Table of Contents

1.11	·	301-1773-000
Da	te	8/20/99
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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
e	a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There
Š	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a
t	d	quick guide for the contents of each file.
		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.
! (X	*Summary Sheet - Table of Contents
X	X	Application form
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
	_	Reduction of assessor's map
		Evidence of title, deeds
\vdash		*Mailing list
		Public notice cards
		Record of certified mail
\vdash		Legal description
		Appraisal of raw land
\vdash		Reduction of any maps – final copy
	_	*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
V		
X X	X	Individual review comments from agencies *Consolidated review comments list
X	$\frac{\Lambda}{X}$	
_		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
<u> </u>		*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)
L		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
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X		Notes to file
X	X	Letter from Senta Glaze to Richard Skaer – 6/7/95
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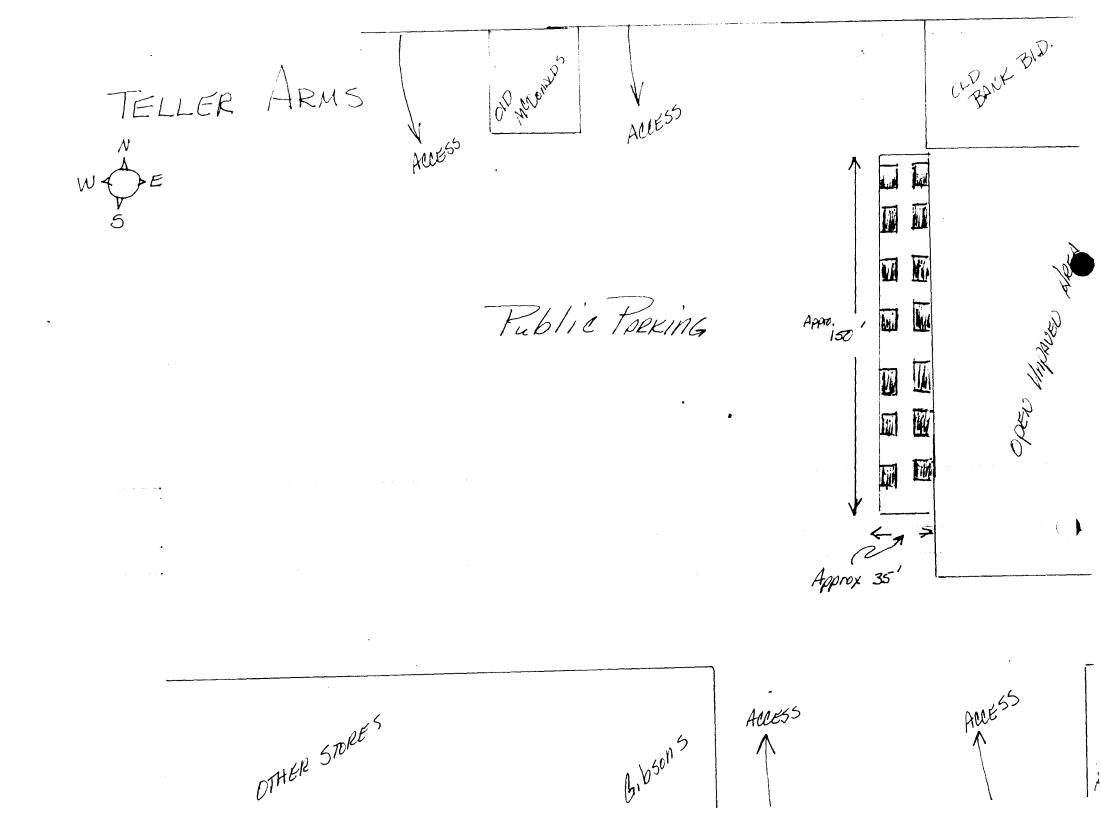
DEVELOPMENT APPLICATION

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
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
Special Use			Teller Arms	C-1	Farmers Market
[] Vacation					[] Right-of-Way
PROPERTY CWA		, -	FRENCE COLO S TOT COLO S THE HOLE COLO S THE H	, , , , , , , , , , , , , , , , , , ,	EPRESENTATIVE
Address		Address CRA No.	JOT COLO X	Address	
City/State/Zip		City/State/Zip		City/State/Zip	
Business Phone No.		Business Phon	7 / 4/3/-63 ne No.	Business Phone No.	
NOTE: Legal property ov	vner is owner of record	on date of subr	nittal.		
foregoing information is to and the review comment	rue and complete to the s. We recognize that be dropped from the	e best of our kno we or our repre agenda, and an	wledge, and that we assussentative(s) must be pre-	me the responsibility to mosent at all hearings. In the cover rescheduling expens	aration of this submittal, that the nitor the status of the application event that the petitioner is not es before it can again be placed Date
Signature of Property	Owner's Attach	Additional	hagts if Nacassan	4/25	h5
Signature of Lioberk	- Comer (s)	. Additional o	incers in recossary		



AGREEMENT

March 23, 1995

understand that this	s will be early for	to Gibsons having the Garden Show in May, 1995. We our market. We will discuss with Gibsons Manager as to or the July, 1995, Auto Show.
Kichnie		- Dairy Solon
signature	date	signature date
signature	date	signature date

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	SUP-95-84 #2325 DESCRIPTION - Fee due at time of submittal - Only need items highlighted - call to schedule appointment to go over this	SSID REFERENCE	 City Community Development 	 City Dev. Eng. 	◆ City Utility Eng.	 City Property Agent 	City Attorney	Ociv Downtown Dov. Auth. Police	Court Plants and Roc. Fire	O Walker Field																				TOTAL BEO'D
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3)

MAY 1993

IV-10

An asterisk in the item description column indicates that a form is supplied by the City.

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.

Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 2)

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

<u> 244-1591</u>

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.

FILE #SUP-95-86 / REVIEW COMMENTS / page 2 of 2

COMMUNITY DEVELOPMENT DEPARTMENT Senta Glaze

5/19/95 244-1430

- 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,

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

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUN 1 RECT