# **Table of Contents**

File		SUP-1995-099									
Da	ta	8/24/99									
Da		0.2477									
- 1	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the									
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There									
s	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 t	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a									
	d	quick guide for the contents of each the.									
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed									
v	v	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.									
	X	*Summary Sheet - Table of Contents									
- 1	X	Application form									
	X	Receipts for fees paid for anything									
X	X	*Submittal checklist									
		*General project report									
		Reduced copy of final plans or drawings									
X	X	Reduction of assessor's map									
		Evidence of title, deeds									
X	X										
		Public notice cards									
		Record of certified mail									
X	X	Legal description									
		Appraisal of raw land									
		Reduction of any maps – final copy									
		*Final reports for drainage and soils (geotechnical reports)									
		Other bound or nonbound reports									
		Traffic studies									
-		Individual review comments from agencies									
X	X	*Consolidated review comments list									
		*Petitioner's response to comments									
X	X	*Staff Reports									
		*Planning Commission staff report and exhibits									
		*City Council staff report and exhibits									
		*Summary sheet of final conditions									
1		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or									
		expiration date)									
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:									
w i	V	Letter from Mike Pelletier – 6/20/95									
X		Planning Clearance - **									
	X	Letter from Jack Cantrell to Tom Dixon - ** - 5/9/95									
X		Parcel Query									
		Site Plan									
X	Λ	Drawing of Farmer's Market									
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Date Received  Receipt #24/2  File #SUP_95-99  DESCRIPTION	SSID REFERENCE	<ul> <li>City Community Development</li> </ul>	<ul><li>City Dev. Eng.</li></ul>	<ul><li>City Utility Eng.</li></ul>	O City Property Agent	<ul><li>City Attorney</li></ul>	O City Downtown Dev. Auth.	O City Parks/Recreation	O County Planning	O Walker Field	1303																			TOTAL REQ'D,
• Application Fee # 2.70	VII-1	1									$oxed{\int}$																			/
Submittal Checklist *	VII-3	1	Ļ					_	4	_	4	4	_	1	$\bot$	$\perp$	↓				1	_	$\downarrow$	$\perp$	$\downarrow$	_	_	1	_	$\perp \angle$
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NOTES: • An asterisk in the item description column indicates that a form is supplied by the City.

APRIL 1995

10-14



## 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

	situated in Me		ndersigned, being the ow te of Colorado, as descri		eby petition this:	
PETITION	PHASE	SIZE	LOCATION	ZO	ONE	LAND USE
Subdivision Plat/Plan	☐ Minor ☐ Major ☐ Resub					
☐ Rezone				From:	То:	
☐ Planned Development	□ ODP □ Prelim □ Final					
☐ Conditional Use						
☐ Zone of Annex						
☐ Variance						
Special Use			2570 NORTH AVE	C-1		Commencial
☐ Vacation			Re	Carrie Con		☐ Right-of Way ☐ Easement
☐ Revocable Permit			THE CONTRACTOR	•		
PROPERTY OWNER  FREC ESPO	R 15/+0	K	DEVELOPER	b Carte	□ REPR	ESENTATIVE
Name   16821 AVENA Address	104 MER	Na PCtD Ac	Idress	S N. 31	Name  Name  Address  City/State/2	1/
DESERT HOT	SPRINGS	.CA 92	240 Sne	med Out	6.81	501
City/State/Zip		Ci	ty/State/Zip	Tool for	City/State/Z	Lip .
619-251-3	3477			970	Business Pl	471
Business Phone No.		Bu	isiness Phone No.	•	Business Pl	none No.
NOTE: Legal property ow	ner is owner of 1	ecord on date of	of submittal.			
We hereby acknowledge that information is true and com, comments. We recognize the will be dropped from the age	plete to the best of it we or our repre	of our knowledg esentative(s) mus	e, and that we assume the r st be present at all required	responsibility to mor hearings. In the eve	nitor the status of the ent that the petitioner	application and the review is not represented, the item
Signature of Person Complet	ing Application				Date	
(Junsil.	m/kli	<u>{</u>		me	429,19	9' y"
Fred	En	osito		Ma	24	1995
Signature of Property Owner	(e) - attach additi	onal sheets if ne	cessary		Nate	



#### 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_	70
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 ☐ Subdivision ☐ Minor ☐ Major ☐ Resub Plat/Plan Rezone From: To: ☐ Planned □ ODP 🗌 Prelim Development ☐ Final ☐ Conditional Use Zone of Annex Variance Commercial 2650 North AVR Special Use Vacation ☐ Right-of Way Easement Revocable Permit ☐ REPRESENTATIVE ☐ DEVELOPER PROPERTY OWNER Name Address City/State/Zip 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 see charged to cover rescheduling expenses before it can again be placed on the agenda. Date Signature of Person Completing Application

5/29/95

Date

MR. JACK G. CANTRELL

1300 N 21 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 On NOT Remove From Office 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

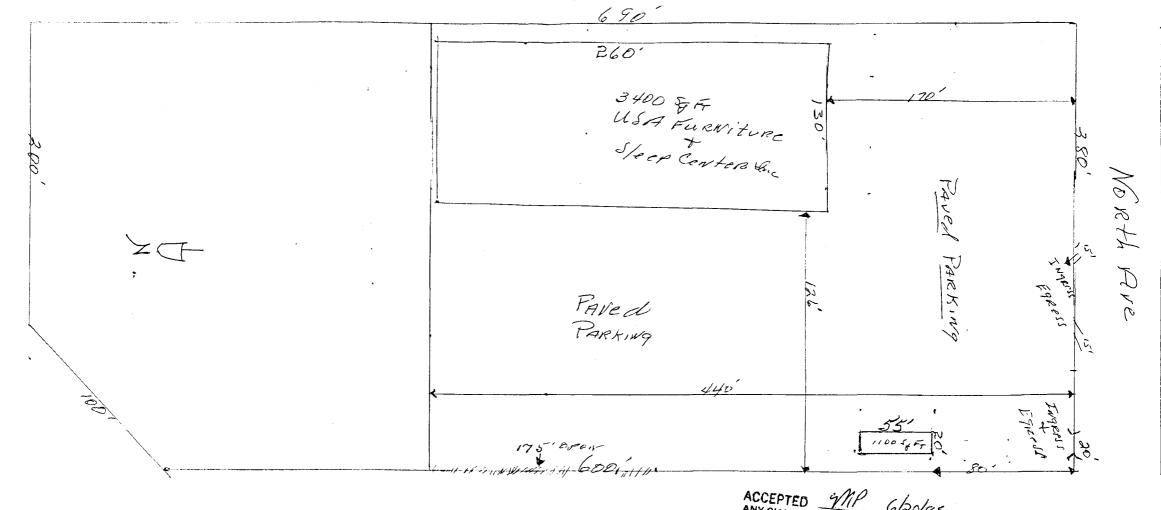
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POMERANZ INVESTMENT COMPANY 140 S GRAPE ST DENVER, CO 80222-1159 RUTH STONE M TRUSTEES C/O MESA DENVER ASS 140 S GRAPE ST DENVER, CO 80222-1159 M L STONE G GRAY -C/O MESA-DENVER ASSOC 140 S GRAPE ST DENVER, CO 80222-1159

SUP-95-99

Original Reneve

28 KU



/IN=50'

ACCEPTED GOOGS

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.

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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

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

<u> 244-1591</u>

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT

Mike Pelletier

6/13/95

244-1447

the will call back with a sugn proposal 1. Discuss in the project narrative what the anticipated dates of operation will be and if this use/location is proposed for operation annually.

Show all proposed signs by type, size, and location.

**CITY UTILITY ENGINEER** 

Trent Prall

Approved as described.

DG Market

711 - 12|31

## Utility Engineer Review Comments

Date: June 16, 1995 By: Trent Prall

SUP-95-99 Street Use Permit: Farmers Market

2650 North Ave

Petitioner: Jack Cantrell 242-4471

Approved as described.

#### STAFF REVIEW

FILE:

SUP-95-99

DATE:

June 7, 1995

STAFF: REQUEST: Mike Pelletier Special Use Permit - Farmer's Market

LOCATION:

2650 North Ave.

**ZONING:** 

C-1

### 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.

8/

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: farmer's 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,

Mike Pelletier

Mike Helletin