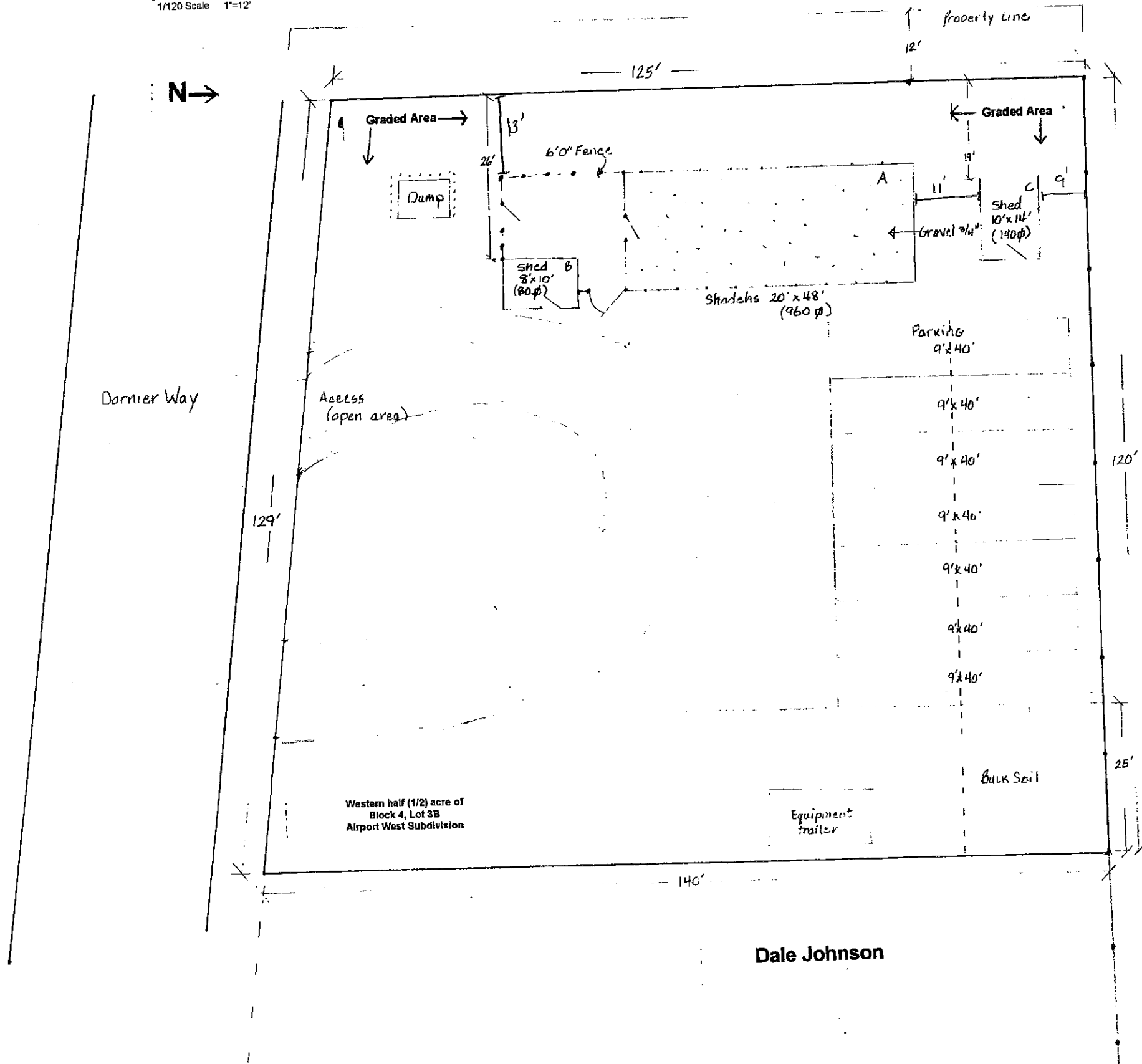


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Lily & Fern, LLC
1/120 Scale 1"=12'



Hailey Nursery

Dornier Way

Western half (1/2) acre of
Block 4, Lot 3B
Airport West Subdivision

Dale Johnson



lilyandfern@cox.net
415 E. Carbonate Hailey, ID 83333
Pam 720-5331 Annie 720-8789

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Description of existing use
Vacant Lot

Description of proposed conditional use
Storage of vehicles and employee parking
Place for delivery and holding of materials
Shade house for holding plant material until it can be transferred to clients
Small fenced area to contain dumpster and empty pots until pots are returned for recycle

Effects on adjoining property
Virtually none - storage and holding use only

Identifying surrounding land uses and general compatibility
Hailey Nursery is located directly north of the property, there is vacant land to the west and south.
Just south of the vacant land is Scott Miley Roofing where they store their vehicles.

Relationship of the proposed use to the Comprehensive Plan
The annexation of Airport West Business Park added acreage of light industrial zoned land for light industrial uses which is the nature of our business. Reference Section 5 in current land use.
Reference Section 6.2 in services and offices. Our business should be located in the light industrial area so as not to impact residential areas. This lot is zoned SCII which is appropriate for our intentions.

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Lily & Fern, LLC.

- Bldg. A 960 sq. ft.
Low Profile Quonset Shadehouse (dimensions 20' x 48')
Sidewalls 4' high 1 5/8" steel pipe
Center 8 1/2' high
Cover - Poly Shade Cloth for summer use only
- Bldg. B 80 sq.ft.
Wood Shed for storage only (dimensions 8' x 10')
Padlock door for security
Center roof 7' 9" high
- Bldg C 140 sq. ft.
Wood Shed for storage only (dimensions 10' x 14')
Padlock door for security
Center roof 7'11" high

No electricity to any building.

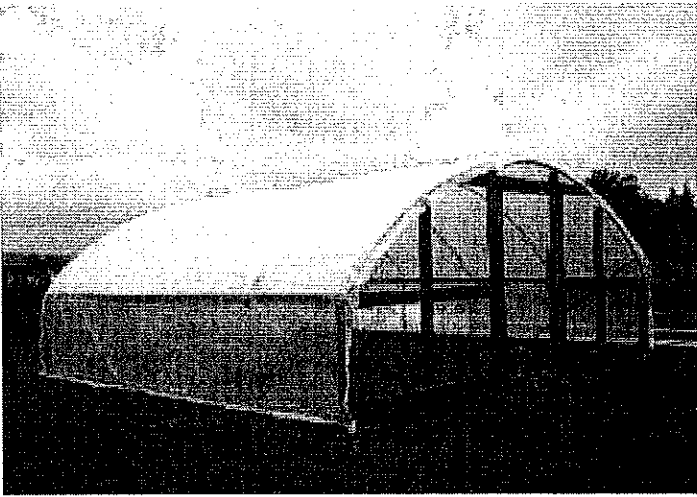
No water or irrigation to any building.

Plants in shadehouse will be watered by hand using L&F water truck.

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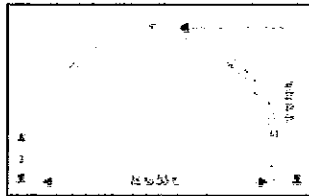


Structures

Home | Brochure | Structures | Quality | Accessories | Prices | Photos | Info | Site Map

Structure Designs

Quonset - 30 to 40 ft.



BOWS: 1 7/8" steel pipe, .095 ga. Stress rating: 55,000 psi; 5' or 6' centers per need (4' for Poly Carbonate); Secured with 1' x 1 5/8" sleeve, .072 ga.

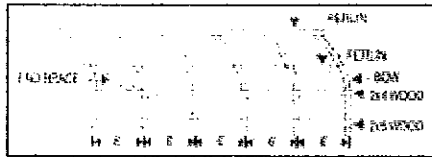
SIDEWALL: 3 ft. Or 4 ft.

PURLINS: 3 rows, 1 3/8" pipe, .065 ga.

LEGS: 5' X 2 3/8" steel pipe, .145 ga.

END BRACES: 4 @ 21' x 1 3/8 pipe, .065 ga.

COVERS: Available in Poly (48' x 100' ground to ground), Shade Cloth (46' x 100') or Poly Carbonate in corrugated or flats for ends, covers

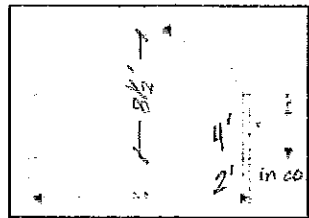


*Non Code

CUSTOM SHADE CLOTH: Knitted or woven available in various shade percents from 30% to 80%. Custom made with taped edges and grommets every two feet for woven.

Hardware and complete instructions for assembly included. Though lumber for end framing and sideboards is supplied by the customer, pre-fab steel end walls are available from the manufacturer.

Low Profile Quonset - 20 ft. wide x 40' long

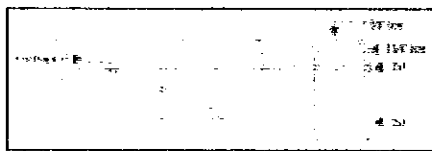


BOWS: 1 5/8" (.065, .072, .095 ga.) or 1 7/8" (.095 ga.) steel pipe, (.085 or .095 in heavy snow areas); 5' or 6' centers per need (4' for Poly Carbonate, 5' for heavy snow or wind areas)

PURLINS: 1 row, 1 3/8" pipe, .065 ga. = 5 purlins

LEGS: 6' x 1 7/8" pipe, .072 2 3/8" .134 ga.

END BRACES: 4 @ 21' x 1 3/8 pipe, .065 ga.

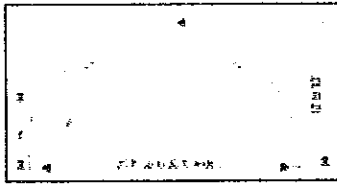


*Non Code

COVERS: Available in Poly 32' ground to ground or Poly Carbonate in corrugated or flats. Hardware and complete instructions for assembly included. Though lumber for end framing and sideboards is supplied by the customer, pre-fab steel end walls are available from the manufacturer.

Semi-Gabled

BOWS: 1 7/8" steel pipe, .095 ga. Stress rating: 55,000 psi; 5' or 6' centers per need (4' for Poly Carbonate); Secured with



1' x 1 5/8" sleeve, .072 ga.

SIDEWALL: Built in, 6 ft.

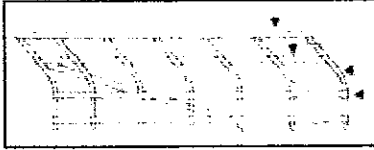
PURLINS: 3 rows, 1 3/8" pipe, .065 ga.

LEGS: 3' X 2 1/8" steel pipe, .065 ga.

END BRACES: 4 @ 21' x 1 3/8 pipe, .065 ga.

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COVERS: Available in Poly (48' x 100' ground to ground), Shade Cloth (46' x 100') or Poly Carbonate in corrugated or flats, for ends, covers.

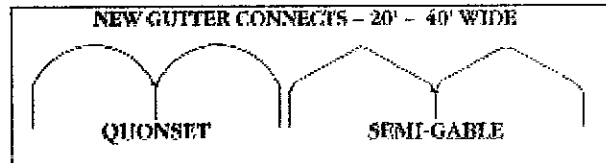
CUSTOM SHADE CLOTH: Knitted and woven available in various shade percents from 30 to 80%. Custom made with taped edges and grommets every two feet for woven.

Hardware and complete instructions for assembly included. Though lumber for end framing and sideboards is supplied by the customer, pre-fab steel end walls are available from the manufacturer.

Gutter Connects - 20 to 40' Wide

Code Structures:

- Wind Loads 85-95 m.p.h.
- Snow Loads 25 Lbs p.s.f. and 50 Lbs p.s.f.
- Stamped for 12 states



Sidewalls from 8' to 18' Height

All Gutter Connects are Code Structures
(Engineer Stamped Structures)

Covers

- Poly (48' x 100' ground to ground)
- Shade Cloth (46' x 100' ground to ground)
- Poly Carbonate in corrugated or flats.

*Cover extra - available in 32' Poly, ground to ground, or Poly Carbonate in corrugated or flats

Galvanized Steel Tubing

Allied's Gatorshield Steel Tubing... the Tubing of Choice for Any Greenhouse Structure

- **Superior Strength** - Minimum 50,000 PSI yield/55,000 PSI tensile for the ultimate in structural integrity.
- **Unsurpassed Corrosion Protection** - At least 25% more resistant to rust and corrosion than any competitive product, Allied's uniform Flo-Coat zinc galvanizing makes the difference.