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File_		COU-1996-04.13 Name: 227 South 9 th Street – Auto Supply Warehouse / Retail													
P S r c e a s n		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will													
e	n	be found on the ISYS query system in their designated categories.													
n	e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.													
t	d	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for													
		the contents of each file.													
X	X	Table of Contents													
		*Review Sheet Summary													
		*Application form													
		Review Sheets													
X		Receipts for fees paid for anything													
X	X	*Submittal checklist													
X	X	*General project report													
		Reduced copy of final plans or drawings													
		Reduction of assessor's map.													
		Evidence of title, deeds, easements													
		*Mailing list to adjacent property owners													
		Public notice cards													
		Pagard of cartified mail													
<u> </u>		Local decomination													
-		Appraisal of raw land													
		Reduction of any maps – final copy													
		*Final reports for drainage and soils (geotechnical reports)													
		Other bound or non-bound reports													
		Traffic studies													
X	X	*Review Comments													
Λ	Λ	*Petitioner's response to comments													
		*Staff Reports													
		*Planning Commission staff report and exhibits													
		*City Council staff report and exhibits													
		*Summary sheet of final conditions													
		DOCUMENT DESCRIPTION:													
X	X	Planning Clearance – 4/5/96 - **													
X		Business Lease – 3/25/96													
X	X	Plot Plan													
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CHANGE OF USE REVIEW

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NOTES: * An asterisk in the item description co	olum	n ir	dic	ates	tha	at a	for	m is	s su	ıppi	ied	by	the	e Ci	ty.															

APRIL 1995

Date:
Location: 227 S. 947
Tax Parcel Number: <u>2945-144-28-0</u> 17
Related Files:
Additional ROW required?
TCP/Adjacent Half street improvements?
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?
Related Files:

Kin Dean- Fruita Super 8 Motel- 858-0808



Rogers Distributing Inc.

March 14, 1996

General Project Review

Rogers Distributing Inc. was established in March of 1982 for the purpose of supplying body shops and other commercial accounts with automotive paint and body shop supplies such as topcoat, primers, sandpapers, body fillers, and various general and plastic repair adhesives. We currently have three locations in Greeley, Ft. Collins, and Pueblo. We simply receive product in our stores from different manufacturers such as 3M, Akzo-Nobel, Sunbelt, and Lord Fusor and sell them, usually via small delivery truck, to our customers like Bozarth Chevrolet and Superior Auto Body.

Approximately 85% of our business is wholesale delivery and about 15% is "walk-in" retail. We mix paint, in some cases, for the smaller users who cannot justify having their own paint mixing system. All of our paint mixing toners are sealed with self-closing lids.

Occasionally, we hold clinics and seminars at our various locations after hours. We do not use our facilities for product application.

This is FOR THE UNIT AT 227 5.9th.
BETWEEN UTE 4 Pitkin

Greeley, CO 80631 Fort Collins, CO 80525 Pueblo, CO 81002

706 12th Street 6124 S. College Ave. 423 W. 4th Street (970) 352-8385 (970) 226-2945 (719) 542-2622

Community Development Department

Date: 4/3/96

Attn: Kristen Ashbeck

- Regarding comment one enclosed find site plan with parking spaces marked.
 There is a one way circulation painted on the pavement.
- 2. The business presently on premise are:
 - A. 229 South 9th Claycomb and Associates, 676 sq ft, 4 employees.
 - B. 227 South 9th RDI, 1421 sq ft, 1 employee
 - C. 225 South 9th West of the Rockies Salon, 1037 sq ft, 4 employees.
 - D. 223 South 9th Business Machine Service, 1086 sq ft, 3 employees.
- 3. No sign is presently being put up for the Auto Supply business. A permit will be request at the time The Auto Supply business feels it is needed.

From: Feeley Family Ltd Partnership 728 Horizon Drive Grand Junction, Co 81506 970-248-8080 Kim Dean/Agent to the owner

File # COU-96-4,13 Change of use 227 S. 9th Street

Petitioner: Stan Rogers

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

APR 4 1990

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