEVELOPMENT ENGINEER              03/26/92**

**Gerald Williams      244-1577**

Although normal anticipated use will be on weekends during lower traffic periods, the two existing curb cuts on North Avenue should be closed. Double access could be proved from 28 3/4 Road.

**CITY POLICE DEPARTMENT    04/06/92**

**Marty Currie      244-3563**

No problems noted.



Grand Junction Nurseries  
Garden Center

April 3, 1992

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 08 1992

Grand Junction Planning Dept.  
250 No. 5th Street  
Grand Junction, Colorado 81501

Dear Sirs:

This is to reply to your card notifying us that an application has been filed with your department for a special use application for a flea market at 2870 North Avenue.

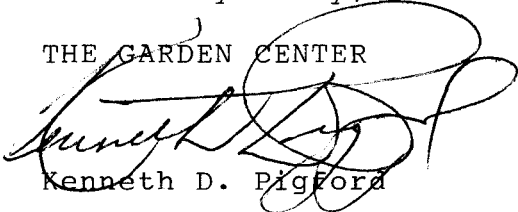
Needless to say, we find this kind of application very objectionable since:

1. This property is our immediate neighbor to the east.
2. By the very nature of our business--The Garden Center--we always advocate "beautification" of properties and do not think the terminology "flea market" meets this criteria.

We want to go on record, unequivacally, as opposing this application.

Yours very truly,

THE GARDEN CENTER

  
Kenneth D. Pigford

KDP/ej



ACRES 2.42

SPECIAL USE

FILE NUMBER #16 92

UNITS \_\_\_\_\_

ZONE C-1

DENSITY \_\_\_\_\_

TAX SCHEDULE # 2943-074-00-06

ACTIVITY Flea Market

PHASE Final

COMMON LOCATION 2870 North Ave

DATE SUBMITTED 3/17/92

DATE MAILED OUT \_\_\_\_\_

DATE POSTED \_\_\_\_\_

DAY REVIEW PERIOD \_\_\_\_\_

RETURN BY \_\_\_\_\_

OPEN SPACE DEDICATION (acreage) \_\_\_\_\_

OPEN SPACE FEE REQUIRED \$ \_\_\_\_\_

PAID RECEIPT # \_\_\_\_\_

RECORDING FEE REQUIRED \$ \_\_\_\_\_

PAID (Date) \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

All original forms

REVIEW AGENCIES

A B ~~C~~ ~~D~~ E ~~F~~ ~~G~~ ~~H~~ ~~I~~ ~~J~~ ~~K~~ ~~L~~ ~~M~~ ~~N~~ ~~O~~ ~~P~~ Q R S T U V ~~W~~ X Y Z ~~AA~~ ~~BB~~ ~~CC~~ ~~DD~~ ~~EE~~ ~~FF~~ ~~GG~~

Table with 28 columns (A-Z, AA-GG) and 28 rows of agencies. Marked with 'X' for required review and 'O' for optional review.

TOTALS

14 14 12 13 14 1 14 1

BOARDS

DATE

STAFF

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APPLICATION FEE REQUIREMENTS

\$115.00 Due AT submittal



**THIS DEED**, Made this \_\_\_\_\_ day of \_\_\_\_\_, 19 80, between

**Monty J. Bonello and D. Diane Bonello**

of the County of **Mesa** and State of Colorado, of the first part, and **North Conso Associates, a joint venture,**

whose legal address is: **Grand Junction,**

of the County of **Mesa** and State of Colorado, of the second part: **JUN 12 1980**

WITNESSETH That the said parties \_\_\_\_\_ of the first part, for and in consideration of the sum of **Five Hundred Thousand and no/100ths** DOLLARS, to the said part ies \_\_\_\_\_ of the first part in hand paid by the said part y \_\_\_\_\_ of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y \_\_\_\_\_ of the second part, its heirs and assigns forever, all the following described lot s \_\_\_\_\_ or parcels \_\_\_\_\_ of land, situate, lying and being in the County of **Mesa** and State of Colorado, to wit:

Beginning at the Southeast Corner of the Southwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian, thence West 350 feet, thence North 380 feet, thence East 350 feet, thence South to the point of beginning, except the South 50 feet for highway and except the East 30 feet for road; in the City of Grand Junction.

Subject to a deed of trust dated January 31, 1978 and recorded in Book 1136, p. 420 and Book 1138, p. 91 of the records of the Mesa County Clerk and Recorder, Grand Junction, Colorado from Monty J. Bonello and D. Diane Bonello to the Public Trustee of Mesa County for the use of the Mesa United Bank of Grand Junction, n.a. to secure a promissory note with an original principal amount of \$230,000.00 which deed of trust and promissory note the grantor hereof agrees to pay according to their terms.

also known as street and number **2870 North Avenue, Grand Junction, Colorado**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the said part ies \_\_\_\_\_ of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances unto the said part y \_\_\_\_\_ of the second part, its heirs and assigns forever. And the said parties \_\_\_\_\_ of the first part, for themselves, their heirs, executors, and administrator, do grant, bargain and agree to and with the said part y \_\_\_\_\_ of the second part, its heirs and assigns, that at the time of the enclosing and delivery of these presents ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, levies, taxes, assessments and encumbrances of whatever kind or nature, subject to the following:

1. Rights of way and easements of record; and
2. General taxes for 1980, due January 1, 1981.

and the above bargained premises in the quiet and peaceable possession of the said part y \_\_\_\_\_ of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ies \_\_\_\_\_ of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies \_\_\_\_\_ of the first part in us hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of \_\_\_\_\_

**Monty J. Bonello** (SEAL)  
**D. Diane Bonello** (SEAL)  
**D. Diane Bonello** (SEAL)

DATE OF RECORDING JUN 12 1980  
 BOOK 1136 PAGE 335  
 SECTION 7 T1S R1E  
 1226335

#16 92

1261 REG 553

STATE OF COLORADO.

County of MESA

I, Betty Bress, a Notary Public in and for  
said MESA County, in the State aforesaid, do hereby certify that Monty J.

Bonello and D. Diane Bonello who are personally known to me to be the

persons who subscribed to the foregoing Deed, appeared before me this day in person and

acknowledged that they signed, sealed and delivered the said instrument of writing as their

free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of June

My commission expires October 20, 1983

*Betty Bress*



1226335

WARRANTY DEED

Return to: K.W. Thompson, Notary Public  
P.O. Box 1536

Gland Recreation Co B150+

TO

STATE OF COLORADO,  
County of MESA

I hereby certify that this instrument was filed  
for record in my office this 12 day of

JUN 12 1983

at Boz at Boz M., and duly recorded

in Book 1261, Page 558

Film No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Recorder

Deputy

410  
32.00

STATE OF COLORADO, DEPT. OF REVENUE

Betty Bress  
Notary Public

10

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to Public Office

**WESTERN TREASURES FLEA MARKET**  
2870 North Ave.

**SITE PLAN TAG NOTES**

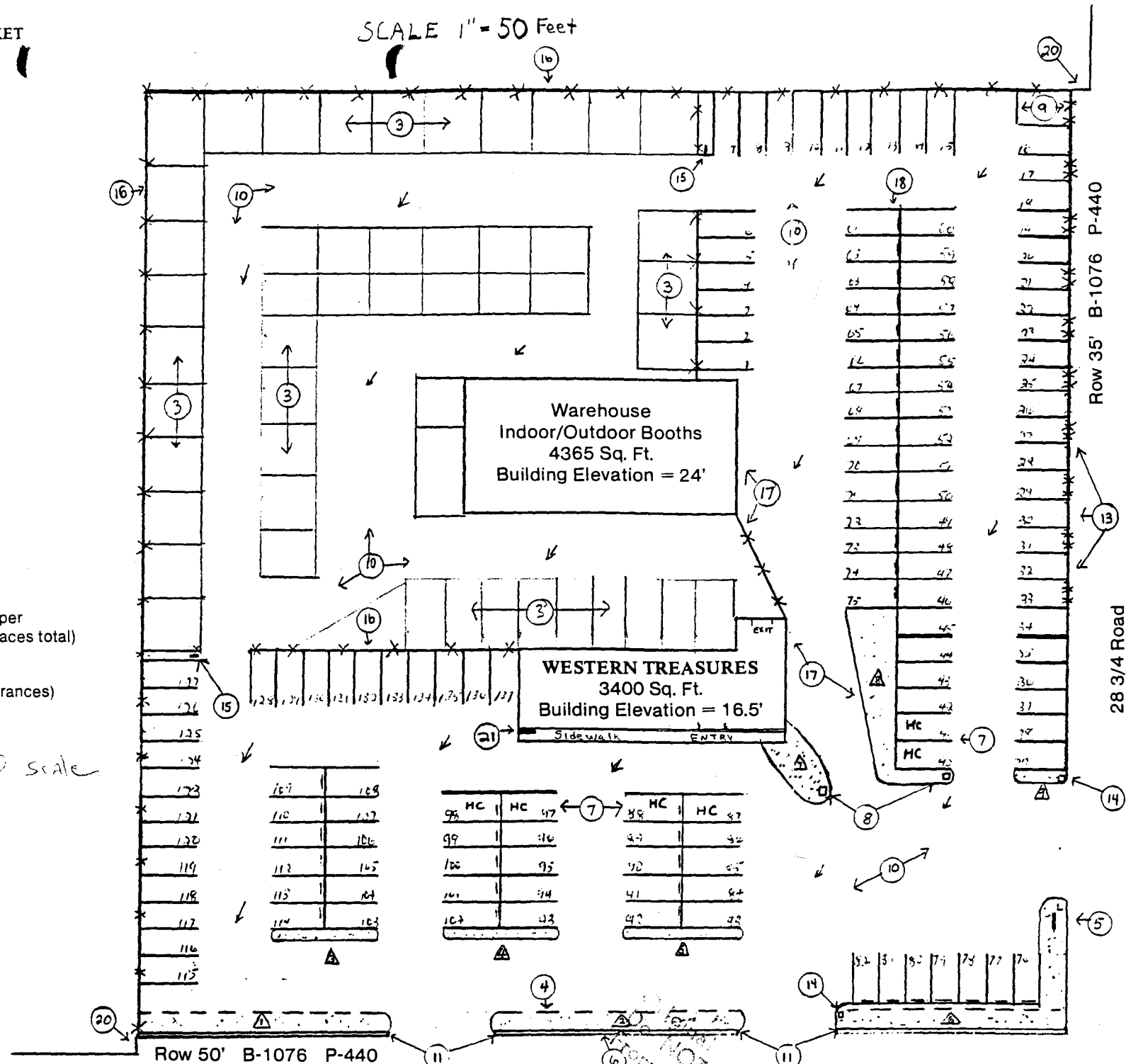
- 1 Landscaped areas
- 2 Parking isle 25' length 18.5' width 9'
- 3 Booth space (within fence & building)
- 4 Drainage ditch
- 5 Western Treasures sign (8' X 10')
- 6 Existing curb (6" typ.)
- 7 Handicapped parking (6)
- 8 Traffic directional signs "One Way"
- 9 Trash Enclosure 10' X 20'
- 10 Existing graveled parking lot
- 11 Existing curb cuts 36'
- 12 Existing fire hydrant
- 13 Screened 6' chain link fence
- 14 Entrance signs
- 15 Vendor Entrance signs
- 16 6' chain link fence
- 17 No Parking Fire Lane signs
- 18 Parking stops
- 19 Drainage as existing
- 20 5' setback utilities
- 21 Bike rack

**SITE DATA**

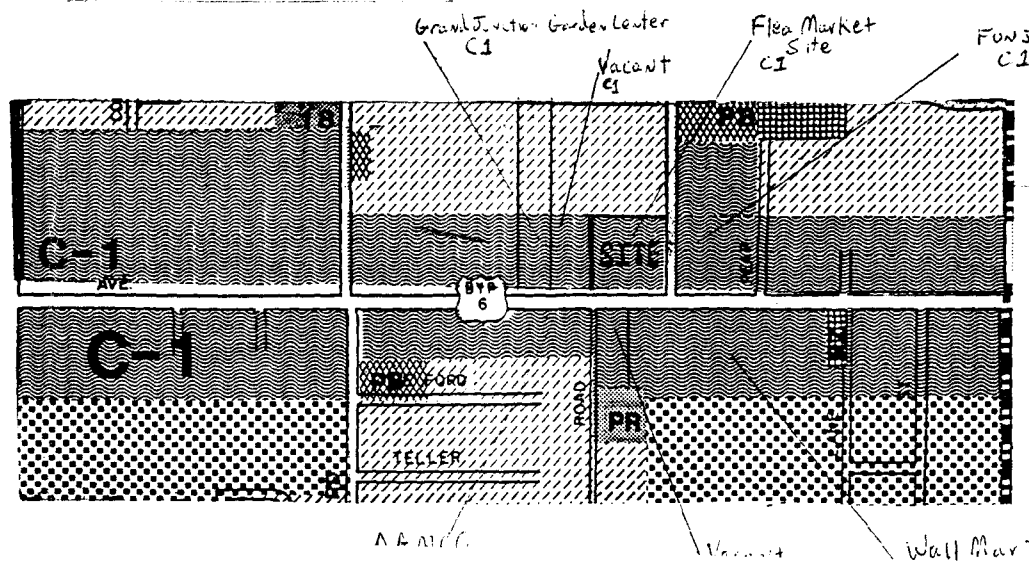
Zoned C1  
Setbacks Southside 5', Row 50'  
Eastside 5', Row 30'  
Parking required: One and one half spaces per booth space (90 booth spaces total)  
Proposed: 137 parking spaces  
Area: 2.43 acres  
Parking area 68,750 sq. ft. (includes isles & entrances)  
Landscaped area 3,668 sq. ft.

1:50 scale

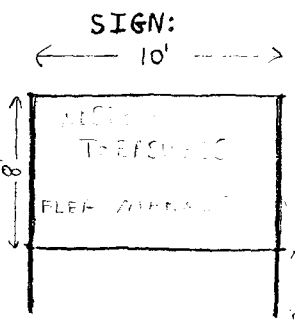
SCALE 1" = 50 Feet



**AREA ZONING**

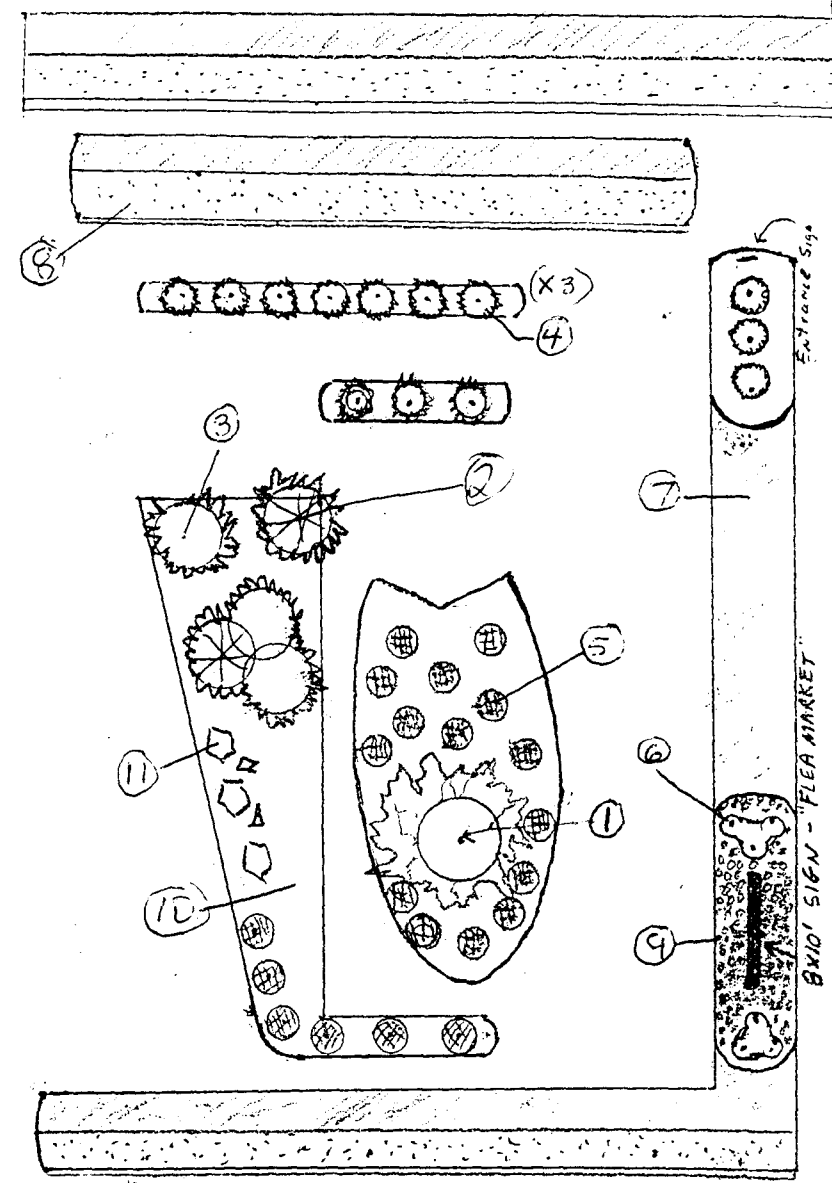


NORTH AVE.



Utilities Composite - ARE AS EXISTING - Previous Development

**LANDSCAPE PLAN**



- #1 Cottonwood Existing 3' diameter
  - #2 Silver Maple 10' tall
  - #3 Pink Locust 16' talliper Native Bucklers
  - #4 Armstrong Juniper 3-4' tall 4' spread (5 gal)
  - #5 Blue Creeper Juniper 7' tall 6-8' spread (5 gal)
  - #6 Buffalo Juniper 1' tall 6' spread (5 gal)
  - #7 Grass #9 River Rock 1 1/2"
  - #8 Gravel walk #10 Wood Mulch
- 1" = Twenty FEET  
⊙ All areas to be serviced by underground sprinkler

243-3109

CORY GARAGE AUTO SALES  
2870 N. AV.  
G.S. Co 81501

SITE PLAN TAG NOTES

- ① CUSTOMER PARKING
- ② CAR LOT PARKING
- ③ DRAINAGE DITCH
- ④ NATURAL GRASS AREAS
- ⑤ FLOWER BOX
- ⑥ FURNITURE STORE SIGN
- ⑦ CAR LOT SIGN
- ⑧ TREES
- ⑨ HANDICAPPED PARKING (4)
- ⑩ EXISTING GRAVELED PARKING LOT
- ⑪ EXISTING CURB CUTS 36'
- ⑫ 5' SETBACK UTILITIES
- ⑬ UNUSED VACANT LAND, ADDITIONAL PARKING
- ⑭ LARGE TREE
- ⑮ EMPLOYEE PARKING
- ⑯ ENTRANCE SIGNS
- ⑰ CHAIN LINK FENCING (6')

SCALE 1" = 50 FEET

ZONE C1

SETBACKS SOUTHSIDE 5', ROW 50'

EASTSIDE 5', ROW 30'

PARKING REQUIRES: 1 SPACE PER 250' FURN.

10% TOTAL AREA CAR LOT

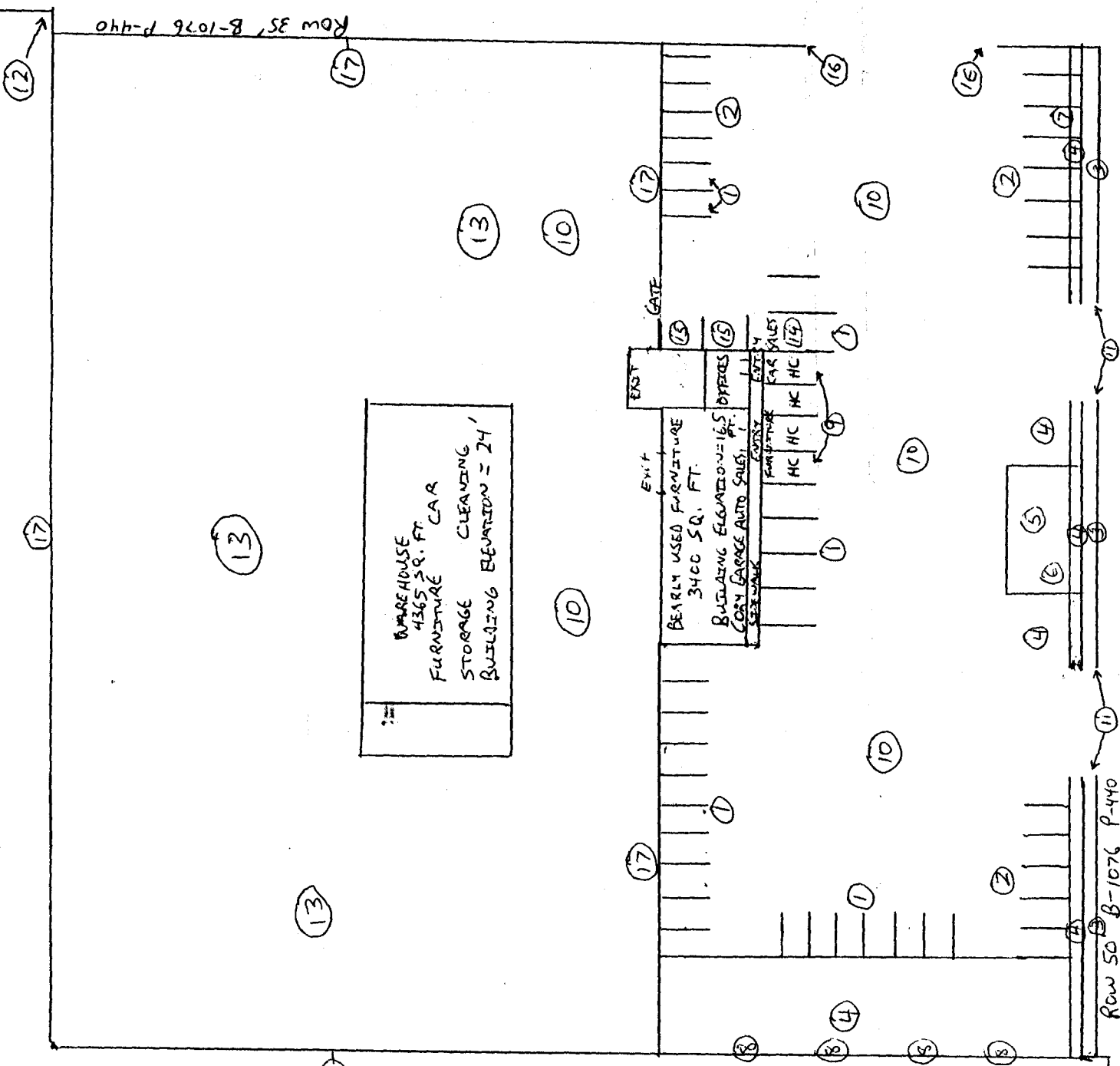
PROPOSED: 28 PARKING SPACES

AREA: 2.43 ACRES

LANDSCAPED AREAS SHADED:

AREA ZONING

SCALE 1" = 50 FEET

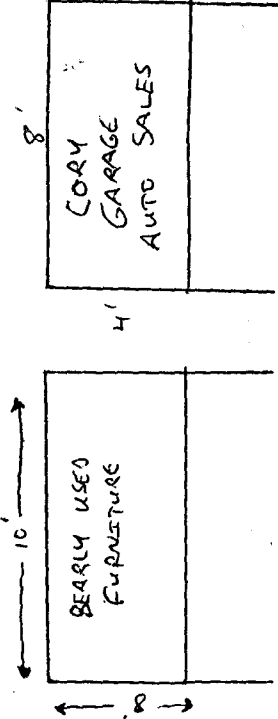


WAREHOUSE  
4365 SQ. FT. CAR  
FURNITURE STORAGE  
CLEANING BUILDING  
ELEVATION = 24'

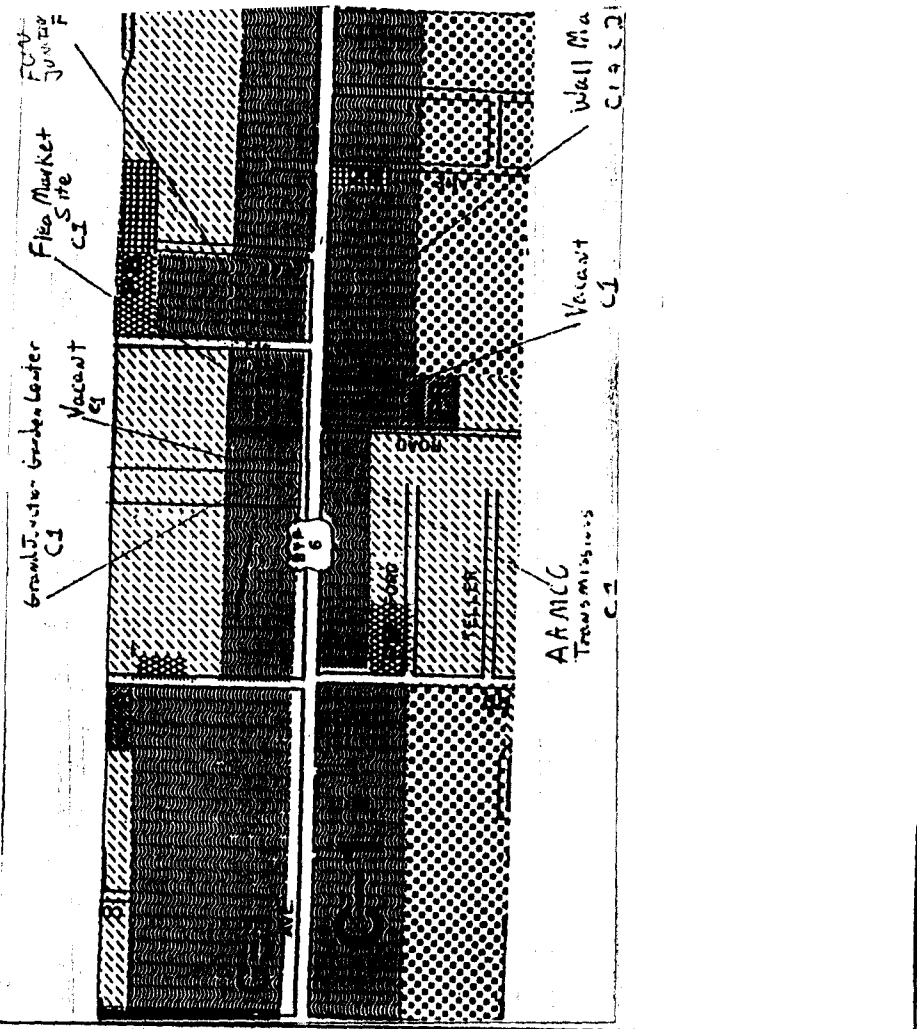
BEARLY USED FURNITURE  
3400 SQ. FT.  
BUILDING ELEVATION = 16.5 FT.  
CORY GARAGE AUTO SALES  
FURNITURE CAR SALES  
HC HC HC HC HC HC HC HC

28 3/4 ROAD

NORTH AVE.



UTILITIES COMPOSITE - ARE AS EXISTING - PREVIOUS DEVELOPMENT



036

038

039

3/4 ROAD 28 3/4

PEAR ST.

067

092

056

064

PROPOSED SITE  
2870 North Ave

R.O.W. B-1076 P-440

130'  
R.O.W. B-1525 P-150

R.O.W. B-1076 P-440

NORTH AVENUE (U.S. HIGHWAY 6 & 24 BY-PASS)

STATE HWY

ROW B-1284 P-155

R.O.W. B-1741 P-969 thru P-971

R.O.W. B-1498 P-5

006

007

022

031

50°-02.5'W  
45.3'

ROW B-1271 P-517

165'

125'

164.66'

150'

150'

180'

180'

290'

290'

235'

425'

120'

180'

240'

240'

26.91M  
STONEY CROWN