







# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. SUP-95-99

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"/> Variance					
<input checked="" type="checkbox"/> Special Use			2570 NORTH AVE	C-1	COMMERCIAL
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

Do Not Return From Office

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

Name: FRED ESPOSITO      Name: JACK CARRELL      Name: \_\_\_\_\_

Address: 16821 AVENADA MERCED      Address: 1300 N. 21<sup>ST</sup> # 211      Address: \_\_\_\_\_

City/State/Zip: DESERT HOT SPRINGS, CA 92240      City/State/Zip: Grand Jct Co. 81501      City/State/Zip: \_\_\_\_\_

Business Phone No.: 619-251-3477      Business Phone No.: 970-242-4471      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 required 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.

Signature of Person Completing Application: [Signature]      Date: May 29, 1995

Signature of Property Owner(s) - attach additional sheets if necessary: Fred Esposito      Date: May 24 1995



# DEVELOPMENT APPLICATION

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

Receipt 2412  
Date 30 May 95  
Rec'd By TD  
File No. SUP-95-99

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"/> Variance					
<input checked="" type="checkbox"/> Special Use			2650 North Ave	C-1	Commercial
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

Do NOT Remove From Office

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

Name: Fred Esposito      Name: Merced      Name: H. Hall

Address: 16821 Avenida      Address: Desert Hot Springs      Address: 11401

City/State/Zip: Cal. 92240      City/State/Zip: 92240      City/State/Zip: 81501

Business Phone No.      Business Phone No.      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 required 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.

Signature of Person Completing Application: Fred Esposito      Date: 5/29/95

Signature of Property Owner(s) - attach additional sheets if necessary: \_\_\_\_\_      Date: \_\_\_\_\_

MR. JACK G. CANTRELL  
1300 N 21<sup>st</sup> St. #211  
Grand Junction.Co. 81501  
(970) 242-4471 FAX (970)-242-7168

May 9, 1995

Mr. Tom Dixon  
Community Development Department  
City of Grand Junction, 250 N. 5<sup>th</sup> Street  
Grand Junction, Co. 81501

Dear Sir,

I propose to open a Farmer's Market for the purpose of retail sales of produce to include but not limited to all types of fruits, vegetables, mellons, at 2650 North Ave., in the city of Grand Junction.

The building will be a quonset hut type 50' x 20', the cover will be made of polyster reinforced vinal useing inhibitors for lasting duriability. The polyster provides tough cover protecting from all wearther. The fram i made of zinc plated galvized structial steel.

Sincerly Yours,

  
Jack G. Cantrell

SUP-95-99

Original  
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THUNDERBIRD ENTERPRISES  
371 MCFARLAND CT  
GRAND JUNCTION, CO 81501-2043

THUNDERBIRD ENTERPRISES  
371 MCFARLAND CT  
GRAND JUNCTION, CO 81501-2043

DALE G COLE  
235 N 7TH ST  
GRAND JUNCTION, CO 81501-3401

MESA-DENVER ASSOCIATES  
140 S GRAPE ST  
DENVER, CO 80222-1159

IBX INC  
640 S 12TH ST  
GRAND JUNCTION, CO 81501

STEPHEN GORDON  
C/O MESA-DENVER ASSOC  
140 S GRAPE ST  
DENVER, CO 80222-1159

AGNETE H COHEN  
C/O MESA-DENVER ASSOC  
140 S GRAPE ST  
DENVER, CO 80222-1159

BEATRICE POMERANZ  
35AL - C/O MESA-DENVER ASSOC  
140 S GRAPE ST  
DENVER, CO 80222-1159

DAVID POLLOCK  
C/O MESA-DENVER ASSOC  
140 S GRAPE ST  
DENVER, CO 80222-1159

POMERANZ INVESTMENT COMPANY  
140 S GRAPE ST  
DENVER, CO 80222-1159

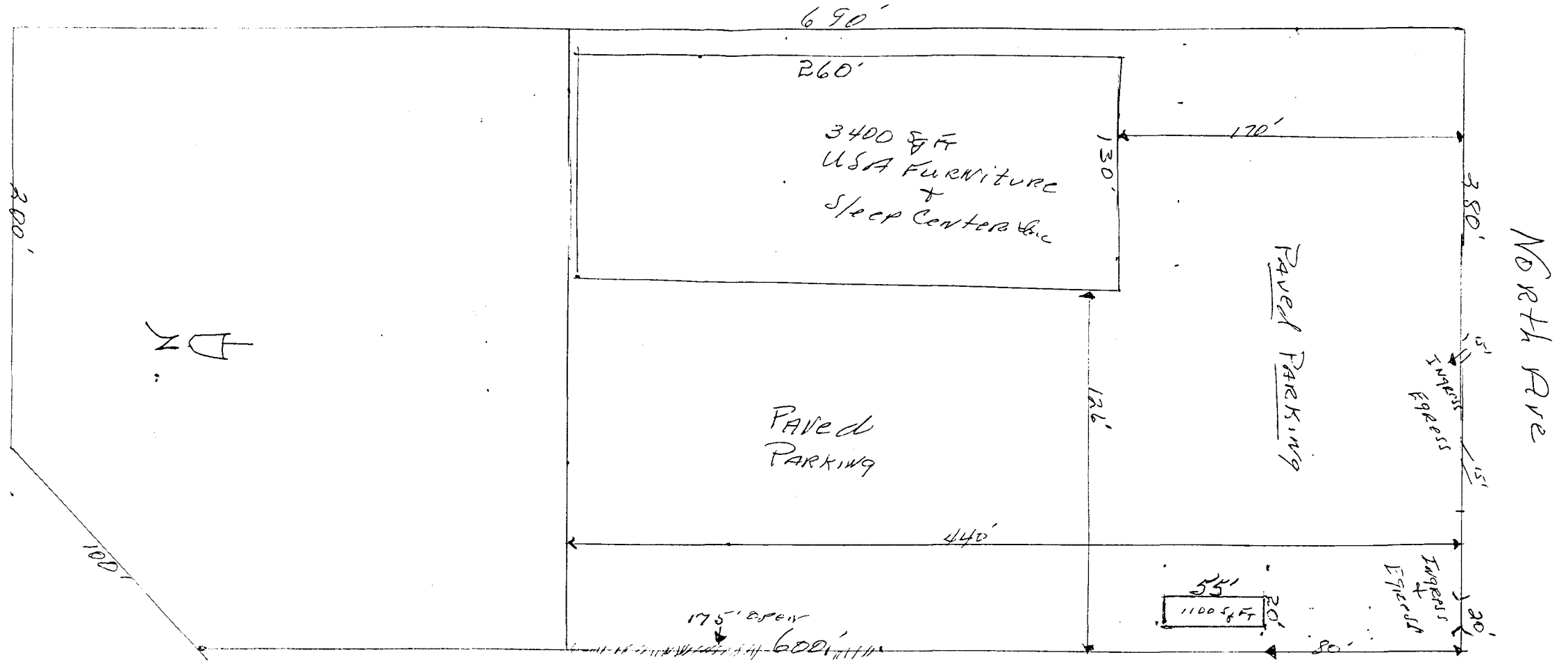
RUTH STONE  
M TRUSTEES C/O MESA DENVER ASS  
140 S GRAPE ST  
DENVER, CO 80222-1159

M L STONE  
G GRAY -C/O MESA-DENVER ASSOC  
140 S GRAPE ST  
DENVER, CO 80222-1159

SUP-95-99

Original  
Do Not Remove  
Date: 11/11/99

28 RD



North Ave

ACCEPTED AMP 6/20/95  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

1" = 50'

SWP - 95-99

Original Remove  
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# REVIEW COMMENTS

Page 1 of 1

FILE #SUP-95-99

TITLE HEADING: Special Use Permit - Farmer's Market

LOCATION: 2650 North Avenue

PETITIONER: Jack Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 1300 N. 21st Street, #211  
Grand Junction, CO 81501  
242-4471

PETITIONER'S REPRESENTATIVE: Jack Cantrell

STAFF REPRESENTATIVE: Mike Pelletier

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

CITY DEVELOPMENT ENGINEER  
Jody Kliska

6/2/95  
244-1591

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT  
Mike Pelletier

6/13/95  
244-1447

1. Discuss in the project narrative what the anticipated dates of operation will be and if this use/location is proposed for operation annually.
2. Show all proposed signs by type, size, and location.

CITY UTILITY ENGINEER  
Trent Prall

Approved as described.

7/20  
He will call  
back with a sign  
proposal

1' letters

DG Market

⊙

7/1 - 12/31

every year



## Utility Engineer Review Comments

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Date: June 16, 1995

By: Trent Prall

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**SUP-95-99 Street Use Permit: Farmers Market  
2650 North Ave  
Petitioner: Jack Cantrell 242-4471**

Approved as described.

## STAFF REVIEW

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FILE: SUP-95-99  
DATE: June 7, 1995  
STAFF: Mike Pelletier  
REQUEST: Special Use Permit - Farmer's Market  
LOCATION: 2650 North Ave.  
ZONING: C-1

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### STAFF COMMENTS:

1. Discuss in the project narrative what the anticipated dates of operation will be and if this use/location is proposed for operation annually.
2. Show all proposed signs by type, size, and location.

AP



June 20, 1995

Jack Cantrell  
1300 N. 21st St. #211  
Grand Junction, CO 81501

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

Dear Mr. Cantrell,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use Permit (File # SUP 95-99) to operate the Farmer's Market at 2650 North Avenue. Your approval is based on the following: <sup>Farmer's</sup> dates of operation are from July 1st - Dec. 31st annually; the signage is "DJ Market" on the front of the building in one foot tall letters; the building is a quonset hut 55' x 20' in size and located 80' from the street frontage on the west side of the parking lot.

Please call if you have any question regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier