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File 1989-0047

Name: Lil' Sprout - Revised Final Plan - Nursery - 2464 F Road - Cody Purser

	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 in some instances, not all entries designated to be scanned by the department 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 provided.</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>
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		Review Sheet Summary
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X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
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X		Legal description
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
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		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
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X		Review Sheets
X		Development Application - 8/29/89
X		Public Notice Posting - 9/22/89
X		Handwritten Notes to file - no date
X	X	Planning Commission Minutes - ** - 10/3/89
X	X	City Council Minutes - ** - 10/18/89, 11/1/89
X		Quit Claim Deed - Keith Purser to Cody L. Purser
X	X	Development Summary
X	X	Site Plan
X		Letter from Gary A. Lucero, Appraiser to Keith Purser re: appraisal - 3/24/89
X	X	Letter from Kathy Portner to Cody Purser re: approval of the final plan contingent on several requirements - 4/12/90
X	X	Promissory Note - 4/16/90
X		Letter from Kathy Portner to Cody Purser re: final plat will go to hearing on 8/7/90 - 5/22/90
X		Memo - Parks and Recreation Fee deferred until fall of 1990
X	X	Corridor Guideline - **
X		Notice of Public Hearing - 10/2/89

2464 PATTERSON ROAD

LIL' SPROUT NURSERY
CODY PURSER
245-6970

We are proposing a "REVISED FINAL PLAN FOR RETAIL BUSINESS" located at 2464 F Road, Grand Junction, Colorado. This property is presently owned by Cody L. Purser, and is presently being used for the purpose of retail sales in the nursery and landscape business under a temporary conditional permit. We are requesting a change in the "Planned Business" zoning to permit retail and commercial sales as indicated below. Review of the "PATTERSON (F) ROAD CORRIDOR GUIDELINE" as established by the Planning Commission and City Council, on page two a specific reference is made to this exact location and states:

"Commercial and mixed-use development is appropriate on the north side of Patterson (F) Road from 24 1/2 to 25 1/2 Road."

Due to the seasonal nature of the nursery business, our business plan needs to include commercial/retail sales and services that will complement the nursery during the eight months off-season sales. Other commercial/retail uses should include business activities that encourage year-around customer visits so as to maintain customer visibility and participation. These could include, but should not be limited to, sales and services in home and garden products, gifts and specialties for the home and individuals, home and farm pet supplies and feed, hardware for home owners, etc. Speciality sales for individuals would include, for example, sales and services for a "Bike Shop", in light of the present enthusiasm for biking. Another important possibility for maintaining year-around customer contact will be in the area of specialty food sales. There is a nursery business in Illinois that includes a bakery that is only open on Saturdays keeping year-around contact with customers. The same concept could be used in Grand Junction with bakery products or "specialty foods" such as Bar-B-Q. We definitely want to include food sales and services as part of the final business plan in an effort to maintain "year-a-round" customer contact.

In general, the business plan needs to be broad enough to include other sales and services that will promote a customer base twelve months a year. We believe this type of business is appropriate for 2464 F Road, compatible with the surrounding area and residents, and well in line with the designated City and County commercial development use plan of Patterson Road as specified. As obvious, nursery businesses by nature are clean and esthetically pleasing. We trust that the revision of 2464 F Road will be appropriate with the City's future plans for that area, and that the business will be a major improvement over what has been located there in the past.

2045-0000-00-000
REEG & CO.
P.O. Box 76
Brea, CA 92621

Reeg & Co.
P.O. Box 76
Brea, CA 92621

2045-0000-00-000
COLUMBIA SAVINGS
5850 S. Ulster
Englewood, CO 80111
Attn: Asset Quality

Columbia Savings
5850 S. Ulster
Englewood, CO 80111
Attn: Asset Quality

2045-0000-00-000
Louis & Darla Ward
2470 F Road
Grand Junction, CO 81505

Louis & Darla Ward
2470 F Road
Grand Junction, CO 81505

2045-0000-00-000
MUHR REAL ESTATE INV.
P.O. Box 2084
Grand Junction, CO 81502

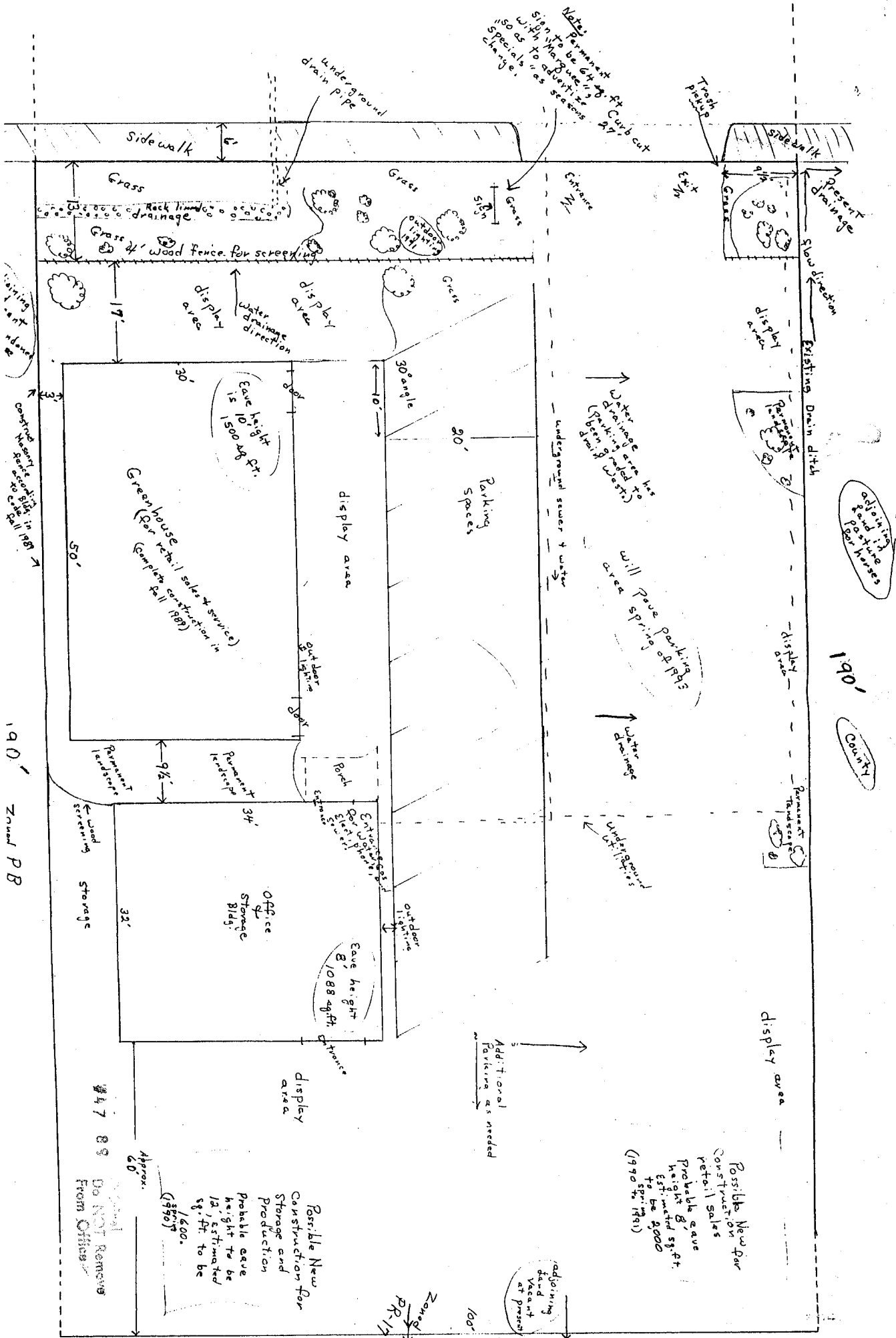
Muhr Real Estate Inv.
P.O. Box 2084
Grand Junction, CO 81502

2045-0000-00-000
MUHR REAL ESTATE INV.
P.O. Box 2084
Grand Junction, CO 81502

Cody & Keith Purser
2555 I Road
Grand Junction, CO 81506

#47 89

Original
Do NOT Remove
From Office



Note: permanent 4' curb cut sign to be 6 ft high with Maryland use in 50' as to adjust for special or as seasons change.

adjoining land pasture for horses

190' County

Possible New for Construction retail sales
 Probable eave height 8' estimated sq ft to be 2000
 (1990 to 1991)

Possible New for Construction for Storage and Production
 Probable eave height to be 12' estimated sq ft to be 1600.
 (1990?)

#47 88 Do NOT Remove From Office

Zoned PR-17

190' Zoned PB

existing front fence

Constructing New Greenhouse in 1989

Side walk

Grass

Rock mulch drainage

Grass

4' Wood fence for screening

17'

30'

10'

30'

50'

9 1/2'

34'

32'

60'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

REVIEW SHEET SUMMARY

FILE NO. 47-89 TITLE HEADING Revised Final Plan DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Cody Purser & Keith

Purser Location: 2464 F Rd Name of Project: Lil' Sprout Nursery

PETITIONER ADDRESS 2555 I Road, Grand Junction, CO 81505

ENGINEER n/a

DATE REC. AGENCY COMMENTS

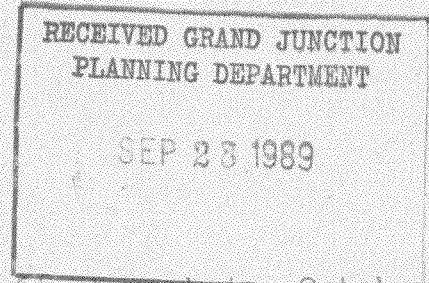
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

09/19/89	Planning Dept.	<p>The proposal for low-volume retail business is consistent with the Patterson Road Corridor Guideline.</p> <p>The platting of the property may be deferred until Spring 1990 as proposed. A statement to that effect will be put on the site plan to be recorded with the Mesa County Clerk and Recorder.</p> <p>The request for deferral of open space fee payment must be heard by City Council upon recommendation by the Planning Commission.</p> <p>The Zoning and Development Code requires a dust-free surface for parking lots. Planning Commission has the option of requiring a paved surface. Until such time that the lot is paved, parking blocks should be installed to delineate the spaces. Parking is adequate for existing sales area.</p> <p>The Zoning and Development Code, section 5-5-1.H, requires a wall, screen fence, or screen planting of a year-round nature, six feet high, where a parking area directly abuts a residential zone or use. Therefore, screening will be required along the west property line.</p> <p>More detail is needed on the type of permanent landscaping to be installed. An underground, pressurized irrigation system is required for all landscaped areas.</p>
09/06/89	City Engineer	<p>There appears to be adequate aisle width for straight in (90 degree) parking. This would eliminate the need for a turn around on the north side of the parking lot.</p> <p>A more complete grading and drainage plan will be required before the parking lot is paved. The lot should be paved before 1993. The "site plan" shows that drainage from the parking area will flow to the west. A drainage easement should be obtained, dedicated or acquired along all permanent drainage routes.</p>
09/05/89	City Attorney	<p>Open space fees proposal must be determined by Council.</p> <p>To evaluate the request, title commitment must be submitted to establish City first lien position; appraisal should be performed prior to lien.</p> <p>Final plan needs a surveyed lot - not deferral.</p>

09/07/89	Building Dept.	Need to construct fire-wall adjacent to Green House as noted on site plan. Office and storage building shall comply to U.B.C. 85. No other comments.
09/15/89	Grand Jct. Drainage	<p>The site drains into the Horizon Drive channel/Independent Ranchman's Ditch.</p> <p>There was no on site drainage information provided for review. Hence, there are some points which should be evaluated in the on-site drainage report.</p> <p>What is the area of land now also discharging surface runoff and/or irrigation return flow to the "existing" drain ditch along the west line of the site? Who maintains that ditch? Is adequate maintenance right-of-way being allowed by the petitioner? What is the capacity of the "existing" drain ditch, and the capacity of the "present drainage" shown going to the west? What is the purpose and size of "underground drain pipe" in the south center of the site? Where does that pipe discharge? Who maintains it?</p> <p>The City Engineer has the authority to approve the drainage plans.</p>
09/08/89	Public Service	<p>Electric: No objections.</p> <p>Gas: No objections.</p>
09/08/89	Ute Water	No objections. Ute Water has a 4" PVC and a 12" AC on the north side of F Road which runs from 24 1/2 Road to 25 Road.
09/06/89	Mt. Bell	No objection.
09/10/89	City Police Dept.	No problems noted.
09/01/89	City Fire Dept.	<p>We don't have a problem with this development at this time. When any building or construction is started we will need to review the plans to determine that the required fire flow is provided, and adequate access is also provided and maintained for emergency response.</p> <p>If you have any questions please contact our office.</p>
09/01/89	Utility Engineer	<p>Sewer service has already been established to the above address, 2464 F Road, so no cuts will be required in "F" Rd unless additional buildings are constructed that require sewer service. A new PIF would need to be calculated that reflects a change in use.</p> <p>Water service is by Ute Water. The City has no water lines in the immediate vicinity.</p>
09/06/89	City Parks & Recreation	Appraisal is acceptable at \$25,000. This value will result in a \$1,250 open space fee.

RESPONSE TO "REVIEW SHEET SUMMARY"

FILE NO. 47-89
REVISED FINAL PLAN
PURSER: 2464 F ROAD
LIL' SPROUT NURSERY



9/19/89 Planning Dept.

Parking blocks will be installed the first week in October, 1989.

We will discuss the type of screening best suited along the west side of the property with the Building Dept. to determine the most desirable structure or plants to also control the westerly winds.

We will install an underground pressurized irrigation system no later than April 1, 1990.

(Balance of info acknowledged.)

9/06/89 City Engineer

90 Degree parking will be established as suggested.

The drainage is an established agricultural drain ditch that flows with the natural terrain into the drain ditch that was established by the city when F Road was recently improved.

(Balance of info acknowledged.)

9/05/89 City Attorney

The title commitment submitted to the Planning Dept. indicated a first mortgage to the FDIC. Last Spring Cody Purser placed a second mortgage for operating capital to the Bank Of Grand Junction. Without even asking, it would be safe to say that neither of those lenders are going to subordinate their positions to the City. Perhaps this needs to be discussed. Furthermore, "new" title commitment would cost roughly 25% to 30% of the actual open space fees. Surely the City Attorney's office could verify this without that additional expense, which in itself defeats the purpose of the requested deferral.

(Balance acknowledged.)

9/15/89 Building Dept.

(Acknowledged.)

9/15/89 Grand Junction Drainage

There is no irrigation water associated with this property, therefore, no return flow. There are no ditches to be maintained, therefore, no right-of-ways. From an agricultural point of view, I would estimate the capacity of the existing drain ditch to be one and one-half c.f.s., plus or minus. The drain ditch to the West was reconstructed by the City with the F Road recent improvements, and I would estimate its capacity to be plus or minus two c.f.s. The "underground drain pipe" was placed by the City also during recent improvements, appears to be a 12" pipe, and is used to drain agricultural waters from the fields that are to the East of this subject's property, as well as the southeast section of 2464 F Road. The pipe goes under F Road and appears to discharge into the canal along F Road. I assume either the City or irrigation company maintains it.

(Balance acknowledged.)

9/08/89 Public Service
9/08/89 Ute Water
9/08/89 Mt. Bell
9/10/89 City Police Dept.

(All acknowledged.)

9/01/89 City Fire Dept.
9/01/89 Utility Engineer
9/06/89 City Parks & Recreation

(All Acknowledged.)

*Thanks for
your review
Time!
Keith Purser
9/24/89*

OFF OOOOOOOOOOOOOOOOOO ACTION SHEET



Acres _____

File No. 47 89

Units _____

Zone ~~2045~~ PB

Density Revised

FINAL

Tax Parcel Number

2945-044-00-062

Activity Final Plan & Plat - Area 7 lot number submitted

Phase Final

Common Location 2464 F Rd

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

X - don't need

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

A B X D E X G H X X X X X X X Q R S T U V X X X Z A BB CC DD X FF X

Agency	A	B	X	D	E	X	G	H	X	X	X	X	X	X	Q	R	S	T	U	V	X	X	X	Z	A	BB	CC	DD	X	FF	X
● Development Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Public Works	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Fire Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● City Police Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ County Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Comprehensive Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Irrigation - Grand Valley	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Drainage - Grand Junction	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Mountain Bell	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Highway Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
○ State Health Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● CIC (9 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● OTHER City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Building Dept.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
● Utility Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

5 Review Agencies

totals

BOARDS	PC	DATE	10/3/89	*Final plan approval subject to Review Agency Summary Comments & that was to be limited to provide detail & funding
				- 1 handicap parking space NOT from site
				- plat deferred until May 1990
				- paving deferred until Jan. 1992 (unmaximum)
				*Recommend denial 3-2 for Open Space
	CIC	10/18/89		Request to defer O.S. fee tabled until next meeting
STAFF	CIC	11/1/89		Approve request for deferral until Sept. 1 - monthly payments w/ 12% interest w/ Keith Rubin as co-signer

APPLICATION FEE REQUIREMENTS

\$225.00 payable to City of Grand Junction at time of submittal



development summary



File # 47-89 Name Li'l Sprout Nursery Date 10/09/89

PROJECT LOCATION: 2464 Patterson (F) Road

PROJECT DESCRIPTION:

A request for a Revised Final Plan for retail sales on approximately 0.4 acres in a Planned Business (PB) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE			TECHNICAL REQUIREMENTS		
	YES	NO *		SATISFIED	NOT SATISFIED **
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: <u>Open Space Fees</u>		

* See explanation below

The petitioner has requested the Parks and Open Space Fees payment be deferred until the Fall of 1990 at which time they would like to start payments.

STATUS & RECOMMENDATIONS:

This property is currently zoned PB and had been approved for office use. The request for a nursery and inside retail sales is consistent with the Patterson Road Corridor Guidelines. All technical concerns have been addressed.

Planning Commission Action

- 10/03/89 - Approval of Revised Final Plan subject to Review Agency Summary sheet and that the approved uses be limited to inside retail and the nursery as proposed, one handicap parking space be provided, the plat be deferred until May 1990, and paving of the parking lot be deferred until January 1992. (No further action required by City Council)
- Recommended denial of request to defer Parks & Open Space Fees (3-2).



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

April 12, 1990

Cody Purser
2555 I Road
Grand Junction, CO 81505

Dear Cody:

The approval of the final plan for Little Sprout Nursery at 2464 F Road was contingent on several requirements being met. The site plan with all revisions must be recorded with the Mesa County Clerk and Recorder by May 1, 1990. The following site improvements must be completed by June 1, 1990:

- Parking blocks placed for 90° parking.
- One handicap parking space designated.
- Underground pressurized irrigation system for all required landscaping.
- Screening along west property line.
- All other improvements as shown on approved site plan.

The survey and final plat for the property was deferred until May of 1990. Please schedule a preapplication conference with me by May 1, 1990 to go over the required paper work. You must submit your application by June 1, 1990.

The City Council approved deferment of the \$1,250 Parks and Open Space Fee, with 24 monthly payments to begin on 9/1/90 at 12% interest. Please contact Dan Wilson, City Attorney, at 244-1505 to complete the required promissory note with Keith Purser as a co-signer by May 1, 1990.

The remaining condition of approval was that the parking area be paved by January, 1992. Please include a statement to that effect on the site plan to be recorded.

Failure to meet any of the above deadlines will result in the planned development being referred back to Planning Commission to consider revocation of the approval. Any proposed changes to the above schedule must be approved in writing by this Department.

Cody Purser
April 12, 1990
Page 2

If you have any questions feel free to call me at 244-1446.
Thank you for your cooperation in this process.

Sincerely,



Kathy Portner
Senior Planner

/kp
xc: Dan Wilson
file #47-89