

# Table of Contents

File 1978-0076

Date 9/5/00

Project Name: Jenkins Floral

P r e s e n t	S c a n n e d	<p>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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form			
X		Review Sheet			
X	X	Review Sheet Summary			
X	X	Planned Development Plan Application			
X	X	Letter from Karl Metzner to Jenkins Floral – 5/28/78			
X	X	Letter from Karl Metzner to Mr. Jenkins – 10/15/79			
X	X	Adjacent Property Owner List			
X		Policy of Title Ins.			
X	X	Letter from Alex Candelaria to Robert Jenkins – 6/6/80			
X		Preliminary Plan			
X		Site Plan <i>TO BE ANNOTATED</i>			
X	X	Preliminary Plan Application			

## DEVELOPMENTAL PLANS

- A. It is the intent of the owners to expand their existing business by building a larger and more modern building separate from their home. The Floral Shop has been doing business for twelve ( 12 ) years, but with the recent growth on Orchard Mesa the business must be increased to keep up with the demand. The land presently has the owner's home and shop and a small rental home on the North West corner.

The building project is not expected to affect the neighborhood any differently, except to more efficiently serve the demand from the many customers in the area.

PROPERTY OWNERS  
ADJACENT TO 2806 C ROAD

*agl*

164- Louis J. Veltrie  
2798 UnawEEP  
Grand Junction, Colorado 81501

010- William Gates  
307 W. Highland Drive  
Grand Junction, Colorado 81501

012- John Son Dregger  
310 Hopi Drive  
Grand Junction, Colorado 18501

011- Claude Ficklin  
305 W. Highland Drive  
Grand Junction, Colorado 81501

015- Robert Sanchez  
304 Hopi Drive  
Grand Junction, Colorado 81501

011- Glen S. Isenhardt  
308 Hopi Drive  
Grand Junction, Colorado 18501

007- Oscar H. Terry  
313 W. Highland Drive  
Grand Junction, Colorado 18501

008- Ralph Adair  
311 W. Highland Drive  
Grand Junction, Colorado 81501

009- George Black  
309 W. Highland Drive  
Grand Junction, Colorado 81501

REVIEW COMMENTS FOR: #76-78 Proposed PD-B/Jenkins Floral

AS OF AUGUST 22, 1978

Police Department: No problem for law enforcement forseen.

Parks and Recreation: Approve

City Public Works Engineer:

1. Additional R.O.W. on C Road should be dedeed in accordance with street designation.
2. Power of attorney should be obtained for full-cost of 17' mat, CG and SW for both C Road and Highland Drive.

Traffic Circulation: ~~OK - I question need for three driveways.~~ Two should handle traffic quite adequately by eliminating center drive.

City Utilities Engineer: Water lines are probable to small to meet I.S.O. requirements for fire protection water lines. Owner should have this study done and show that I.S.O. requirements are met prior to approval.

Fire Department: Information provided is inadequate to make a determination of required fire flow submit:

1. Type of construction
2. Composite water supply map
3. Statement of required fire flow and adequacy of supply.

PLANNING STAFF: Recommend adoption based on Staff comments and adequate fire flows as required.

City  
County  
Development  
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

October 15, 1979

Dear Mr. Jenkins,

A check of our files shows that we have not received a Power of Attorney for Jenkins Floral located at 2806 C Road, for road improvements. For your convenience we have enclosed a Power of Attorney form for you to sign and have notarized. It is imperative that you complete this form and return it to this office immediately, as per your original agreement.

Please call this office at 243-9200, ext. 334, if you have any questions.

Sincerely,

Alex Candelaria  
Development Enforcement OfficerKarl Metzner  
Senior Planner

#76-78

City  
County  
Development  
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

May 28, 1980

Jenkins Floral  
Robert L. Jenkins  
2806 C Road  
Grand Junction, Colorado 81501

Dear Mr. Jenkins,

The Grand Junction Planning Commission has instructed this Department to secure compliance with all conditions established at the time of approval of various projects within the City/County.

A review of the conditions established at the time of the approval of your project indicates the following deficiencies:

1. Landscaping as required by approved Development Plan.
2. Sidewalks.
3. Asphalt pavement and striped.

We ask that, within one week, you begin compliance with the requirement(s) listed. Failure to undertake such compliance within the week will result in a hearing being set before the Planning Commission to determine whether or not it should be recommended that your project be stopped or penalties be imposed for non-compliance with zoning and subdivision regulations.

Please contact this Department if you have any questions or comments concerning this matter.

Sincerely,

*Alex Candelaria*

Alex Candelaria  
Planner I

*Karl Metzner by kms*

Karl Metzner  
Acting Director

AC/KGM/kms

City  
County  
Development  
Department

CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT 343

June 6, 1980

Mr. Robert L. Jenkins  
Jenkins Floral  
2806 C Road  
Grand Junction, Colorado 81501

RE: PD-B/Jenkins Floral #76-78

Dear Mr. Jenkins:

On June 3, 1980, an on-site inspection was conducted on the above-mentioned. At the time of inspection, the site was not in compliance with the approved Development Plan. However, at the time of inspection, staff felt, due to some constraining features, that it would be hard for the petitioner to come in compliance with the Development Plan. Staff also felt that the petitioner had done other landscaping, which was not in the Development Plan, but would be sufficient to satisfy the intent of the plan.

It is our understanding that you are in the process of completing the paving, parking, and stripping, which was in the approved Development Plan. Also, enclosed is a blank Power of Attorney, which should be filled out by you and returned to this office.

If you have any further questions, feel free to contact me or this office.

Sincerely,



Alex Candelaria  
Planner I

AC:dh

Enclosure





REVIEW SHEET SUMMARY

FILE# 76-78

ITEM JENKINS FLORAL - FINAL

MEETING DATE \_\_\_\_\_

COMMENTS:

CITY ENGINEER-RISH                      Need appropriate ROW on C Road and Powers of Attorney for street improvements on C Road and Highland Drive.

PUBLIC SERVICE  
No objections

POLICE DEPARTMENT  
No problem for law enforcement foreseen

PARKS AND RECREATION  
Approve

CITY PUBLIC WORKS  
1. Additional ROW on C Road should be deeded in accordance with street designation.  
2. P.O.W. should be obtained for full-cost of 17' mat, C G & SW for both C Road and Highland Drive.

TRAFFIC  
Traffic circulation okay. I question need for three driveways. Two should handle traffic quite adequately by eliminating center drive.

CITY UTILITIES  
Water lines are probably too small to meet I.S.O. requirements for fire protection water lines. Owner should have this study done and show that I.S.O. req. are met prior to approval.

FIRE DEPT.  
Information provided is inadequate to make a determination of required fire flow. Submit:  
1. Type of construction  
2. Composite water supply map.  
3. Statement of required fire flow and adequacy of supply.

GRAND JCT. DRAINAGE  
Out of district.

MOUNTAIN BELL  
Require no additional easements.

DEVELOPMENT DEPARTMENT RECOMMENDATIONS

Recommend approval based on petitioner maintaining ditch banks (weeds and grass) for aesthetic purposes, and staff comments.

- g) Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
  - h) A preliminary drainage plan showing proposed directions of flow and ultimate off site disposal.
  - i) Location and type of any site limitations such as existing easements, ditches, extreme slopes, etc.
  - j) Adjacent land uses and locations.
- 3) In addition to the development plan the following textual material must be provided.
- a) 18 copies of a statement of intent explaining the character of the Planned Development, its proposed uses and impact on the neighborhood and community.
  - b) 1 copy of a certificate of title on the subject property.
  - c) A development schedule indicating:
    - 1) The approximate date on which construction will begin.
    - 2) The stages in which the project will be built and approximate date of construction of each stage.
    - 3) Approximate date of completion of each stage as well as the total project.
  - d) One copy of names and addresses of all adjacent property owners.

Note: This application form is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development Regulations. It does not relieve an applicant from the responsibility of complying with the requirements of Section 15 but is intended as a guide to aid the applicant and those responsible for reviewing the application.

Gordon R. Buford

Name of person completing application

599 25 Road Grand Junction, Colorado 81501  
address

245-1965

phone

Subdivision Proposed PD-B Jenkins Floral  
 Date 1 Aug 78 Item # 76-78  
 Petitioner Robert L Jenkins  
2806 C Road

Preliminary  
 Review Agencies Comments

Review Agencies Comments

~~City Eng - add'l R.O.W. req'd on C rd. Power of attorney for C rd & Highland Dr.~~  
 Traffic - remove center drive. 2 cuts should be enough.  
 Utilities - need ISO requirements.  
 Fire Dept. - may NOT have adequate fire protection - need to see UTILITIES PLAN.

~~Planning Staff - pet should clean up weeds along irrigation ditch & maintain it - Dedic - ditch is NOT PART of their resp. they do not have liability to this water.~~



Action Taken

Action Taken

P.C. Approved 29 Aug 78

P.C. \_\_\_\_\_

C.C. Approved 20 Sept. 78

C.C. \_\_\_\_\_

Comments

Comments

3 drives O.K. since one is for house only.

Subject to all other review comments. Specifically work out fire protection prior to final

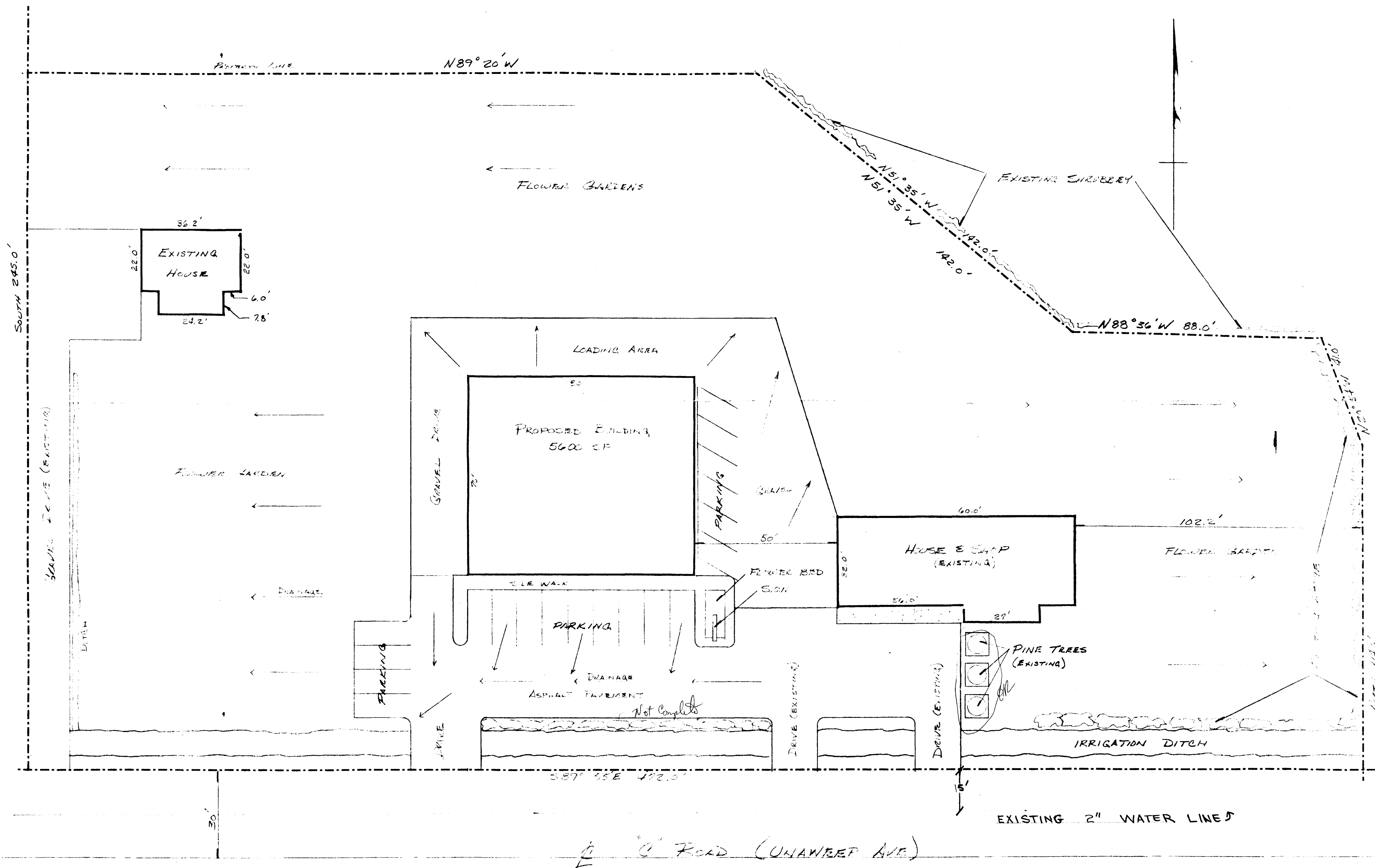


ITEMS REQUIRED FROM DEVELOPER

Check                       Utility Agreement                       Title Investigation  
 Drainage                       Landscaping                       Covenants  
 Improvements Guarantee                       Annexation                       Other (Specify)



RESIDENTIAL PROPERTY



20' 30' ROAD (UNAWAKEF AVE)

*Approved site plan*

BRUSTER CONST  
897 2  
GRAND JUNCT

JENKINS FLORAL	
2806 G ROAD	SCALE 1/8" = 1'-0"
DATE	APPROVED BY