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File ______ 1993-0012 - 4

Name: _____American Furniture - 865 North Avenue - Revocable Permit

P r e s e n t	S c a n e d	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 be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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	
		*Review Sheet Summary
X	X	
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*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
		Record of certified mail
		Legal description
		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
		*Review Comments
v	v	*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
DOCUMENT DESCRIPTION:		
X	T	Certificate of Occupancy - 1/21/94
X	x	Resolution No. 2493 - **
	X	
		Irrevocable letter of Credit - recorded 9/14/93
		Landscape Plan
X	X	Site Plan - ** - to be scanned
x	x	Correspondence
	-+	
	\neg	
-+	+	

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1652933 02:06 PM 09/14/93 Monika Todd ClkåRec Mesa County Co

BANK ONE WESTERN COLORADO, NA FRUITA BANKING CENTER P. O. BOX 40, 141 NORTH PARK SQUARE FRUITA,COLORADO 81521

> IRREVOCABLE LETTER OF CREDIT

> > NUMBER 042

TO: THE CITY OF GRAND JUNCTION (BENEFICIARY) 250 NORTH 5TH STREET GRAND JUNCTION, COLORADO 81501

DATE: SEPTEMBER 10, 1993

EXPIRATION: JUNE 1, 1994

ACCOUNT: RAY A. MEACHAM (AMERICAN FURNITURE STORE 865 NORTH AVENUE)

AMOUNT: \$ 18,000.00 (US)

Available by draft(s) at sight accompanies by the following documents:

Statement by authorized officer of the City of Grand Junction that improvements of landscaping/irrigation, sidewalks, curbing and(or) gutters have not been completed and(or) paid for in respect to the above stated 865 North Avenue location.

THIS LETTER OF CREDIT IS ISSUED IN ACCORDANCE WITH THE INTERNATIONAL CHAMBER OF COMMERCE'S UNIFORM CUSTOMS AND PRACTICES FOR DOCUMENTARY CREDITS, PUBLICATION 400, REVISION 1983("UCP400"). TO THE EXTENT AND WHERE IT IS NOT IN CONFLICT WITH UCP400, ISSUANCE IS DONE SO IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO.

BANK ONE WESTERN COLØRADO, NA BY: UNU 1 lice TITLE

FILE: 12-93

DATE: August 12, 1993

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Landscaping LOCATION: 865 North Avenue

APPLICANT: Ray Meacham

EXISTING LAND USE: Commercial - Vacant

PROPOSED LAND USE: Commercial - Furniture Store

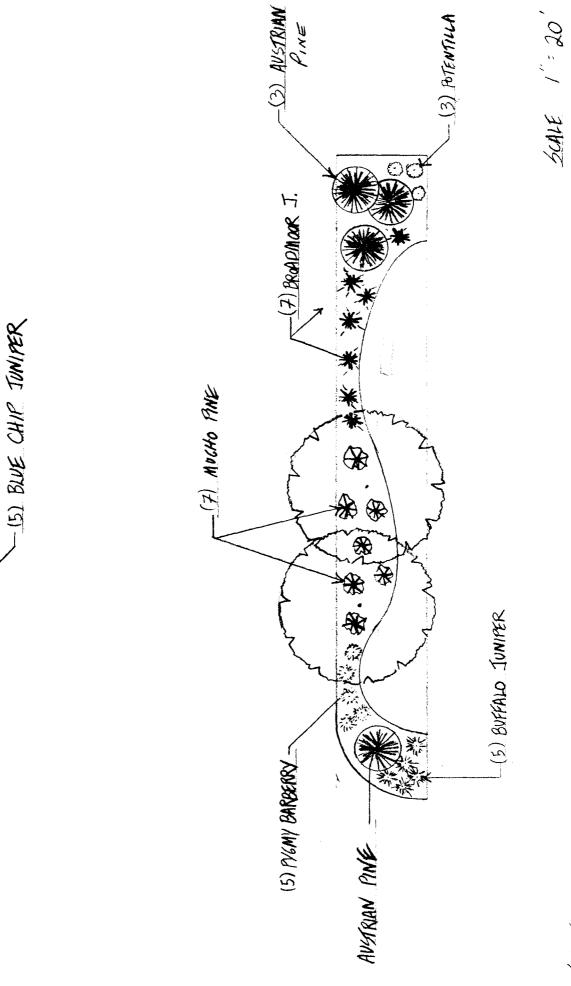
SURROUNDING LAND USE: NORTH: Commercial SOUTH: Multifamily Residential EAST: Commercial WEST: Vacant

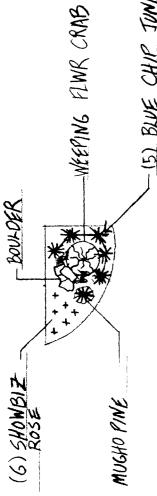
EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow the installation of landscape improvements in the public right-of-way for Belford Avenue adjacent to the property at 865 North Avenue.

STAFF ANALYSIS: American Furniture is in the process of obtaining approval to construct a building addition and related improvements at this location. A condition of this approval requires the petitioner to landscape the adjoining Belford Avenue right-of-way to provide a buffer to the residential area to the south and meet landscape requirements for the site.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution





N. N.C.

1-LEVEL