



1652933 02:06 PM 09/14/93  
MONIKA TODD CLK&REC 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  
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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 COLORADO, NA

BY: *[Signature]*  
TITLE *Vice President*

## STAFF REVIEW

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FILE: 12-93

DATE: August 12, 1993

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Landscaping

LOCATION: 865 North Avenue

APPLICANT: Ray Meacham

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EXISTING LAND USE: Commercial - Vacant

PROPOSED LAND USE: Commercial - Furniture Store

SURROUNDING LAND USE:

NORTH: Commercial

SOUTH: Multifamily Residential

EAST: Commercial

WEST: Vacant

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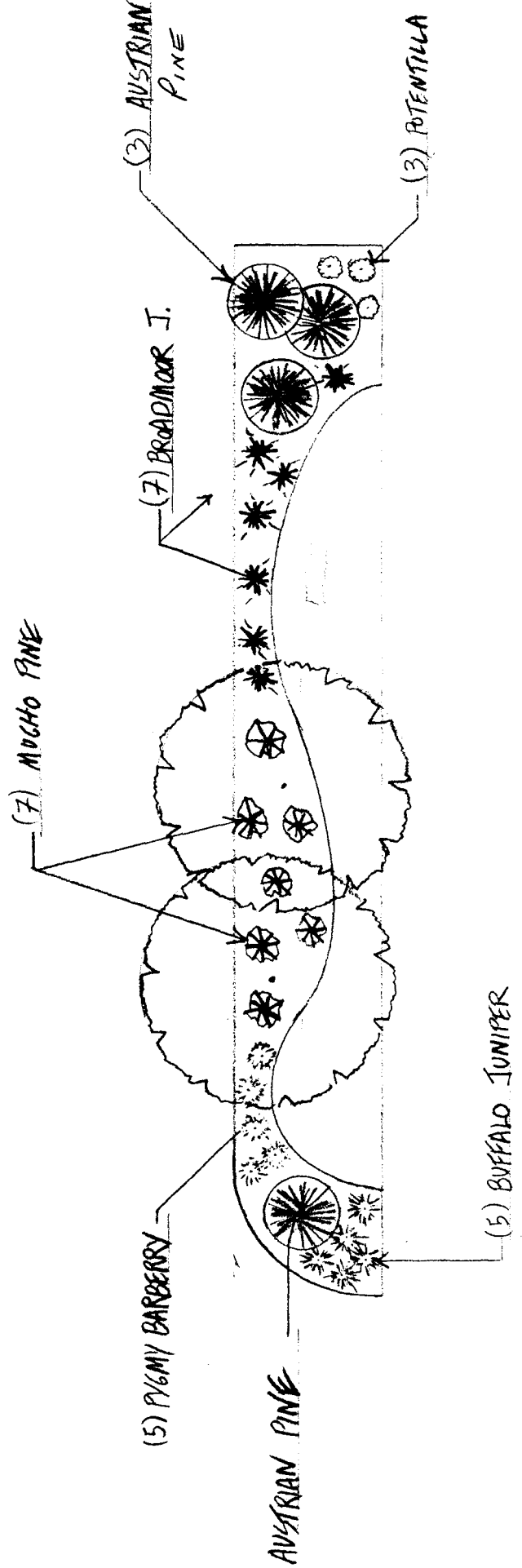
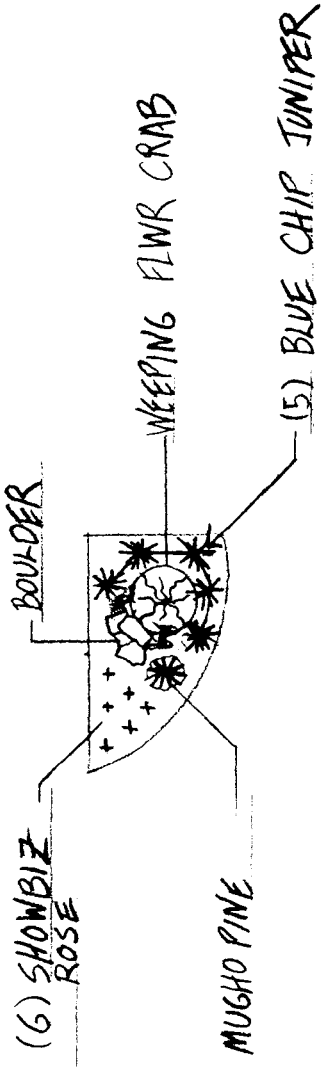
**EXECUTIVE SUMMARY:** Resolution authorizing the issuance of a Revocable Permit to allow the installation of landscape improvements in the public right-of-way for Belford Avenue adjacent to the property at 865 North Avenue.

**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.

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**STAFF RECOMMENDATION:** Review and adopt proposed resolution



SCALE 1" = 20'

1-LEVEL