Table of Contents

Fil	e	le1994-0178 Name:Grand Junction Nursery Inc 2862 North Avet	nue					
P r e s e n t	S c a n n e d	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.						
X	X	X Table of Contents						
		*Review Sheet Summary						
		*Application form						
		Review Sheets	747					
X		Receipts for fees paid for anything						
X	X	X *Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings		T. Arthur				
X		Reduction of assessor's map.		A. W. france				
		Evidence of title, deeds, easements		See See 1				
		*Mailing list to adjacent property owners		danishas, M				
		Public notice cards		* E Company				
		Record of certified mail	:	\$ 1 8 99				
X	X	2080 0000		Alexander de la				
		Appraisal of raw land	!	Administration of the second o				
		Reduction of any maps – final copy		to sugit a control of				
		That reports for dramage and sons (geotechnical reports)	1	Anguad to the analysis of the second				
		Other bound or non-bound reports		to an english				
		Traffic studies	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
X	X	110 (10)) 0 0 1111101100						
		*Petitioner's response to comments						
-		*Staff Reports						
	\dashv	*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits *Summary sheet of final conditions						
1		DOCUMENT DESCRIPTION:						
	X	X Development Improvement Agreement – sent to City Clerk for retention/scanning – 12/9/94						
- 1								
- 1	-+	X Correspondence						
- 1		X Driveway Illustration	7/4-14					
		X Landscape Plan						
X	X	X Elevation Map						
	$\neg \dagger$							
	\dashv							
_	\dashv			-				
	\neg		····					

Location: 2862 N. Ave.		Cricinal Remove Project Name: Grand Junction Nursery, INC.																													
ITEMS	DISTRIBUTION																														
DESCRIPTION	щ	Development			MK/	Outo./	ent	-	ev. Auth.			And which and a second								2	Dept.										EQ'D.
	SSID REFERENCE	City Community		City Miliv Fro	MAN City Property Area	VOIV Pake Offeranon	 City Fire Department 	ANAIR AROUNDAN	O City Downtown De	O County Planning	 County Bldg. Dep 	O Irrigation District	O Drainage District	O Water District	O Sewer District	O U.S. West	O Public Service	COOT	O Corne of Fractional	O Walker Field	· City Police										6 TOTAL REQU
 Application Fee 	VII-1	1																Ι	Π					Ī					ı	Ī	
Submittal Checklist*	VII-3	1			I												$oldsymbol{\mathbb{I}}$	$oldsymbol{\mathbb{I}}$	Γ				I	I	I	T			I		
 Review Agency Cover Sheet* 	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	1	1	1	1		\perp	Ī	I	I			1.		
 Planning Clearance* 	VII-3	1		L	L										\perp	\Box	\perp	\perp	L				\perp	I							
 11"x17" Reduction of Assessor's Map 		+	1.	10	11	1	1+	LI.	1	1	1	1	1	1	1	1	1	1	1	1	1	\bot	\perp	$oldsymbol{\mathbb{I}}$		I			I		
 Evidence of Title 	VII-2	1			11	1		1									1	\perp	L	L		1		1	\perp				1		
O Appraisal of Raw Land	VII-1	1		L	1	1		L					\sqcup			\perp	\perp	┸	L			\perp		1	\perp		<u> </u>		1		
O Deeds	VII-1	1		L	1	_		1			Ш			_		\perp	\perp	丄					\perp	1		1			1	1	
O Easements	VII-2	1	1	1	1	1_		1		Ш	Ш			_	\perp	\bot	\bot	\perp	$oldsymbol{\perp}$	_		\perp		\perp	\perp	\perp			1		
O Avigation Easement	VII-1	1	L	L	11	_		1	Ш				\perp	_	_	_	┸	1	上	乚		\perp	\perp	1	1	1	_	\sqcup	1	1	
O ROW	VII-3	1	1	1	1	$oxed{oldsymbol{oldsymbol{oldsymbol{eta}}}}$		1	Ш		Ш	\dashv	\perp	_	\perp	\perp	\perp	丄		$oldsymbol{ol}}}}}}}}}}}}}}}}}$			\perp	\perp	_	\perp	<u> </u>	Ш			
O Improvements Agreement/Guarantee	-VII-2	<u> </u>	1	1	L			1	Ш	Ш	Ш			_	_	\perp	\perp	\perp	上	<u> </u>	\dashv	\perp	\perp	L	\perp	\perp			1		
O CDOT Access Permit	VII-3	1	1	L	L							\perp	\perp	\perp	\perp	\perp	\perp	丄			\sqcup	\perp			\perp				ł		
O Industrial Pretreatment Sign-off	VII-4	1		1				Ш					\bot	_	\bot	1	丄	1	L							1			1	_	
 General Project Report 	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1	11	11	11	1	1		\perp	1	1_	1			1	1	
O Elevation Drawing	IX-13	1			L			Ш	Ш	Ц		\perp	4	_	\perp	_	丄	1	_			1		1	1_	1			1	1	<u> </u>
Site Plan	IX-29	2	2	1	1	1	1	1	4	1	1	1	4	4	4	4	44	1	1	1	1		1	1	<u> </u>	!			!	<u> </u>	
O 11"x17" Reduction of Site Plan	IX-29		L			1	1	1	1	1	1	1	1	1	11	1 1	11	11	1	1	1			i	1	1		1		<u> </u>	1
O Grading and Drainage Plan	IX-16	1		L	L			Ш				-	1	4	4	4	1	╀	1		4		1	İ	1	!			1	!	
O Storm Drainage Plan and Profile	IX-30	1						Ш	Ш		\dashv	_	1	4		1/1	_	4	L		4	1	<u> </u>	1	4	1					
O Water and Sewer Plan and Profile	IX-34	1		1	L		1	Ш	4	_	4	4	_	1	14	1 1 1	12	╀	Ļ		_	+	!	!	 	;	!!	- !		<u> </u>	
O Roadway Plan and Profile	IX-28	1		<u>_</u>	_		\Box	Ш	\dashv	-	\dashv	4	1	4	4	4	+	╀	\vdash	Н	+	+	4	1	<u> </u>	<u> </u>		4		<u> </u>	<u> </u>
O Road Cross-Sections	IX-27	1		L	<u> </u>		_			\dashv	-	+	\dashv	4	4	+	+	1	Ļ		+	4	+	!	<u> </u>	-	\sqcup	_!	<u> </u>	!	
O Detail Sheet	IX-12	7			<u> </u>		_	\vdash		-	\dashv	-	+	+	+	+	+	╀	╀	Н	+	+	+	! -	╀-	 		+	-	-	
Landseape Plan	IX-20	2		1	_		\dashv	\vdash	-	-	+	+	+	+	+	+	┿	╀	⊢	Н	\dashv	+	+	⊹	┼	-		\dashv		!	
O Geotechnical Report	X-8	1			-	H	\dashv	\dashv	-	\dashv	4	+	+	+	+	+	+	+	-	Н	+	+	+	 	+-	-	H	\dashv	1	! 	
O Final Drainage Report O Stormwater Management Plan	X-5,6 X-14	1				Н	\dashv		-1	+	\dashv	+	+	+	+	+	+	十	1	Н	+	+	+	 	+		H	\dashv	- -	+-	-
O Phase I and II Environmental Report	X-14 X-10,11			-	-		\dashv	\dashv	+	+	\dashv	\dashv	+	+	+	+	+	+	 	Н	+	+	+	╁	╁╴			+	+	1	
O Traffic Impact Study	X-10,111	1		H		H	┪	\dashv	+	\dashv	+	\dashv	+	+	+	+	+	1	-	Н	+	+	+	\vdash	+	\vdash		+	+-	1	
Petail Drawing	Λ-13	H				\vdash	┪	\dashv	\dashv	+	7	+	+	+	+	+	十	†	_	\vdash	T	+	+	t	t		H	+		T	
NIGORANIC		Н	쒸	•			┧	\dashv	\dashv	\dashv	+	+	+	+	十	十	+	T	-	H	:+	+	+	\vdash	t			\dashv	十	 	
. 1		\vdash				\vdash	+	\dashv	\dashv	\dashv	\dashv	+	十	十	+	+	\dagger	\vdash		H	+	+	+	\vdash	T		\vdash	\dashv	+	i -	
		\vdash				\vdash	\dashv	\dashv	+	+	\dashv	+	+	+	T	1	T	\vdash		H	\dashv	$\dot{\top}$	T	1	T	П	\sqcap	十	十		
		Н					\dashv	\dashv	\dashv	\dashv	+	寸	+	\dagger	T	1	T				\top	1	1		1	П		\dashv	\top		
		Н				H	7	\dashv	寸	7	十	7	+	+	十	Ţ.	T	\vdash			+	+	1	1	1	П		\dashv	i	Ī	
		П					7	\dashv	7	7	\dashv	7	7	\top	1	1	T		-		1	T	T						1		
							_			_	T	T	T	T	T	T	Ι					T									
								\Box	\Box		I	$oldsymbol{T}$	I	Ι	T		I				\Box							\Box	I		
							\Box	\Box	\Box		I	I	I	I	I	I	I					I						\perp			
							I	二	\Box			I	Ţ	$oldsymbol{\mathbb{L}}$	F	\perp	\perp							Ĺ				\perp			

NOTES:

An asterisk in the item description column indicates that a form is supplied by the City.

Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or conerwise identified as described above in the description column. 1)

PRE-APPLICATION CONFERENCE

	Date: 10-23-94 Conference Attendance: Pictord, M. prollinger Proposal: Exp. of Greenhouse Location: 2862 N.AJE							
	Tax Parcel Number: 7943 - 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? Area identified as a need in the Master Plan of Parks and Recreation? Parks and Open Space fees required? Recording fees required? Half street improvement fees required? Revocable Permit required? State Highway Access Permit required? Applicable Plans, Policies and Guidelines	Estimated Amount: Estimated Amount: Estimated Amount:						
Located in identified floodplain? FIRM panel # Located in other geohazard area?								
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?								
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 O Screening/Buffering O Land Use Compatibility O Traffic Generation O Floodplain/Wetlands Mitigation O Other							
	It is recommended that the applicant inform the neighboring property of the public hearing and preferably prior to submittal to the City.	owners and tenants of the proposal prior to						
	PRE-APPLICATION CONFE	RENCE						
	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							
	mmunity Development Department prior to those changes being accepted. E UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, ntified 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.							
Z	X	of Representative(s)						
	Signature(s) of Petitioner(s) Signature(s)	of Representative(s)						



81501-2668

250 North Fifth Street

31 AUGUST 1995

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

FAX: (303) 244-1599

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

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 <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

CITY DEVELOPMENT ENGINEER

10/31/94

<u>Iody Kliska</u>

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.

FILE #178-94 / REVIEW COMMENTS / page 2 of 2

Michael Drollinger

GRAND JUNCTION FIRE DEPARTMENT	11/2/94
Hank Masterson	244-1400
The Fire Department has no requirements for this addition. of North Avenue are adequate.	The existing hydrants on the south side
GRAND JUNCTION POLICE DEPARTMENT	11/1/94
J. Hall	244-3577
Does not appear to cause any problems or concerns from a	a law enforcement standpoint.
COMMUNITY DEVELOPMENT DEPARTMENT	11/7/94

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

244-1439

Kemper Securities, Inc.



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 you 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.

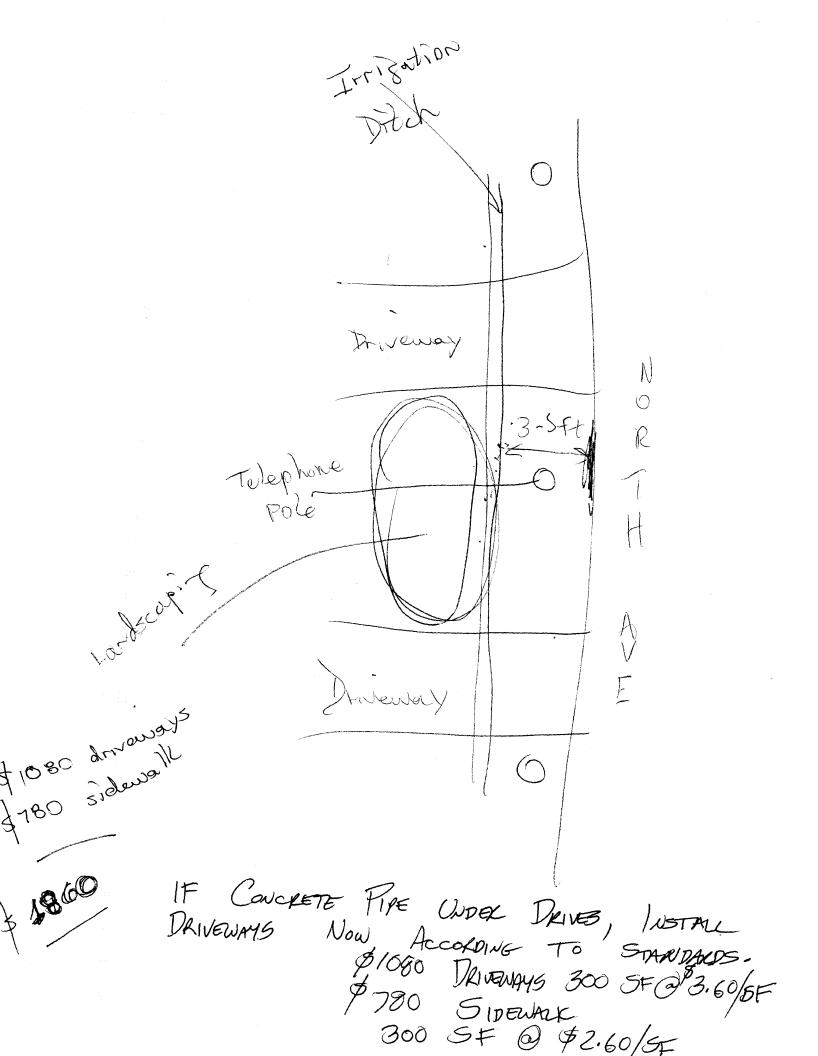
We hereby agree with the draws, endorsers, and bona fide holders of drafts drawn under and in compliance with the terms of this credit that such drafts will be duly honored upon due presentation to the drawee.

Sincerely

Eric C. Oakley

Senior Vice President-Investments

ECO/le



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



