



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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			Teller Arms	C-1	Farmers Market
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER OWNER MANAGER DEVELOPER REPRESENTATIVE

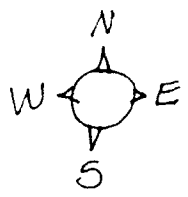
Name: *FARM*
 Name: *Richard Skaer* Name: _____
 Address: *404 1/2 STONEBRIDGE CT.* Address: _____
 City/State/Zip: *GRAND JCT CO 10 81503* City/State/Zip: _____
 Business Phone No.: *243-4474* Business Phone No.: *437-6267* Business Phone No.: _____

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.

Darius W. Davis
 Signature of Person Completing Application _____ Date: *March 21 - 95*

Richard Skaer
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____ Date: *4/25/95*



TELLER ARMS

OLD
MCDONALD'S

OLD
BACK BLD.

ACCESS

ACCESS

Public Parking

Apprx. 150'



OPEN IMPAVED AREA

Apprx 35'

OTHER STORES

Gibson's

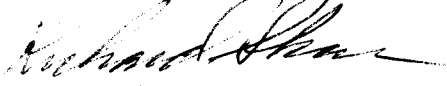
ACCESS

ACCESS

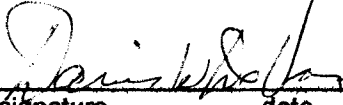
AGREEMENT

March 23, 1995

We, Farm and Ranch Market, agree to Gibsons having the Garden Show in May, 1995. We understand that this will be early for our market. We will discuss with Gibsons Manager as to where to locate our Marketing Area for the July, 1995, Auto Show.

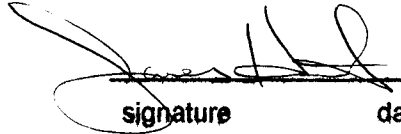


signature date



signature date

signature date

 3/23/95

signature date

SUBMITTAL CHECKLIST

SPECIAL USE

Location: Teller Arms

Project Name: E.A.R.M. (Farmers Market)

8 1/2 x 11
CD Dept

ITEMS	SSID REFERENCE	DISTRIBUTION										TOTAL REQD.						
DESCRIPTION		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth. Police	City Parks and Rec. Fire	County Planning Code Enforcement	Walker Field								
<i>SUP-95-86 #2325</i>																		
<i>- Fee due at time of submittal</i>																		
<i>- Only need items highlighted</i>																		
<i>- call to schedule appointment to go over this</i>																		8
● Application Fee <i>\$270</i>	VII-1	1																
● Submittal Checklist*	VII-3	1																
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1								
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1								
● <i>11"x17" Reduction of Assessor's Map</i>	VII-1	1	1	1	1	1	1	1	1	1								
● Evidence of Title / <i>Ag. w/ prop owner</i>	VII-2	1		1	1													
● Appraisal of Raw Land	VII-1	1		1			1											
● Names and Addresses	VII-3	1																
○ Legal Description	VII-2	1		1														
○ Deed	VII-1	1		1	1													
○ Easement	VII-2	1	1	1	1	1												
○ Avigation Easement	VII-1	1		1	1													
○ ROW	VII-3	1	1	1	1	1												
● General Project Report	X-7	1	1	1	1	1	1	1	1	1								
● Location Map	IX-21	1																
● Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1								

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

REVIEW COMMENTS

Page 1 of 2

FILE #SUP-95-86

TITLE HEADING: Special Use Permit - Farmer's Market

LOCATION: Teller Arms Shopping Center

PETITIONER: F.A.R.M.

PETITIONER'S ADDRESS/TELEPHONE: c/o Richard Skaer
404 1/2 Stoneridge Court
Grand Junction, CO 81503
243-4474 / 434-6267

STAFF REPRESENTATIVE: Senta Glaze

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .

CITY POLICE DEPARTMENT 5/8/95
Dave Stassen 244-3587

This project does not pose any problems for the Police Department.

GRAND JUNCTION FIRE DEPARTMENT 5/9/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal. One 2A:10B:C fire extinguisher is required to be on hand during business hours.

CITY DEVELOPMENT ENGINEER 5/10/95
Jody Kliska 244-1591

No comment.

CITY CODE ENFORCEMENT 5/10/95
Jan Koehn 244-1593

No objections/comments.

CITY UTILITY ENGINEER 5/16/95
Trent Prall 244-1507

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Senta Glaze

5/19/95
244-1430

1. What, if any, signage is to be used? If there are to be signs on the site, the location and dimensions of the signs needs to be given.
2. The proposed use is compatible with the adjacent uses and does not create any adverse impacts for the other uses in the area.
3. The design features of the site are adequate to facilitate the desired use. There is sufficient pedestrian & vehicular circulation & access to and from the site to accommodate the market.
4. The market is a needed business of the community in order to have easy access to fresh fruit and vegetables.
5. There are adequate public facilities available.
6. There are other uses complimentary to the market in the area.
7. Provisions for proper maintenance shall be provided.
8. The use conforms to plans, policies and requirements for parking & loading.

May 30, 1995

F.A.R.M.
c/o Judy Moran
676 Zenobia St.
Grand Junction, CO 81504

Senta Glaze
Community Development Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Re: Special Use Permit - Farmer's Market
File #SUP-95-86

Dear Ms. Glaze:

In response to the review comments of the Community Development Department, the following information is offered:

1. What, if any, signage is to be used? If there are to be signs on the site, the location and dimensions of the signs needs to be given.

Response: The only sign anticipated is a two-foot by six-foot banner attached to the Teller Arms sign pole, which has been used in the past.

Thank you for your assistance in our request for a permit.

Sincerely,


Judy Moran
Secretary\Treasurer, F.A.R.M.

