

# Table of Contents

File 1981-0025  
Date 10/24/01

Project Name: Evergreen Nursery - 2672 Highway 50

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e** **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**s** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**e** **n** guide for the contents of each file.  
**n** **e** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in  
**t** **d** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	<b>*Summary Sheet - Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		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
		<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	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Fire Flow Survey			
X		Permit for Access Approach			
X	X	Plot Plan			
X	X	Planning Commission Minutes - ** - 3/31/81			
X		Development Application			
X	X	Impact Statement			
X		Public Notice Posting - 3/20/81			
X	X	Traffic Circulation Plan			
X	X	Development Schedule			
X		Extension Agreement			
X	X	Plot Plan - (to be scanned)			

EVERGREEN NURSERY

IMPACT STATEMENT

Evergreen Nursery will at first consist of three 30 foot wide by 96 foot long by 14 foot height plastic covered buildings under positive air pressure and will be connected at the common gutters. The covering will be two ply with an air gap between. The covering will be semi-transparent and the view from the outside will reveal greenery within. The greenhouses will be oriented with their length north-south and they will be quite visible from US 50. Outside stock will be located on the south and on the east in such a manner as to be pleasing to the eye and will blend in with flower beds that will be so placed as to emphasize and increase the aesthetic character and beauty of the surroundings.

Evergreen Nursery will mix its own plant growing media made up of peat moss, small amounts of chemical fertilizer and soil conditioners such as vermiculite, perlite etc. Mixing will be inside and will not be dusty. Baled peat moss, bagged vermiculite, bagged perlite and other such bulk materials will be stored outside for the most part with the exception of retail (small bags) stock of these materials which will be stored inside. Insecticides, sprays, dusting materials and similar will be totally enclosed in their packages so the ingredients will not escape to the atmosphere. There will be no bulk materials of any kind that could be dusty, stored on the outside or without cover.

Impact Statement

At some future date two additional greenhouses will be placed on the east-west leg of this property. These greenhouses will be 25 feet wide each and approximately 120 feet long and will be of the same type as those described above.

This nursery will add beauty and appeal to the neighborhood. It should add value to all of the adjoining property.

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5

EVERGREEN NURSERY

Traffic Circulation Plan

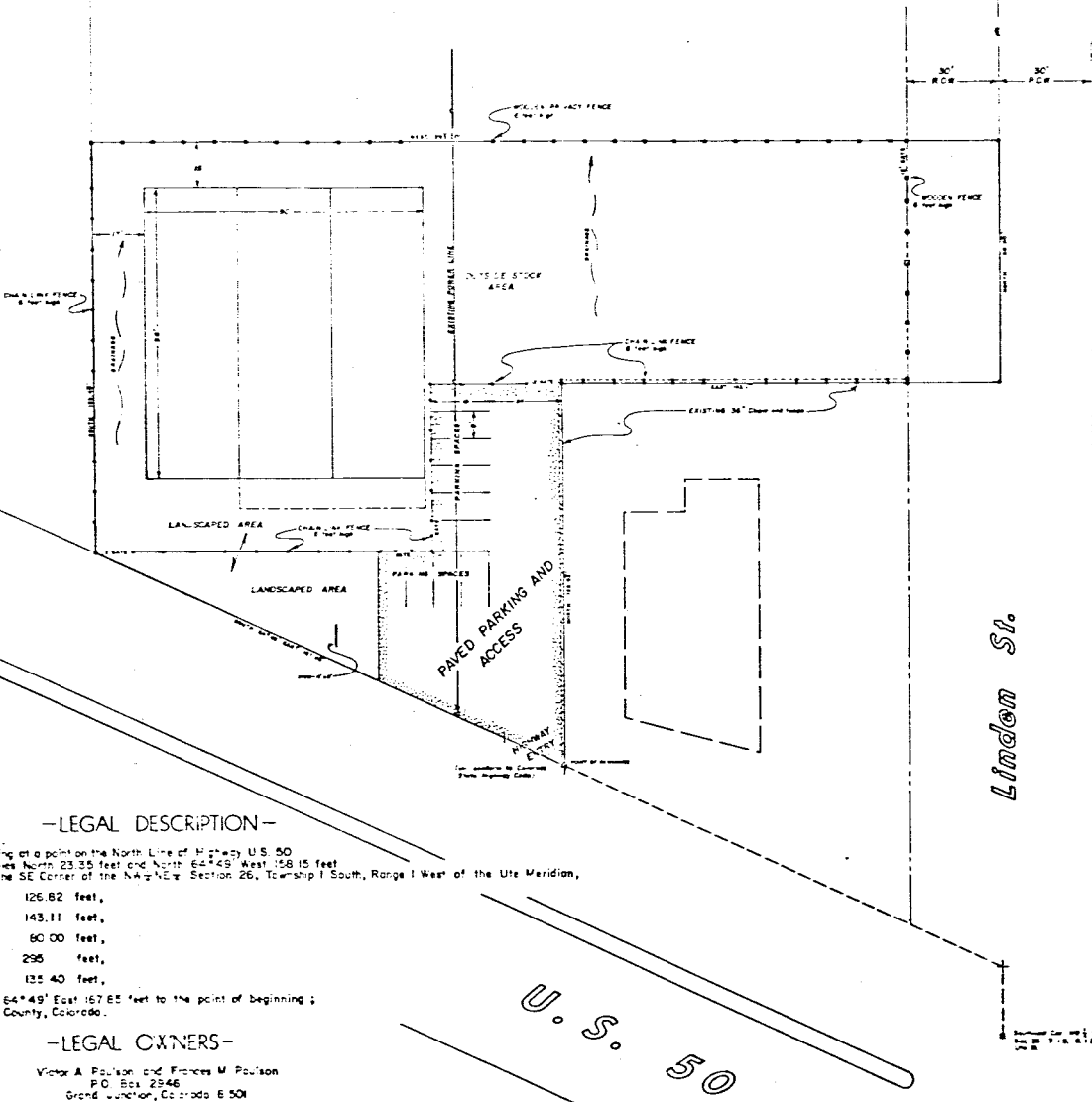
Retail traffic will enter to the paved parking area from US 50 through the entry designated 'HIGHWAY ENTRY' on the accompanying Exhibit labeled 'Plot Plan'. This entry is located at the southeast corner of the designated property. Said retail traffic will exit to US 50 by the same entry.

Commercial and nursery service vehicles will enter through the 12' gate located at the northeast corner of the property from Linden Street. Some may exit from this entry and others may exit through the 12' gate shown on the 'Plot Plan' at the southwest corner of the property, said exit entering US 50 and not Linden Street.

## EVERGREEN NURSERY

### Development Schedule

1. Levelling, grading and surface working to control drainage. To be done the week of March 1.
2. Erection of wood and chain link fence the week of March 8.
3. Surveying and staking for erection of greenhouses and the laying out of landscape flower beds the week of March 8.
4. Assuming approval of this project on April 1, then erection of the greenhouses and installation of plumbing, sewer line, electrical wiring, sign etc., will be started on April 2, and each operation shall be in logical sequence in turn as the prerequisite for that operation shall have been completed. i.e., the paving for the parking area and entry for US 50 will be last to avoid tearing up the paving.
5. As plants become available the flower beds fronting the highway will be completed and planted.

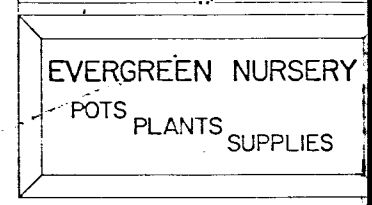
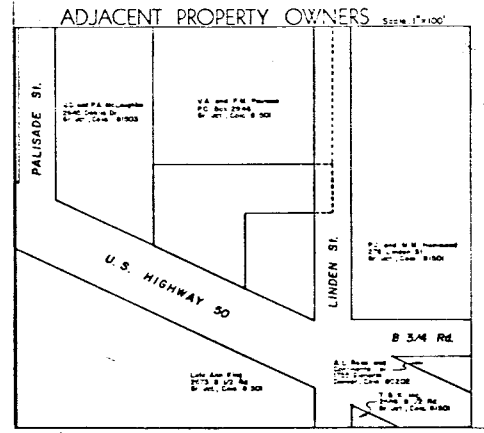


FRONT VIEW  
SCALE 1/8" = 1'-0"

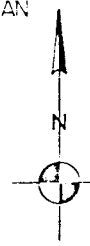
OFFICE COPY  
#25-81



SIDE VIEW  
SCALE 1/8" = 1'-0"



SIGN PLAN



-LEGAL DESCRIPTION-

Beginning at a point on the North Line of Highway U.S. 50 which lies North 23.35 feet and North 64°49' West 158.15 feet from the SE Corner of the N-1/2 Sec. 26, Township 1 South, Range 1 West of the Ute Meridian, thence North 126.82 feet, thence East 143.11 feet, thence North 60.00 feet, thence West 295 feet, thence South 135.40 feet, 64°49' East 167.65 feet to the point of beginning; Mesa County, Colorado.

-LEGAL OWNERS-

Vicor A. Paulson and Frances M. Paulson  
P.O. Box 2546  
Grand Junction, Colorado 81501

-WHOM TO CONTACT-

EVERGREEN NURSERY Co. Richard J. Mathews  
1286 E. 27th Ave. Apt. No. 7  
Grand Junction, Co. 81501

REVISIONS	
DATE	BY
3-2-81	E.E.M.

EVERGREEN NURSERY  
2672 HIGHWAY 50  
GRAND JUNCTION, CO. 81501

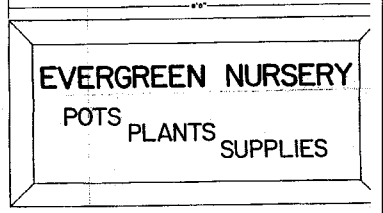
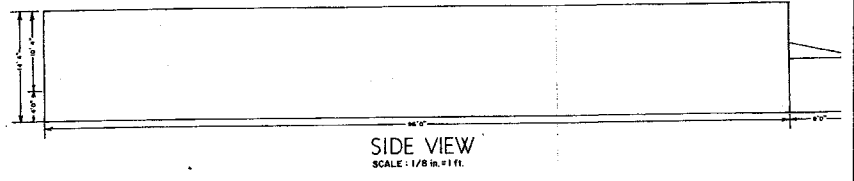
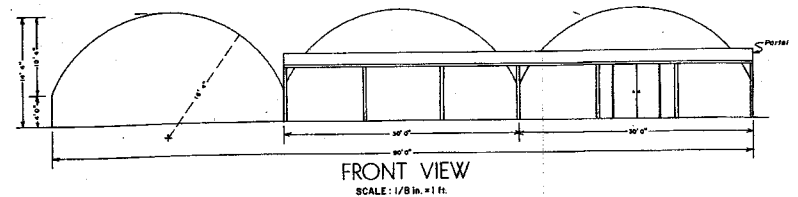
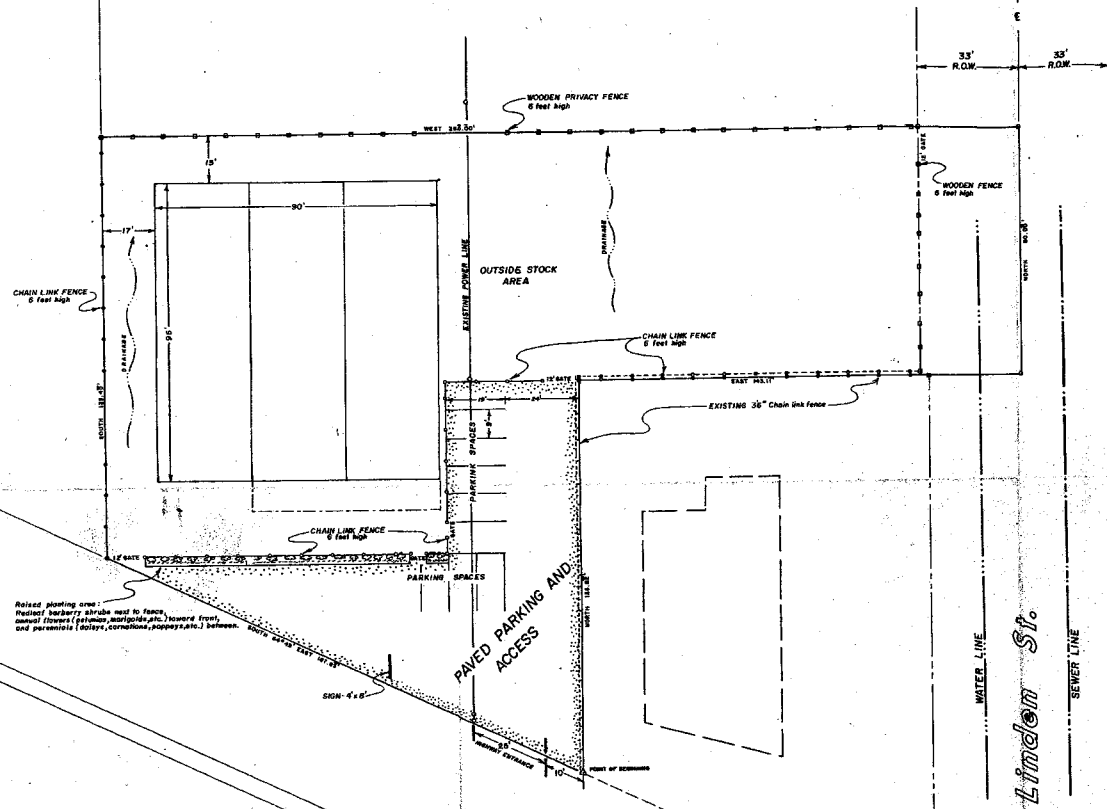
RETAIL AND WHOLESALE NURSERY  
2672 HIGHWAY 50  
GRAND JUNCTION, CO. 81501

SCALE: 1" = 200' (SEE EXPLANATION SHEET)  
DRAWN BY: R. J. Mathews DATE: 3/2/81

U.S. 50

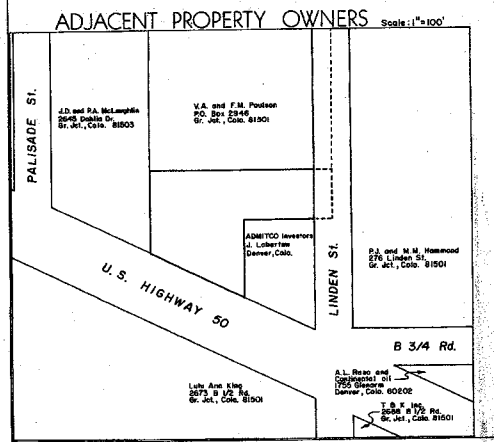
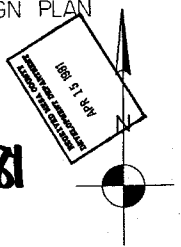
Linden St.

B 3/4 Rd.



CONSTRUCTION: 2" x 6" Redwood planking w/ raised 8" lettering  
SIGN PLAN

**Revised final**  
**4/15/81**



**-LEGAL DESCRIPTION-**

Beginning at a point on the North Line of Highway U.S. 50 which lies North 23.35 feet and North 64° 49' West 158.15 feet from the SE Corner of the NW 1/4 NE 1/4 Section 26, Township 1 South, Range 1 West of the Ute Meridian, thence  
 North 126.82 feet,  
 thence  
 East 143.11 feet,  
 thence  
 North 90.00 feet,  
 thence  
 West 296 feet,  
 thence  
 South 135.40 feet,  
 thence  
 South 64° 49' East 167.85 feet to the point of beginning; Mesa County, Colorado.

**-LEGAL OWNERS-**

Victor A. Paulson and Frances M. Paulson  
 P.O. Box 2946  
 Grand Junction, Colorado 81501

**-WHOM TO CONTACT-**

EVERGREEN NURSERY c/o Robert J. Mayhew

REVISIONS	
DATE	BY
3-2-81	aem
3-16-81	BT

**EVERGREEN NURSEI**  
 2672 HIGHWAY 50  
 GRAND JUNCTION, CO. 81501

**PLOT PLAN**  
 RETAIL AND WHOLESALE NURSEI  
 2672 HIGHWAY 50  
 GRAND JUNCTION, CO. 81501

SCALE: 1" = 20' (unless otherwise noted)

Z Names & Addresses of property owners within 300'.

1. To the North: V.A. and F.M. Paulson  
P.O. Box 2946  
Grand Junction, Colo., 81501
2. To the West: J.D. & P.A. McLaughlin  
2645 Dahlia Dr.  
Grand Junction, Colo., 81503
3. To the South: Lulu Ann King  
2673 B  $\frac{1}{2}$  Rd.  
Grand Junction, Colo., 81501
4. To the East: P.J. & M.M. Hammond  
276 Linden Street  
Grand Junction, Colo., 81501
5. To the Southeast;

~~A.L. Raso & Continental Oil Co.,  
1755 Glenarm  
Denver, Colo., 80202~~

~~T & K Inc.  
2688 B  $\frac{1}{2}$  Rd.  
Grand Junction, Colo., 81501~~

Victor + Frances Paulson  
P.O. Box 2946  
Grand Junction, Co. 81501  
#25-81  
A.R. 4/1/81

~~J.D. + P.A. McLaughlin  
2645 Dahlia Drive  
Grand Junction, Co. 81503  
#25-81~~ ~~Evergreen~~

Evergreen Nursery  
1250 Bookcliff Ave. #7  
Grand Junction, Co. 81501  
#25-81

~~P.J. + M.M. Hammond  
276 Linden Street  
Grand Junction, Co. 81501  
#25-81~~

Lulu Ann King  
2673 B  $\frac{1}{2}$  Road  
Grand Junction, Co. 81501  
#25-81

~~A.L. Raso & Continental Oil Co.~~

T & K Inc.  
2688 B  $\frac{1}{2}$  Road  
Grand Junction, Co. 81501  
#25-81

~~A.L. Raso + Continental Oil Co.  
1755 Glenarm  
Denver, Co. 80202  
#25-81~~ A.R. 4/1/81



REVIEW SHEET SUMMARY

FILE# 25-81

ITEM Development in H.O.

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

Final

DATE DUE 3/16/81

PETITIONER Evergreen Nursery, 1250 Bookcliff Ave. #7, G.J. (E.J. Mayhew)

LOCATION 2672 Highway 50

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/81	Public Service Gas & Electric	Public Service Co. may have <u>objections</u> to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks & Recreation	No Comment.
3/16/81	Sewer Dept.	Utilities and street improvements are not shown.
3/19/81	City Engineer	33 feet of half right-of-way width should be dedicated on Linden Avenue. A power-of-attorney for full street improvements should be obtained for Linden Avenue. The Highway 50 entrance will need to be approved by Colorado Division of Highways. No sanitary sewers are shown on these drawings. I assume they know where the sewers are and how to get service. This should be checked.
3/17/81	Fire Department	We would have no objection to the nursery being within this location. However, before we can okay construction, we will require a fire flow survey done on the building proposed. To do this we need square footage of the buildings and distances to exposures. We also need the present location of hydrants and the size of line they are on. With this information, we will be able to tell you if you need additional fire protection.
3/19/81	Public Service	Electric: No objections - Any pole relocation will be against customer request for service. Gas: No objections.
3/19/81	Trans. Engineer	Access from Highway 50 is ok, but no details of the proposed drive are shown on the plans. Therefore, I cannot comment on this aspect.
3/23/81	Staff Comments:	Need a more detail landscaping plan.
3/23/81	Summary of Comments	<ol style="list-style-type: none"> <li>1) City Engineer request 33 Feet dedication on Linden Ave. and Power of Attorney for full improvements. Hwy. 50 entrance be approved by Colorado Division of Highways.</li> <li>2) City Fire needs a fire flow before construction.</li> <li>3) Trans. Engineer needs a more detail of the proposed drive plans.</li> <li>4) Needs a more detail landscaping plan.</li> </ol>
3/31/81		SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #25-81, DEVELOPMENT IN H. O. FOR A NURSERY, SUBJECT TO STAFF COMMENTS, WITH AN EMPHASIS ON LANDSCAPING OF THE PARCEL.

# Application sheet

Acres .86

H.O. Zone

File No. #25-81

Units \_\_\_\_\_

conditional use

Zone \_\_\_\_\_

Density \_\_\_\_\_

Tax Parcel Number \_\_\_\_\_

2945-261-00 - Part of 001

Activity Greenhouse - & Retail

Phase \_\_\_\_\_

Common Location N. side Hwy 50 - 130' west of Linden

Date Submitted 3-3-81

Date Mailed Out 3-6-81

Date Posted 3-20-81

10 day Review Period Return by 3-16-81

MCC Information Sent \_\_\_\_\_

Date Adjacent Property Owners Notified of MCP/CJPC \_\_\_\_\_

Date Adjacent Property Owners Notified of MCC/CIC \_\_\_\_\_

## review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.																																	
County Road																																	
County Health																																	
County Surveyor																																	
County Parks/Recreation																																	
County Engineer																																	
Transportation Engineer																																	
City Engineer																																	
City Utilities																																	
City Parks/Recreation																																	
City Police Dept.																																	
County Sheriff																																	
Floodplain Administration																																	
Comprehensive Planning																																	
G.J. Dept. of Energy																																	
Fire																																	
Irrigation																																	
Drainage																																	
Water (Ute, Clifton)																																	
Sewer																																	
G.V. Rural Power																																	
Mountain Bell																																	
Public Service (2 sets)																																	
Soil Conservation																																	
State Highway Dept.																																	
State Geological																																	
State Health Dept.																																	
Transamerica																																	
Water & Power Resources																																	
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.																																	
OTHER:																																	

## totals

**BOARDS**

CPC	DATE	REMARKS
	Mar 31st	App sub to staff for review comment & good landscaping review
	4/15/81	App sub to staff for review comments

**STAFF**

A copy of the Lease Agreement is in the folder signature of property owner (Name [unclear])

[Signature]

Open Space Dedication (acreage) \_\_\_\_\_ 5% O. S. Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_  
 Date Resolution Mailed \_\_\_\_\_

City  
County  
Development  
Department

