





PRE-APPLICATION CONFERENCE

Date: 10-23-94
Conference Attendance: Piggford, M. Drollinger
Proposal: Exp. of Greenhouse
Location: 2862 N. Ave

Tax Parcel Number: 2943 - 074 - 00 - 036
Review Fee: \$115
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? -
Adjacent road improvements required? As per engineer
Area identified as a need in the Master Plan of Parks and Recreation? -
Parks and Open Space fees required? No Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees required? TCP Estimated Amount:
Revocable Permit required? -
State Highway Access Permit required? As per engineer
Applicable Plans, Policies and Guidelines Dev. Code
Located in identified floodplain? FIRM panel # -
Located in other geohazard area? -
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? -
Avigation Easement required? -

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking (checked)
Screening/Buffering
Land Use Compatibility
Drainage
Landscaping
Traffic Generation
Floodplain/Wetlands Mitigation
Availability of Utilities
Geologic Hazards/Soils
Other

Related Files: -

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s)
X Signature(s) of Representative(s)



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

31 AUGUST 1995

ERIC C. OAKLEY  
c/o KEMPER SECURITIES  
ROOD & 5TH  
GRAND JUNCTION, COLORADO 81501

Re: Letter of Credit - Kenneth and Eleanor Jean Pigford

Dear Mr. Oakley,

Pursuant to the terms of an irrevocable letter of credit established in favor of Kenneth and Eleanor Jean Pigford in the amount of one thousand one hundred thirty dollars (\$1130.00), the City of Grand Junction hereby makes demand for payment of said sum.

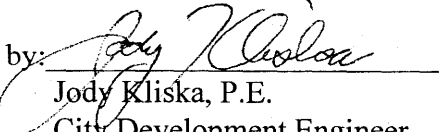
This demand is made and drawn under the attached Letter of Credit dated December 9, 1994.

As the City Development Engineer for the City of Grand Junction, I am authorized by the terms of credit number to make demand for payment and by my signature on this letter do present the letter of credit for payment.

Please mail a bank draft in the amount of \$1,130.00 to my attention at the address found below.

If have questions please call me or Assistant City Attorney John Shaver.

CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

by:   
Jody Kliska, P.E.  
City Development Engineer  
250 North 5th Street  
Grand Junction, CO 81501  
(970) 244-1591

cc: Larry Timm, Director of Community Development  
John Shaver, Assistant City Attorney

# REVIEW COMMENTS

Page 1 of 2

FILE #178-94

TITLE HEADING: Site Plan Review - Greenhouse  
Addition

LOCATION: 2862 North Avenue

PETITIONER: Grand Junction Nursery, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2862 North Avenue  
Grand Junction, CO 81501  
242-5528

PETITIONER'S REPRESENTATIVE: Ken Pigford

STAFF REPRESENTATIVE: Michael Drollinger

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN  
RESOLVED.**

---

CITY DEVELOPMENT ENGINEER

10/31/94

Jody Kliska

244-1591

Sidewalk and driveways are required on North Avenue. These must be constructed in accordance with City Standard Drawings (SEE ATTACHED). A permit from City Engineering is required - work must be performed by a qualified concrete contractor.

Development Improvements Agreement is required for sidewalk and driveways.

CITY UTILITY ENGINEER

10/31/94

Bill Cheney

244-1590

No comment.

MESA COUNTY BUILDING DEPARTMENT

11/2/94

Bob Lee

244-1656

Proposed greenhouse must be 20 feet from north property line. Otherwise a one (1) hour firewall is required by code. (total area 5044 sq. ft.) A City licensed general contractor is required to perform the work.

**GRAND JUNCTION FIRE DEPARTMENT**  
**Hank Masterson**

**11/2/94**  
**244-1400**

---

The Fire Department has no requirements for this addition. The existing hydrants on the south side of North Avenue are adequate.

**GRAND JUNCTION POLICE DEPARTMENT**  
**J. Hall**

**11/1/94**  
**244-3577**

---

Does not appear to cause any problems or concerns from a law enforcement standpoint.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**11/7/94**  
**244-1439**

---

Parking requirements for entire site (including expansion) - 6 spaces. Petitioner has > 30 spaces on-site and satisfies the parking requirements.

**Eric C. Oakley**  
Senior Vice President - Investments

Alpine Bank Building  
Rood & 5th  
Grand Junction, Colorado 81501  
(303) 242-8262  
(800) 452-6712  
FAX (303) 242-3035

December 9, 1994

Irrevocable Letter of Credit  
City of Grand Junction  
2150 N. 5th St.  
Grand Junction, CO 81501

Gentleman:

We establish our irrevocable Letter of Credit in your favor for the account of Kenneth and Eleanor Jean Pigford to the extent of \$1,130.00 available by your draft(s) at Kemper Securities, Inc. on or before August 31, 1995 to be accompanied by the following documents:

- 1) itemized invoices
- 2) Certification that work was not completed as agreed

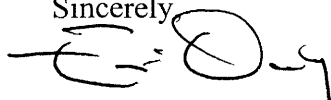
All drafts must be marked "Drawn Under Letter of Credit."

This credit expires in full on August 31, 1995.

This credit is subject of the Uniform Customs and Practice for Documentary Credits (1983 revision), International Chamber of Commerce Document Brochure No. 400.

We hereby agree with the draws, endorsers, and bona fide holders of drafts drawn under and in compliance with the terms of this credit that such drafts will be duly honored upon due presentation to the drawee.

Sincerely



Eric C. Oakley  
Senior Vice President-Investments

ECO/le

Irrigation  
Ditch

Driveway

Telephone  
Pole

Landscaping

Driveway

3-ft

N  
O  
R  
T  
H  
  
A  
V  
E

\$1080 driveways  
\$780 sidewalk

\$1860

IF CONCRETE PIPE UNDER DRIVES, INSTALL  
DRIVEWAYS Now ACCORDING TO STANDARDS.  
\$1050 DRIVEWAYS 300 SF @ \$3.60/SF  
\$780 SIDEWALK  
300 SF @ \$2.60/SF



TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

\*\*\*\*\*

# Exhibit A

GI

Nurseries

NORTH AVE



WALK

LANDSCAPE PLAN SCALE 1" = 10'

GRAND JUNCTION NURSERY, INC  
2862 N. AVE  
242-5528

EXISTING 6' CHAIN LINK FENCE

PLANTING BEDS

(NEW) ARBOR

OPENING

(NEW) SPLIT RAIL FENCE

PARKING LOT EXISTING

EXISTING ASPEN

ACCEPTED MME 6-25-96  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

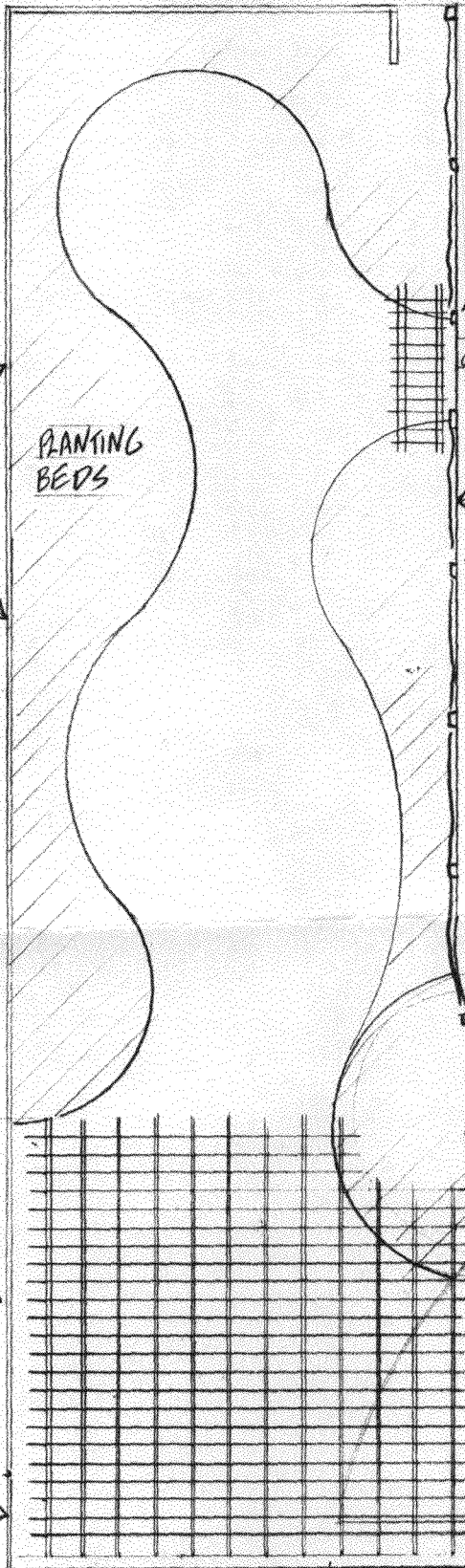
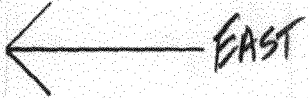
NEW SHADE AREA

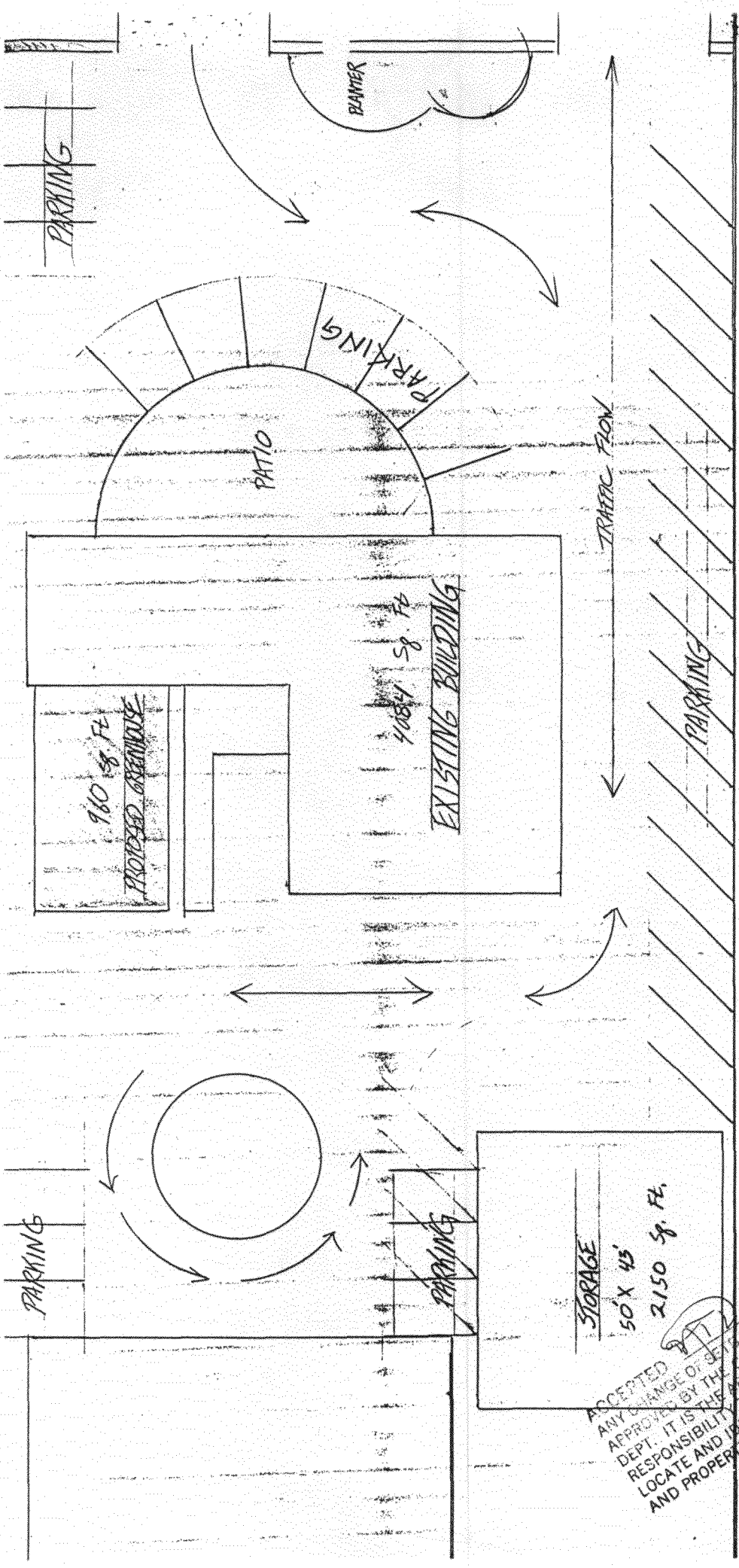
EXISTING PATIO

GATE

ENTRANCE

RETAIL BUILDING



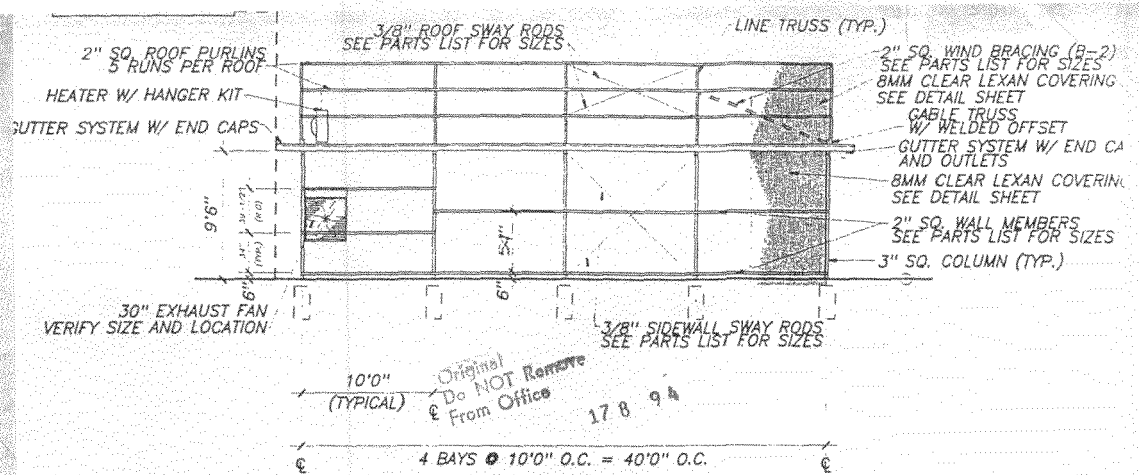


SCALE 1" = 20'

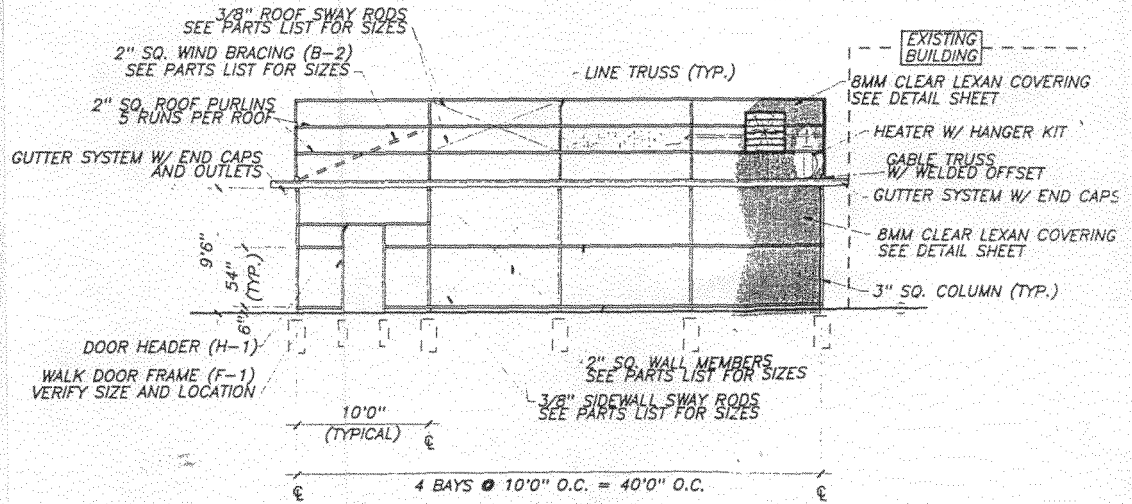
2862 N 37TH AVE

ACCEPTED 12-9-94  
 ANY CHANGE OR SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

#178-94

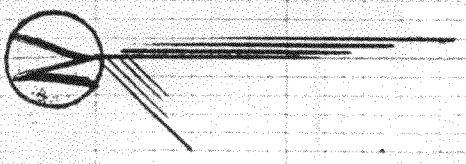


**EAST SIDEWALL ELEVATION**



**WEST SIDEWALL ELEVATION**

FIELD



EXIT FROM GREENHOUSE

GREENHOUSE LOCATION

FENCE LINE

GREENHOUSE  
SIZE  
24' X 40'

178 9 1/4

Original  
From Office  
Do NOT Remove

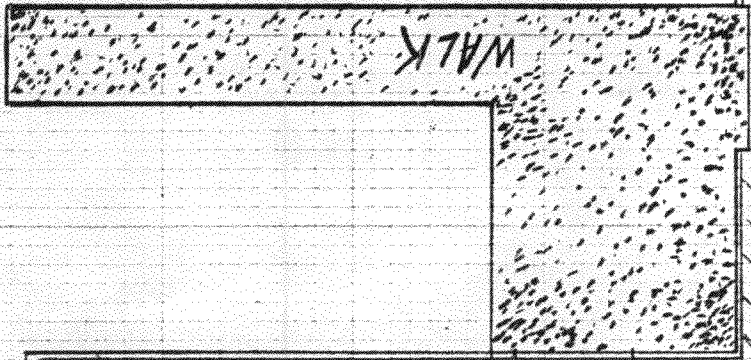
SOUTH END OF GREENHOUSE  
TO BUTT  
UP AGAINST  
EXISTING  
BUILDING  
(NO GLAZING NEEDED)

SCALE  
1" = 10'

NORTH  
WALL OF  
RETAIL SPACE  
IS 17'-5" HIGH

ACCESS TO GREENHOUSE  
SLIDING GLASS DOOR

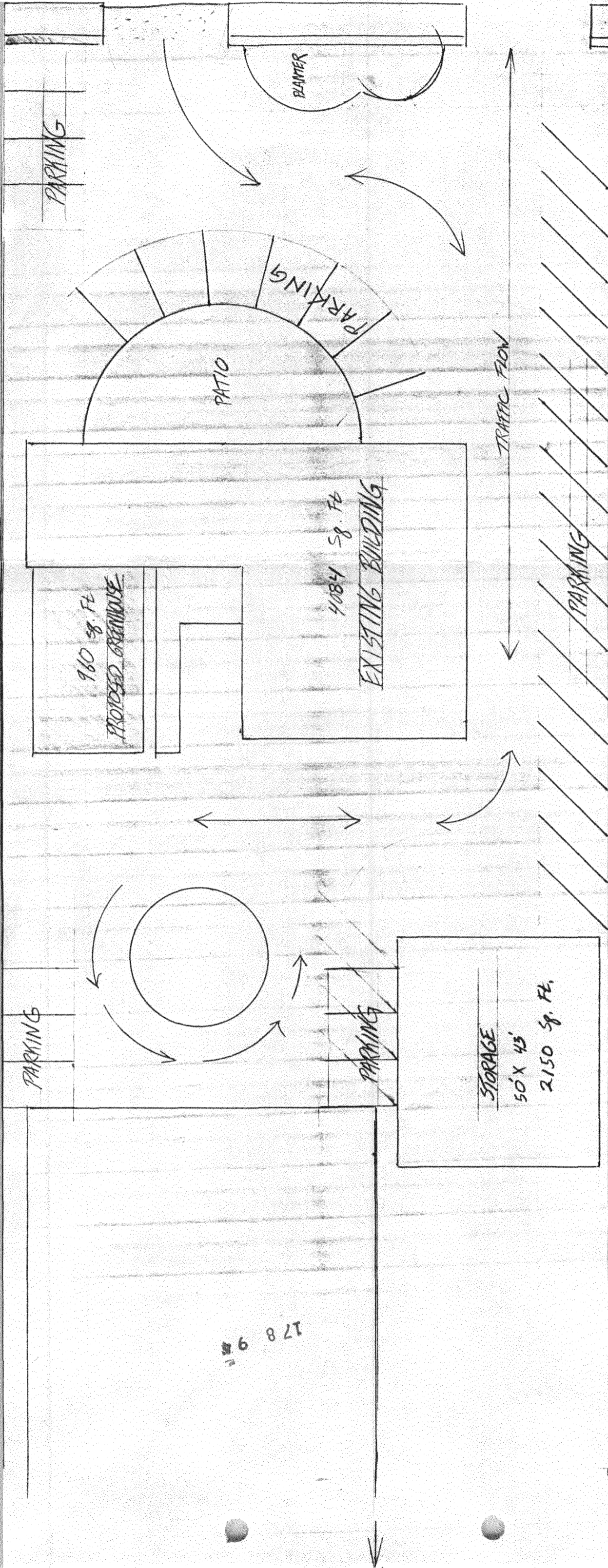
RETAIL  
SPACE  
EXISTING



DOOR WAY  
EXIT FROM  
RETAIL SPACE  
EXISTING

RETAIL  
SPACE

NORTH AVE



2862 NORTH AVE

SCALE 1" = 20'

178 9 21