

RECEIPT OF APPLICATION

DATE BROUGHT IN: 4/10/03

CHECK #: N/A AMOUNT: N/A

DATE TO BE CHECKED IN BY: 4/14/03

PROJECT/LOCATION: 1204 N 7th St.

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application



DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|---|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input checked="" type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

1204 N 7th St

Site Tax No.(s):

2945-114-116-0116

Site Acreage/Square footage:

.304

Site Zoning:

B-1

Project Description:

Landscape in R-O-W

Ben D. Hill, Faith M. Hill
MARK E. HOLMES

Property Owner Name

Developer Name

Representative Name

1204 N. 7th Street

Address

Address

Address

GRAND Junction, CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

970-241-7653

Business Phone No.

Business Phone No.

Business Phone No.

hillandholmes@juno.com

E-Mail

E-Mail

E-Mail

970-242-7304

Fax Number

Fax Number

Fax Number

Ben Hill

Contact Person

Contact Person

Contact Person

970-241-7653

Contact Phone No.

Contact Phone No.

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Ben Hill

Signature of Person Completing Application

4-8-03

Date

Ben D. Hill Faith M. Hill

Mark Holmes

4-8-03

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

General Project Report

Located at 1204 N. 7th
Want to change the "small"
grass areas to rock & small
desert type plants. Have water
into all areas for drip system.

QUITCLAIM DEED

Faith M. Hill and Mark E. Holmes
whose address is 1204 North 7th Street, Grand Junction

BOOK 2229 PAGE 383

383

County of Mesa
Colorado 81501

1755444 1219PM 05/03/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No Fee

no doc fee

for the consideration of
Ten and other valuable consideration
Dollars, in hand paid,

hereby sell(s) and quitclaims(s) to Faith M. Hill and Ben Hill, as Joint Tenants
as to an undivided 66.66% interest and Mark E. Holmes, as
to an undivided 33.34% interest

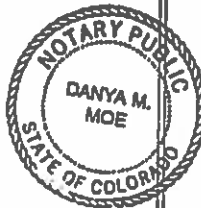
whose address is 1204 North 7th Street, Grand Junction 81501
County of Mesa . and State of Colorado . the following

real property, in the County of Mesa . and State of Colorado, to wit:

1/2 of Lot 16 and all of Lots 17 and 18 in
Block 1 of
CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION:
EXCEPT Beginning at the Southeast corner of said Lot 18;
thence West along the South boundary line of said Lot 18, a distance of
65 feet;
thence North 30 feet;
thence East 65 feet;
thence South to the Point of Beginning;
AND the West 75 feet of Lots 19, 20 and 21 in
Block 1 of
CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION

also known as street and number 1204 N. 7th Street, Grand Junction

's schedule or parcel number: 2945-114-16-016
with all its appurtenances



Signed this 1st day of May, 19 96
Faith M. Hill
Faith M. Hill
Mark E. Holmes
Mark E. Holmes

STATE OF COLORADO,
County of Mesa) ss.
The foregoing instrument was acknowledged before me this 1st day of May, 19 96,
by Faith M. Hill and Mark E. Holmes

My commission expires 4/24/99
WITNESS my hand and official seal.
Danya M. MOE
Notary Public

Name and Address of Person Creating Newly Created Legal Description (16-35-106.3, C.R.S.)

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 4/11/03

Project Name: _____ (if applicable)

Project Location: 1204 N. 7th St. (address or cross-streets)

Check-In Staff _____ Community Development: PC initials of check-in
Development Engineer: _____ staff members

APPLICATION TYPE(S): Revocable Permit (Administrative)
(e.g. Site Plan Review)

FEE PAID: Application: _____
Acreage: 1
Public Works: 1

BALANCE DUE:
 Yes amount \$ _____
 No to be once approved.

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below
Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below
Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: _____

Senta

Special Processing Instructions:

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4-10-03 To Review Agency: City Community Development

File No: RVP-2003-063 Staff Planner: Senta Costello
(To be filled in by City Staff) *(To be filled in by City Staff)*

Project Name: Hill & Holmes Office

Location: 1204 N. 7th St. GRD Jct, CO 81501

Development Review Meeting Date: 4/22/03
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
Community Development Department no later than**

(To be filled in by City Staff)

4/21/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____

Date _____

Email Address _____

Telephone _____

General Meeting/Pre-application Conference Checklist

Date 4/4/03

Applicant Ben Hill Phone 241-7653 Tax Parcel # 2945-114-16-016

Location 1204 N 7th St Proposal Landscape R-O-W

Meeting Attendees Faye, Ben

While all factors in a development proposal require careful thought, preparation and design, the following circled 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. General meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning:
- b. Future Land Use Designation:
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements
- b. traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering
- f. lighting & noise
- g. signage

MISCELLANEOUS

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands, geologic hazard, soils
- d. proximity to airport (clear or critical zone)

OTHER

- a. related files _____
- b. neighborhood meeting _____

FEES

- a. application fee: Ø
Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks Impact Fee:
- e. Open Space Fee or Dedication:
- f. School Impact Fee:
- g. Recording Fee:
- h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, TEDS, SWMM
- b. Submittal Requirements/Review Process
- c. Annexation (Persigo Agreement)

PLANNER'S NOTES

B-1

Landscaping in R-O-W

Planner's Name: Haye

SUBMITTAL CHECKLIST

Date: 4/4/03

REVOCABLE PERMIT LANDSCAPING IN ROW

Expiration date: 6 months from above date

Location: 1204 N 7th St

Project Name: Hill Landscaping

ITEMS	DISTRIBUTION																		Total required								
	SSID Reference	● City Community Development	● City Development Engineer	● City Utility Engineer	● City Property Agent	○ City Attorney	● City Parks & Recreation	○ City Fire Dept / Clifton Fire Dept	○ City Police Department	○ City Transportation Engineer	○ City Downtown Dev. Authority	● City Code Enforcement	○ City Council	○ County Planning	○ Qwest	○ Excel	○ Cable	○ Water District		○ Sewer District	○ Drainage District	○ Irrigation District	○ CDOT	○ RTPO	○ Urban Trails	○ Other	
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Submittal Checklist*	VII-4	1																									
● 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	1	1	1		
● Reduction of Assessor's Map <u>Location</u>	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Site Plan <u>/Landscape plan</u>	IX-31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Legal Description* (1)	VII-3	1			1																						
● Evidence of Title	VII-2	1	1		1																						

PW

Notes: * An asterisk in the item description column indicates that a form is supplied by the City.
 (1) Provide legal description of the right-of-way area to be used.



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

April 16, 2003

ACCEPTANCE LETTER

A submittal for the Hill Landscaping (RVP-2003-063) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Senta Costello, the project planner, at 244-1442 or sentac@ci.grandjct.co.us.

Review comments for the project will be available on 4/29/03 after 4:00 P.M., approximately 3 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: RVP-2003-063

Senta

April 18, 2003

Re: RVP-2003-063
HILL AND HOLMES OFFICE

*AP
4/2/03*

REVIEW COMMENTS

No comments at this time. It appears that the landscaping improvements will be within the right of way.

By: Peter T. Krick
Professional Land Surveyor
City of Grand Junction

REVIEW COMMENTS

*Emailed
4/29/03*

Page 1 of 1
April 29, 2003

FILE #RVP-2003-063

TITLE HEADING: Hill Landscaping

LOCATION: 1204 North 7th Street

PETITIONER: Hill & Homes Real Estate – Ben Hill
Hill & Homes Real Estate – Mark Holmes

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
241-7653

STAFF REPRESENTATIVE: **Senta Costello**

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 29, 2003.

CITY COMMUNITY DEVELOPMENT 4/14/03
Senta Costello 244-1442

Please provide a Site Plan/Landscaping Plan showing the property lines and where the proposed landscaping will be located in relation to the property and developed street.

CITY DEVELOPMENT ENGINEER 4/14/03
Rick Dorris 256-4034

No comments as long as simply changing landscaping.

CITY PROPERTY AGENT 4/21/03
Peter Krick 244-4123

No comments at this time. It appears that the landscaping improvements will be within the right of way.

CITY CODE ENFORCEMENT 4/22/03
Nina McNally 256-4103

Owner must maintain all vegetation, fences, walls and berms so that there is no sight distance hazard nor road or pedestrian hazard. ZD 6.5

Comments not available as of 4/29/03:
Parks & Recreation Department
City Utility Engineer

Memorandum

DATE: May 15, 2003

TO: Peter Krick, City Property Agent
Tim Woodmansee, Real Estate Manager

FROM: Senta Costello, Associate Planner

SUBJECT: Response to Comments – Hill Landscaping -
(RVP-2003-063).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Thursday, May 22, 2003.

If you have any questions please contact me at:

Phone #: 244-1442

Fax #: 256-4031

E-mail: sentac@ci.grandjct.co.us

LETTER OF TRANSMITTAL

BALAZ & ASSOCIATES, INC.
 2527 Foresight Circle
 Grand Junction, CO 81505
 Phone 970-263-9733
 Fax 970-263-9736

Date 5-14-03

To SANTA COSTELLO

RECEIVED

MAY 14 2003

Re: Hill Landscaping

COMMUNITY DEVELOPMENT
 DEPT.

WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

Copies	Date	No.	Description
6			site and landscape Plan of proposed landscape area descriptions

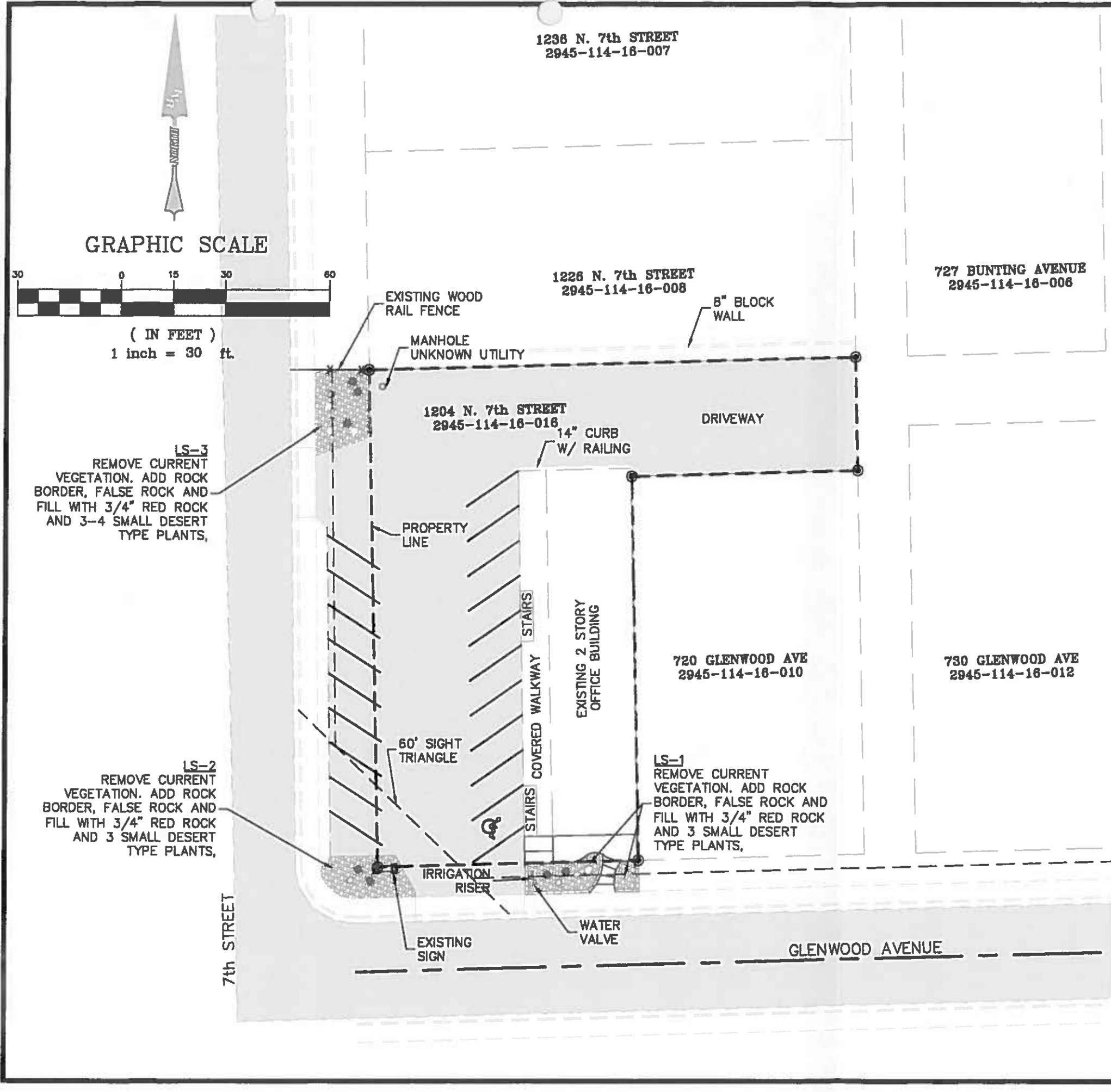
THESE ARE TRANSMITTED as checked below:

- For Approval Approved as Submitted Resubmit _____ copies for Approval
 For Your Use Approved as Noted Submit _____ copies for Distribution
 As Requested Returned for Corrections Return _____ Corrected Prints
 For Review and Comment _____
 For Bids Due _____ 20 _____ Prints Returned After Loan to Us

REMARKS _____

COPY TO BEN HILL SIGNED: Bill Balaz

C:\BAI\Colorado\HILL & HOLMES\HILL.HOL1.dwg, 05/14/03 02:12:48 PM



LANDSCAPE AREA DESCRIPTIONS

LS-1
 BEGIN AT THE SOUTHEAST PROPERTY CORNER OF THE PARCEL OF LAND BELONGING TO BEN D. HILL, FAITH M. HILL, AND MARK E. HOLMES WITH AN ADDRESS OF 1204 N. 7th STREET. FROM THE POINT OF BEGINNING BEAR S01°32'51"E FOR 8.92 FEET; THENCE BEAR S88°27'09"W FOR 32.67 FEET; THENCE BEAR N01°15'14"W FOR 8.92 FEET; THENCE BEAR N88°27'09"E FOR 32.62 FEET TO THE POINT OF BEGINNING.

LS-2
 BEGIN AT THE SOUTHWEST PROPERTY CORNER OF THE PARCEL OF LAND BELONGING TO BEN D. HILL, FAITH M. HILL, AND MARK E. HOLMES WITH AN ADDRESS OF 1204 N. 7th STREET. FROM THE POINT OF BEGINNING BEAR N88°27'09"E FOR 6.85 FEET; THENCE BEAR S29°01'44"E FOR 8.36 FEET; THENCE BEAR S01°15'18"E FOR 1.50 FEET; THENCE BEAR S88°27'09"W FOR 17.52 FEET; THENCE BEAR N49°19'27"W FOR 13.44 FEET ALONG THE CHORD OF AN ARC WITH A RADIUS OF 10.00 FEET; THENCE BEAR N43°16'51"E FOR 4.50 FEET; THENCE BEAR N88°44'42"E FOR 13.61 FEET; THENCE BEAR S01°15'22"E FOR 3.24 FEET TO THE POINT OF BEGINNING.

LS-3
 BEGIN AT THE NORTHWEST PROPERTY CORNER OF THE PARCEL OF LAND BELONGING TO BEN D. HILL, FAITH M. HILL, AND MARK E. HOLMES WITH AN ADDRESS OF 1204 N. 7th STREET. FROM THE POINT OF BEGINNING BEAR S01°15'22"E FOR 17.12 FEET; THENCE BEAR S32°09'34"W FOR 3.86 FEET ALONG THE CHORD OF AN ARC WITH A RADIUS OF 3.05 FEET; THENCE BEAR S71°50'53"W FOR 14.47 FEET; THENCE BEAR N00°50'24"W FOR 25.00 FEET; THENCE BEAR S89°38'07"E FOR 15.80 FEET TO THE POINT OF BEGINNING.

LEGEND

- — — — — EX. CENTERLINE
- x-x-x-x- EX. FENCE
- — — — — EX. EDGE OF PAVEMENT
- — — — — EX. CURB, GUTTER & S/W
- — — — — EX. CONCRETE WALL
- — — — — EXISTING PROPERTY LINE
- — — — — EX. PARKING STRIPE
- — — — — PROPERTY LINE
- ⊕ EX. WATER VALVE
- ⊕ EX. IRRIGATION RISER
- ⊙ PROPERTY CORNER
- ▭ EX. PAVEMENT
- ▨ PROP. 3/4" RED ROCK

SCALE: 1" = 30'	DATE: 05/14/03	DRAWN BY: CDC	ENGINEER: WFD	CHECKED BY: WFD	DATE: 05/14/03
<p>HILL & HOLMES REAL ESTATE OFFICE LANDSCAPING PERMIT SITE PLAN GRAND JUNCTION, COLORADO</p>					
<p>Balaz & Associates, Inc. 2577 Perimeter Circle Grand Junction, Colorado 81505 Tel: 970-263-9733 Fax: 970-263-9736</p>					
<p>SHEET NO. 1 OF 1 SHEETS JOB NO. HILLHOL1</p>					

May 19, 2003

Re: RVP-2003-063
HILL AND HOLMES OFFICE

AP
5/19/03

REVIEW COMMENTS

1. The descriptions for Parcels LS-1, LS-2 and LS-3 are inadequate. The sketch does not match the legal descriptions, a Basis of Bearings is not stated, the legal descriptions are not "tied" to any recorded Plat or land corner of record and areas are not indicated for the three parcels.
2. A signed and sealed copy of a survey showing all improvements should be submitted for review.
3. State Statute No. 38-35-106.5 requires the name and address of the person who created the legal descriptions.
4. A permit may be required for the parking spaces within the right of way for 7th Avenue; contact Mr. Tim Woodmansee, Real Estate Manager, City of Grand Junction, for confirmation.

By: Peter T. Krick
Professional Land Surveyor
City of Grand Junction

REVIEW COMMENTS

2nd Round Comments

Emailed

Page 1 of 1
May 23, 2003

FILE #RVP-2003-063(2)

TITLE HEADING: Hill Landscaping

LOCATION: 1204 North 7th Street

PETITIONER: Hill & Holmes Real Estate – Ben Hill
Hill & Holmes Real Estate – Mark Holmes

PETITIONER'S ADDRESS/TELEPHONE: 1204 N 7th Street
241-7653

STAFF REPRESENTATIVE: Senta Costello

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., FRIDAY, JUNE 29, 2003.

CITY PROPERTY AGENT
Peter Krick

5/19/03
244-4123

REVIEW COMMENTS

1. The descriptions for Parcels LS-1, LS-2 and LS-3 are inadequate. The sketch does not match the legal descriptions, a Basis of Bearings is not stated, the legal descriptions are not "tied" to any recorded Plat or land corner of record and areas are not indicated for the three parcels.
2. A signed and sealed copy of a survey showing all improvements should be submitted for review.
3. State Statute No. 38-35-106.5 requires the name and address of the person who created the legal descriptions.
4. A permit may be required for the parking spaces within the right of way for 7th Avenue; contact Mr. Tim Woodmansee, Real Estate Manager, City of Grand Junction, for confirmation.

Memorandum

DATE: June 3, 2003

TO: Peter Krick, City Property Agent

FROM: Senta Costello, Associate Planner

SUBJECT: Response to Comments – Hill Landscaping -
(RVP-2003-063).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Tuesday, June 10, 2003.

If you have any questions please contact me at:

Phone #: 244-1442

Fax #: 256-4031

E-mail: sentac@ci.grandjct.co.us

BALAZ & ASSOCIATES, INC.

2527 Foresight Cir. Grand Junction, CO 81505 Phone: (970) 263-9733

June 2, 2003

Ms. Senta Costello
Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

RECEIVED
JUN 02 2003
COMMUNITY DEVELOPMENT
DEPT.

Re: Hill Landscaping
File #RVP-2003-063(2)

Dear Senta:

Please find enclosed two (2) copies of the response to the second round of review comments. One copy is for Peter Krick and one copy is for your files.

- 1) The descriptions for parcels LS-1, LS-2 and LS-3 have been revised per conversations with Peter Krick. The revised parcel descriptions are attached.
- 2) The site plan has been based on field measurements from located property corner monuments per discussions with City Staff. A sealed site plan is attached.
- 3) The person preparing the legal descriptions is Kurt Shepherd P.L.S., KS Professional Surveying, Inc.
- 4) The parking spaces are assumed to have been approved during the conditional use permit process in 1988 that Hill and Holmes completed when the property was purchased.

Please feel free to contact us if you have any questions regarding this transmittal.

Sincerely,
Balaz & Associates, Inc.



William P. Balaz Jr., P.E.
President

Cc: Ben Hill w/ Attachments

LS-1

An Easement located in a portion of Section 11, Township 1 South, Range 1 West, Ute Principle Meridian, Mesa County, Colorado, being more particularly described as follows.

Commencing at the Southwest corner of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar set in concrete with cap, P.L.S. 24943, whence the Northwest corner of the South ½ of Lot 16 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar with cap, P.L.S. 24943, bears North 01°15'22" West with all bearings contained herein relative thereto, Thence North 88°27'09" East 42.38 feet along the Southerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision to the POINT OF BEGINNING.

Thence North 88°27'09" East 32.62 feet along the Southerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision; Thence departing from the Southerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, South 01°32'51" East 8.92 feet; Thence South 88°27'09" West 32.67 feet; Thence North 01°15'14" West 8.92 feet to the POINT OF BEGINNING.

Containing approximately 0.007 acres.



Kurt R. Shepherd

LS-2

An Easement located in a portion of Section 11, Township 1 South, Range 1 West, Ute Principle Meridian, Mesa County, Colorado, being more particularly described as follows.

Commencing at the Southwest corner of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar set in concrete with cap, P.L.S. 24943, whence the Northwest corner of the South ½ of Lot 16 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar with cap, P.L.S. 24943, bears North 01°15'22" West with all bearings contained herein relative thereto, this being the POINT OF BEGINNING.

Thence North 88°27'09" East 6.85 feet along the Southerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision; Thence departing from the Southerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, South 29°01'44" East 8.36 feet; Thence South 01°15'18" East 1.50 feet; Thence South 88°27'09" West 17.52 feet; Thence 14.74 feet along the arc of a curve to the right, having a radius of 10.00 feet and a central angle of 84°26'48", the chord of which bears North 49°19'27" West 13.44 feet; Thence North 43°16'51" East 4.50 feet; Thence North 88°44'42" East 13.61 feet to the Westerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision; Thence along the Westerly line of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, South 01°15'22" East 3.24 feet to the POINT OF BEGINNING.

Containing approximately 0.006 acres.



Kurt R. Shepherd

LS-3

An Easement located in a portion of Section 11, Township 1 South, Range 1 West, Ute Principle Meridian, Mesa County, Colorado, being more particularly described as follows.

Commencing at the Southwest corner of Lot 21, Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar set in concrete with cap, P.L.S. 24943, whence the Northwest corner of the South ½ of Lot 16 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, which is a 5/8 inch diameter rebar with cap, P.L.S. 24943, bears North 01°15'22" West with all bearings contained herein relative thereto, Thence North 01°15'22" West 124.75 feet along the Westerly line of Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision to the POINT OF BEGINNING.

Thence departing from the Westerly line of Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision, 3.56 feet along the arc of a non-tangent curve to the right having a radius of 3.05 feet and a central angle of 66°49'51", the chord of which bears South 38°07'13" West 3.35 feet; Thence South 71°50'53" West 14.47 feet; Thence North 00°50'24" West 25.00 feet; Thence South 89°38'07" East 15.80 feet to the Westerly line of Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision; Thence along the Westerly line of Block 1 of Craigs Subdivision of Lot 17 of Capitol Hill Subdivision South 01°15'22" East 17.75 feet to the POINT OF BEGINNING.

Containing approximately 0.008 acres.

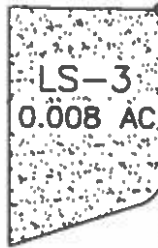


Kurt R. Shepherd

#5 REBAR W/CAP
PLS 24943

EXHIBIT

7th STREET



BLOCK 1, SOUTH 1/2 LOT 16

BLOCK 1, LOT 17

BLOCK 1, LOT 18

BLOCK 1, LOT 19

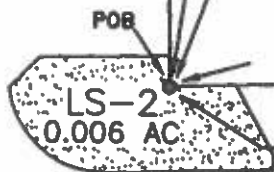
BLOCK 1, LOT 20

BLOCK 1, LOT 21

BASIS OF BEARING

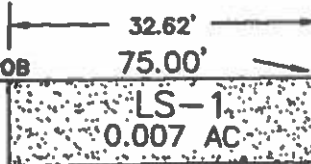
124.75'
142.50'

S 01°15'22" E



N 88°27'09" E

#5 REBAR W/CAP
IN CONCRETE
PLS 24943



32.62'

75.00'

GLENWOOD AVENUE



Scale: 1" = 20'

LANDSCAPE EASEMENTS
Hill & Holmes
 Real Estate Office
 Grand Junction, Colorado

Scale 1" = 20'

30 May 2003

20-2003.dwg

Drawn by: RES

PN: 2003-20

Sheet: 1 of 1

PREPARED BY:

KS PROFESSIONAL SURVEYING, INC.

2591 B 3/4 Road

Grand Junction, CO 81503

Phone: (970) 257-7146 Fax: (970) 255-7047

LEGEND

- EX. CENTERLINE
- x-x- EX. FENCE
- - - EX. EDGE OF PAVEMENT
- - - EX. CURB, GUTTER & S/W
- - - EX. CONCRETE WALL
- - - EXISTING PROPERTY LINE
- - - EX. PARKING STRIPE
- - - PROPERTY LINE
- ⊗ EX. WATER VALVE
- ⊗ EX. IRRIGATION RISER
- ⊙ PROPERTY CORNER
- EX. PAVEMENT
- PROP. 3/4" RED ROCK



LANDSCAPE AREA DESCRIPTIONS
PER THOSE PROVIDED BY: PROFESSIONAL SURVEYING, INC

LS-1
AN EASEMENT LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPLE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR SET IN CONCRETE WITH CAP, P.L.S. 24943, WHENCE THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 16 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR WITH CAP, P.L.S. 24943, BEARS NORTH 01°15'22" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE NORTH 88°27'09" EAST 42.38 FEET ALONG THE SOUTHERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION TO THE POINT OF BEGINNING.

THENCE NORTH 88°27'09" EAST 32.62 FEET ALONG THE SOUTHERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION; THENCE DEPARTING FROM THE SOUTHERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, SOUTH 01°32'51" EAST 8.92 FEET; THENCE SOUTH 88°27'09" WEST 32.67 FEET; THENCE NORTH 01°15'14" WEST 8.92 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 0.007 ACRES.

LS-2
AN EASEMENT LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPLE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

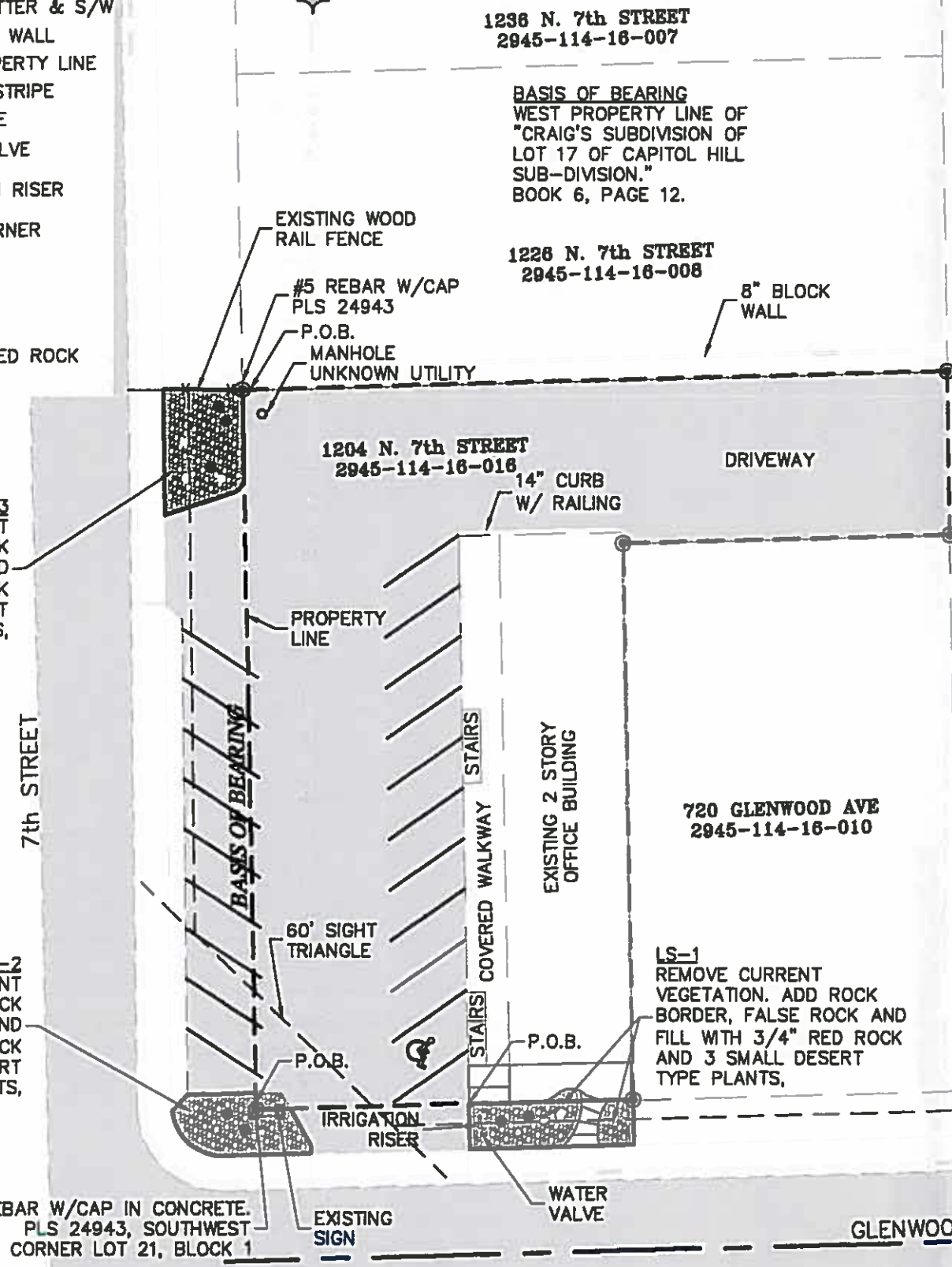
COMMENCING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR SET IN CONCRETE WITH CAP, P.L.S. 24943, WHENCE THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 16 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR WITH CAP, P.L.S. 24943, BEARS NORTH 01°15'22" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THIS BEING THE POINT OF BEGINNING.

THENCE NORTH 88°27'09" EAST 6.85 FEET ALONG THE SOUTHERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION; THENCE DEPARTING FROM THE SOUTHERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, SOUTH 29°01'44" EAST 8.36 FEET; THENCE SOUTH 01°15'18" EAST 1.50 FEET; THENCE SOUTH 88°27'09" WEST 17.52 FEET; THENCE 14.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 84°26'48", THE CHORD OF WHICH BEARS NORTH 49°19'27" WEST 13.44 FEET; THENCE NORTH 43°16'51" EAST 4.50 FEET; THENCE NORTH 88°44'42" EAST 13.61 FEET TO THE WESTERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, SOUTH 01°15'22" EAST 3.24 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 0.006 ACRES.

LS-3
AN EASEMENT LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPLE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR SET IN CONCRETE WITH CAP, P.L.S. 24943, WHENCE THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 16 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, WHICH IS A 5/8 INCH DIAMETER REBAR WITH CAP, P.L.S. 24943, BEARS NORTH 01°15'22" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE NORTH 01°15'22" WEST 124.75 FEET ALONG THE WESTERLY LINE OF BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION TO THE POINT OF BEGINNING.

THENCE DEPARTING FROM THE WESTERLY LINE OF BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION, 3.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.05 FEET AND A CENTRAL ANGLE OF 66°49'51", THE CHORD OF WHICH BEARS SOUTH 38°07'13" WEST 3.35 FEET; THENCE SOUTH 71°50'53" WEST 14.47 FEET; THENCE NORTH 00°50'24" WEST 25.00 FEET; THENCE SOUTH 89°38'07" EAST 15.80 FEET TO THE WESTERLY LINE OF BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF BLOCK 1 OF CRAIGS SUBDIVISION OF LOT 17 OF CAPITOL HILL SUBDIVISION SOUTH 01°15'22" EAST 17.75 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 0.008 ACRES.



LS-3
REMOVE CURRENT VEGETATION. ADD ROCK BORDER, FALSE ROCK AND FILL WITH 3/4" RED ROCK AND 3-4 SMALL DESERT TYPE PLANTS,

LS-2
REMOVE CURRENT VEGETATION. ADD ROCK BORDER, FALSE ROCK AND FILL WITH 3/4" RED ROCK AND 3 SMALL DESERT TYPE PLANTS,

LS-1
REMOVE CURRENT VEGETATION. ADD ROCK BORDER, FALSE ROCK AND FILL WITH 3/4" RED ROCK AND 3 SMALL DESERT TYPE PLANTS,

NOTE:
SITE PLAN BASED ON FIELD MEASUREMENTS TAKEN FROM THE PROPERTY CORNERS.



SCALE: 1" = 30'	DATE: 05/20/03
DRAWN BY: CDC	ENGINEER: WFB
CHECKED BY: WFB	DATE: 05/22/03

HILL & HOLMES
LANDSCAPING PERMIT
SITE PLAN
GRAND JUNCTION, COLORADO

Balaz & Associates, Inc.
2527 Foresight Circle
Grand Junction, Colorado 81505
Tel: (970) 263-9733
Fax: (970) 263-9736

SHEET NO. **1**
OF 1 SHEETS
JOB No. HILLHOLI

C:\MAIN\030700\HILL&HOLMES\HILLHOLI.DWG, 06/02/03 03:14:42 PM

REVOCABLE PERMIT

Recitals.

1. Faith M. Hill, Ben Hill and Mark E. Holmes, hereinafter referred to as the Petitioners, have requested that the City of Grand Junction issue a Revocable Permit to allow the Petitioners to install, operate, maintain, repair and replace landscape improvements, as approved by the City, within the limits of the following described public rights-of-way for North 7th Street and Glenwood Avenue, to wit:

Permit Area No. 1 (Glenwood Avenue Right-of-Way):

Commencing at the Southwest corner of Lot 21, Block 1 of Craig's Sub-Division of Lot 17 of Capitol Hill Sub-Division, situate in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded December 10, 1940, in Plat Book 6 at Page 12A, Reception No. 377250 in the office of the Mesa County Clerk and Recorder, and considering the South boundary line of said Lot 21 to bear N 88°27'09" E with all bearings contained herein being relative thereto;
thence N 88°27'09" E along the South boundary line of said Lot 21 a distance of 42.38 feet to the True Point of Beginning;
thence N 88°27'09" E along the South boundary line of said Lot 21 a distance of 32.62 feet to the Southeast corner of the West 75.0 feet of said Lot 21;
thence leaving the South boundary line of said Lot 21, S 01°32'51" E a distance of 8.92 feet;
thence S 88°27'09" W a distance of 32.67 feet;
thence N 01°15'14" W a distance of 8.92 feet to the Point of Beginning, and also

Permit Area No. 2 (Glenwood Avenue Right-of-Way and North 7th Street Right-of-Way):

Beginning at the Southwest corner of Lot 21, Block 1 of Craig's Sub-Division of Lot 17 of Capitol Hill Sub-Division, situate in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded December 10, 1940, in Plat Book 6 at Page 12A, Reception No. 377250 in the office of the Mesa County Clerk and Recorder, and considering the South boundary line of said Lot 21 to bear N 88°27'09" E with all bearings contained herein being relative thereto;
thence N 88°27'09" E along the South boundary line of said Lot 21 a distance of 6.85 feet;
thence leaving the South boundary line of said Lot 21, S 29°01'44" E a distance of 8.36 feet;
thence S 01°15'18" E a distance of 1.50 feet;
thence S 88°27'09" W a distance of 17.52 feet;
thence 14.74 feet along the arc of a curve concave to the Northeast, having a radius of 10.00 feet, a central angle of 84°26'48", and a long chord bearing N 49°19'27" W a distance of 13.44 feet;
thence N 43°16'51" E a distance of 4.50 feet;
thence N 88°44'42" E a distance of 13.61 feet to a point on the West boundary line of said Lot 21;
thence S 01°15'22" E along the West boundary line of said Lot 21 a distance of 3.24 feet to the Point of Beginning, and also

Permit Area No. 3 (North 7th Street Right-of-Way):

Beginning at the Northwest corner of the South ½ of Lot 16, Block 1 of Craig's Sub-Division of Lot 17 of Capitol Hill Sub-Division, situate in the SW ¼ of the SE ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded December 10, 1940, in Plat Book 6 at Page 12A, Reception No. 377250 in the office of the Mesa County Clerk and Recorder, and considering the West boundary line of said Block 1 to bear S 01°15'22" E with all bearings contained herein being relative thereto; thence S 01°15'22" E along the West boundary line of said Block 1 a distance of 12.50 feet to the Northwest corner of Lot 17 of said Block 1; thence S 01°15'22" E along the West boundary line of said Lot 17 a distance of 5.25 feet; thence leaving the West boundary line of said Lot 17, 3.56 feet along the arc of a non-tangent curve concave to the Northwest, having a radius of 3.05 feet, a central angle of 66°49'51", and a long chord bearing S 38°07'13" W a distance of 3.35 feet; thence S 71°50'53" W a distance of 14.47 feet; thence N 00°50'24" W a distance of 25.0 feet; thence S 89°38'07" E a distance of 15.80 feet to the Point of Beginning.

2. Based on the authority of the City Charter and § 2.17B of the Grand Junction Zoning and Development Code applying the same, the City, by and through the Community Development Director, has determined that such action would not at this time be detrimental to the inhabitants of the City.

NOW, THEREFORE, IN ACCORDANCE WITH HIS LAWFUL AUTHORITY, BOB BLANCHARD, AS COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners, a Revocable Permit for the purposes of landscaping and irrigation within the limits of the public rights-of-way aforescribed; provided, however, that this Permit is conditioned upon the following:

1. The installation, operation, maintenance, repair and replacement of landscape improvements by the Petitioners within the public rights-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said public rights-of-way.

2. The City, on its behalf and on behalf of the County of Mesa, the State of Colorado and the Public Utilities, hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public rights-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.

3. The Petitioners, for themselves and for their respective heirs, successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees

and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public rights-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioner's occupancy, possession or use of said public rights-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that they shall at all times keep the above described public rights-of-way and the facilities authorized pursuant to this Permit in good condition and repair.

5. This Revocable Permit for landscaping and irrigation shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioners and the Petitioner's heirs, successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole expense and cost of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said public rights-of-way and, at their own expense, remove any encroachment so as to make the described public rights-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

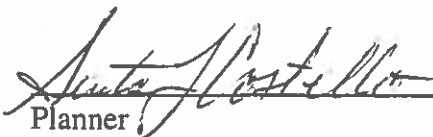
6. The Petitioners, for themselves and for their respective heirs, successors and assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements and/or facilities authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation or other improvements that create sight distance problems.

7. This Revocable Permit and the following Agreement shall be recorded by the Petitioners, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this 27 day of June, 2003.

Written and Recommended by:

The City of Grand Junction,
a Colorado home rule municipality


Planner


Community Development Director

Acceptance by the Petitioners:

Faith M. Hill

Faith M. Hill

Ben Hill

Ben Hill

Mark Holmes

Mark E. Holmes

AGREEMENT

Faith M. Hill, Ben Hill and Mark E. Holmes, for themselves and for their respective heirs, successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, the Petitioners, for themselves and for their respective heirs, successors and assigns, shall indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit.

Within thirty (30) days of revocation of said Permit, the Petitioners and/or the Petitioner's respective heirs, successors and assigns, shall peaceably surrender said public rights-of-way to the City of Grand Junction and, at their sole cost and expense, remove any encroachment so as to make said public rights-of-way fully available for use by the City of Grand Junction, the County of Mesa, the State of Colorado, the Public Utilities or the general public.

The Permittees acknowledges the existence of good and sufficient consideration for this Agreement.

Dated this 27 day of June, 2003.

By signing, the Signatories represent that they have full authority to bind the Permittees to each and every term and condition hereof and/or in the Permit.



Faith M. Hill



Ben Hill



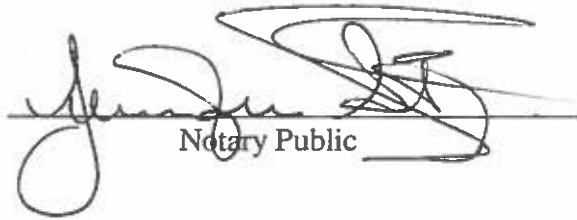
Mark E. Holmes

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 27 day of June, 2003, by Faith M. Hill, Ben Hill and Mark E Holmes.

My Commission expires: 3-21-2005

Witness my hand and official seal.


Notary Public

JENNIFER SEITZ
Notary Public
State of Colorado
My Commission Expires 3-21-2005

City of Grand Junction

Community Development Department
Planning | Zoning | Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



**CITY OF GRAND JUNCTION
REVOCABLE PERMIT FOR LANDSCAPING**

FOR)

**ADMINISTRATIVE DECISION
APPROVING**

Ben D. Hill, Faith M. Hill,)
Mark E. Holmes)
1204 N 7th St)
Grand Junction, CO 81501)

File #RVP-2003-063

An application submitted by Ben D. Hill, Faith M. Hill, Mark E. Holmes requesting a revocable permit to install landscaping within the City of Grand Junction right-of-way adjacent a B-1 zone district, located adjacent to the property located at 1204 N 7th St, was considered administratively by the City of Grand Junction on July 10, 2003. After considering all pertinent data, the Administrator **APPROVES** the Revocable Permit upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code.

All uses that are subject to a Revocable Permit Review must commence construction within six months of the date of approval. If a construction is started within 6 months, the approval shall be valid for as long as the revocable permit remains valid (see permit for details). Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.


Senta L. Costello
Associate Planner

Cc: Rick Dorris – City Development Engineer

H:\Planner\Current Planning\Admin items\2003\Decision Letter - Hill & Holmes Rev Permit.doc

REVOCABLE PERMIT

2131161 07/02/03 0145PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$30.00 SURCHG \$1.00

Recitals.

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2. Based on the authority of the City Charter and § 2.17B of the Grand Junction Zoning and Development Code applying the same, the City, by and through the Community Development Director, has determined that such action would not at this time be detrimental to the inhabitants of the City.

NOW, THEREFORE, IN ACCORDANCE WITH HIS LAWFUL AUTHORITY, BOB BLANCHARD, AS COMMUNITY DEVELOPMENT DIRECTOR, DOES HEREBY ISSUE:

to the above-named Petitioners, a Revocable Permit for the purposes of landscaping and irrigation within the limits of the public rights-of-way aforescribed; provided, however, that this Permit is conditioned upon the following:

1. The installation, operation, maintenance, repair and replacement of landscape improvements by the Petitioners within the public rights-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said public rights-of-way.
2. The City, on its behalf and on behalf of the County of Mesa, the State of Colorado and the Public Utilities, hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public rights-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.
3. The Petitioners, for themselves and for their respective heirs, successors and assigns, agree that they shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees

and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioners within the limits of the public rights-of-way (including the removal thereof), or any other property of the Petitioners or any other party, as a result of the Petitioner's occupancy, possession or use of said public rights-of-way or as a result of any City, County, State or Public Utility activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that they shall at all times keep the above described public rights-of-way and the facilities authorized pursuant to this Permit in good condition and repair.

5. This Revocable Permit for landscaping and irrigation shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioners and the Petitioner's heirs, successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole expense and cost of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said public rights-of-way and, at their own expense, remove any encroachment so as to make the described public rights-of-way available for use by the City, the County of Mesa, the State of Colorado, the Public Utilities or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

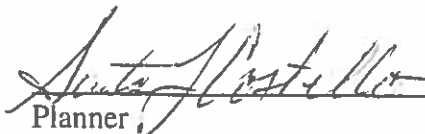
6. The Petitioners, for themselves and for their respective heirs, successors and assigns, agree that they shall be solely responsible for maintaining and repairing the condition of any and all plantings, improvements and/or facilities authorized pursuant to this Permit. The Petitioners shall not install any trees, vegetation or other improvements that create sight distance problems.

7. This Revocable Permit and the following Agreement shall be recorded by the Petitioners, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this 27 day of June, 2003.

Written and Recommended by:

The City of Grand Junction,
a Colorado home rule municipality


Planner


Community Development Director

Acceptance by the Petitioners:

Faith M. Hill

Faith M. Hill

Ben Hill

Ben Hill

Mark Holmes

Mark E. Holmes

AGREEMENT

Faith M. Hill, Ben Hill and Mark E. Holmes, for themselves and for their respective heirs, successors and assigns, do hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit for landscaping and irrigation. Furthermore, the Petitioners, for themselves and for their respective heirs, successors and assigns, shall indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit.

Within thirty (30) days of revocation of said Permit, the Petitioners and/or the Petitioner's respective heirs, successors and assigns, shall peaceably surrender said public rights-of-way to the City of Grand Junction and, at their sole cost and expense, remove any encroachment so as to make said public rights-of-way fully available for use by the City of Grand Junction, the County of Mesa, the State of Colorado, the Public Utilities or the general public.

The Permittees acknowledges the existence of good and sufficient consideration for this Agreement.

Dated this 27 day of June, 2003.

By signing, the Signatories represent that they have full authority to bind the Permittees to each and every term and condition hereof and/or in the Permit.



Faith M. Hill



Ben Hill



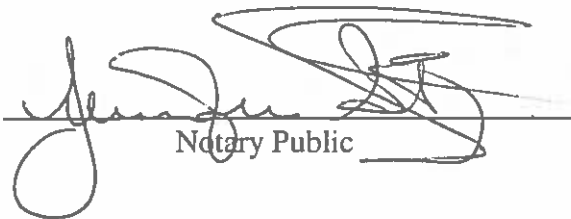
Mark E. Holmes

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this 27 day of June, 2003, by Faith M. Hill, Ben Hill and Mark E Holmes.

My Commission expires: 3-21-2005

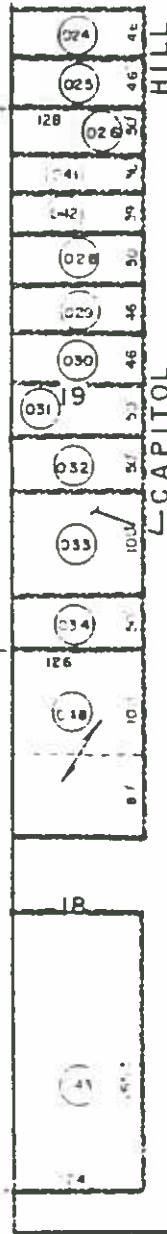
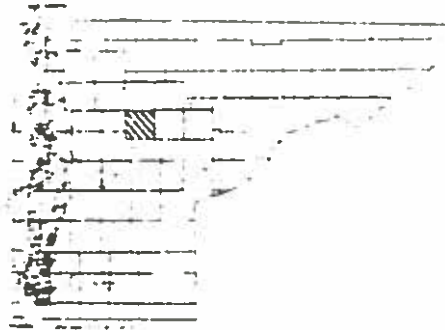
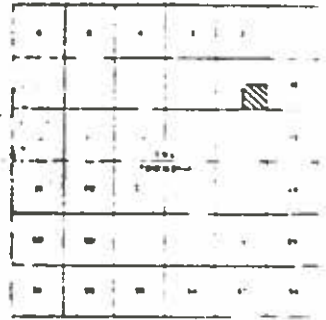
Witness my hand and official seal.



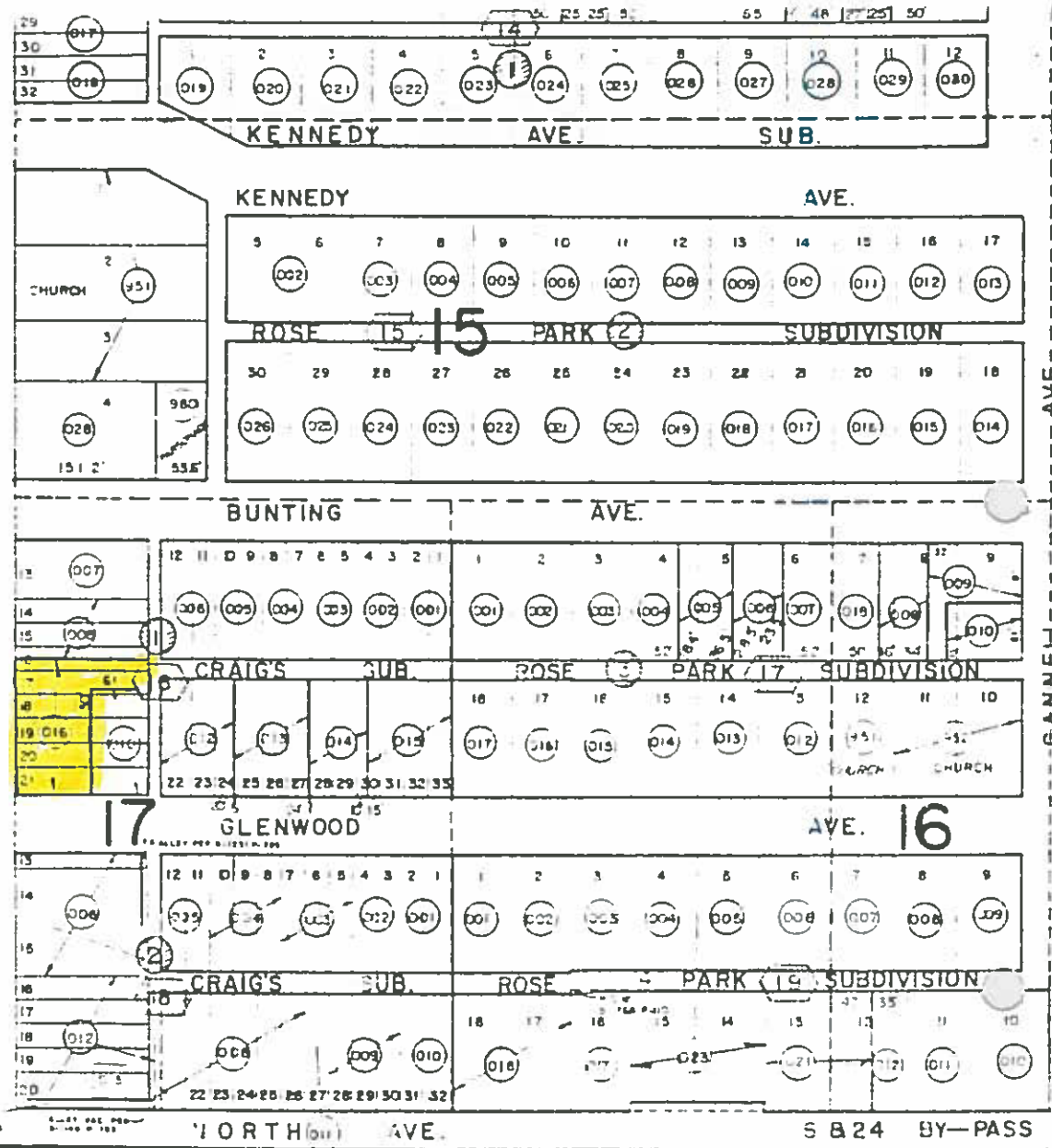
Notary Public

JENNIFER SEITZ
Notary Public
State of Colorado
My Commission Expires 3-21-2005

SCALE — 1" = 100'



HILL
CAPITOL
NORTH 7TH ST.



CANNEL AVE.

2945-114-00-033
1223 N 7TH ST

1221 N 7TH ST
2945-114-00-034

1400 N 5TH ST

1211 N 7TH ST
2945-114-00-048

ISFIZ N

1236 N 7TH ST
2945-114-16-007

1226 N 7TH ST
2945-114-16-008

2945-114-16-015
1204 N 7TH ST

720 GLENWOOD AVE
2945-114-16-010

2945-114-16-008
727 BUNTING AVE

2945-114-16-004 2945-114-16-002
749 BUNTING AVE
745 BUNTING AVE 757 BUNTING AVE
739 BUNTING AVE 2945-114-16-003
2945-114-16-005

2945-114-16-012
730 GLENWOOD AVE B

740 GLENWOOD AVE
2945-114-16-013

2945-114-16-014
752 GLENWOOD AVE
780 GLENWOOD AVE
2945-114-16-0

GLENWOOD AV

2945-113-23-003
864 NORTH AVE



Mesa County Road Map

844 NORTH AVE
2945-114-00-043

705 GLENWOOD AVE
2945-114-18-006

2945-114-18-004
727 GLENWOOD AVE

2945-114-18-005
733 GLENWOOD AVE

759 GLENWOOD AVE

751 GLENWOOD AVE
2945-114-18-002
2945-114-18-003

0 150ft



Remove
this pole

Remove ^{current} vegetation
fill in with "Red Rock"
& 3 small desert
type plants.
Grass clumps & on
yucca



Same as
page 1

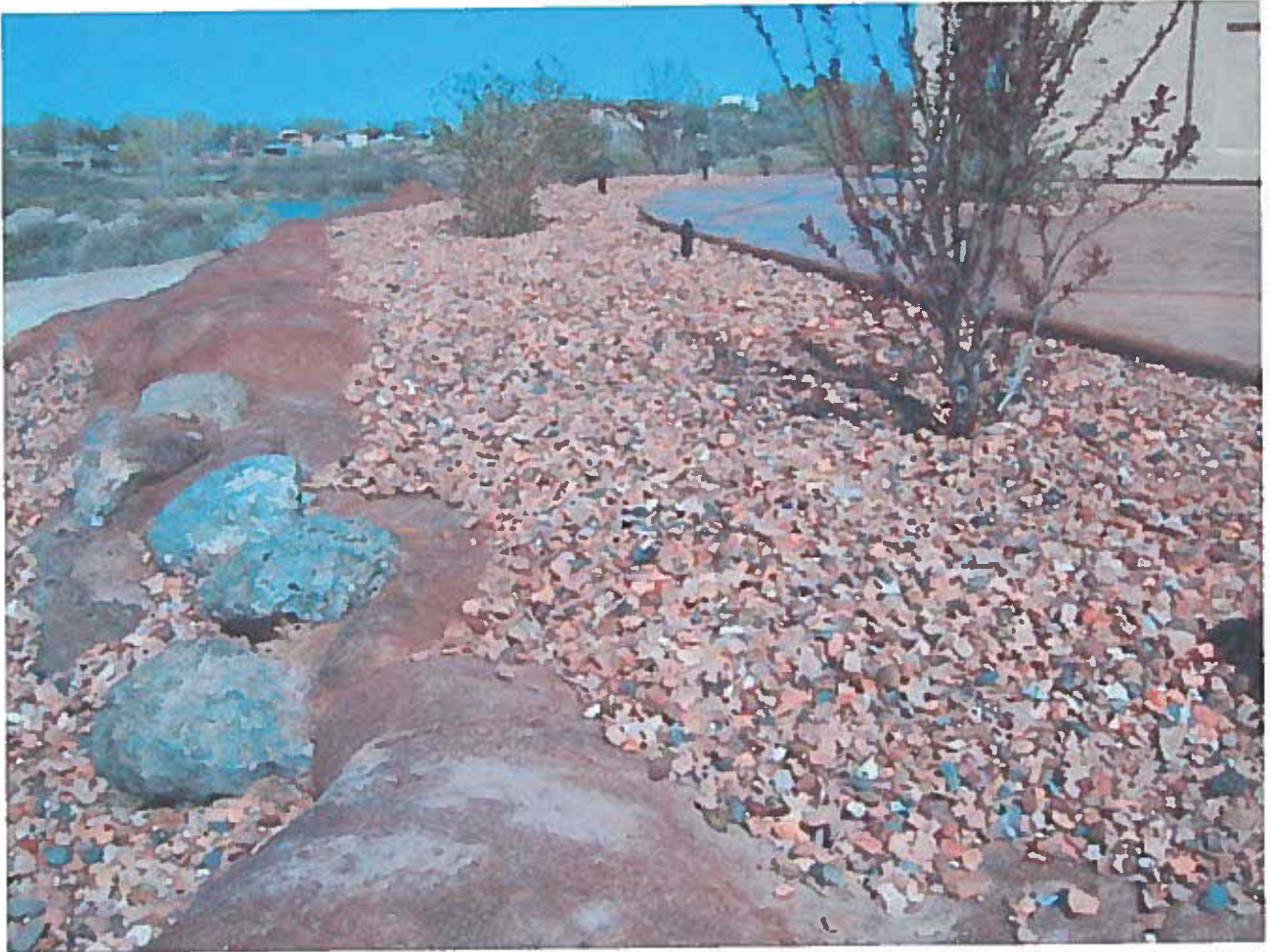
↑ END OF PROPERTY



To be same as Page 1 photo's except
will add 6-8 plants.
Red Rock border, false rock & 3/4" red rock
identical.



example of
completed project



Example of
completed
project



Example of
Completed Project

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

S2 OF LOT 16 + ALL OF LOTS 17 + 18 +W 75FT OF LOTS 19 THROUGH 21
BLOCK 1 CRAIG SUB SECTION 11 1S 1W EXC S 30FT OF E65FT OF LOTS
17 + 18

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1"=20', 30', 40', or 50'		
	B	Sheet size: 24" x 36"		
	C	Primary features consist only of proposed facilities except those related to drainage		
	D	Dimension and label all features existing and proposed		
	E	Line weights of existing and proposed (secondary and primary) features per City standards		
	F	Location: All primary facilities are fully located horizontally (See Comment 1)		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	L	Reference to City Standard Drawings and Specifications		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	R	Neatness and legibility		
	ITEM	FEATURES	OK	NA
1	Site boundary, and adjacent property lines, land use, and zoning			
2	Total site acreage and proposed land use breakdown			
3	All existing and proposed easements, streets, and ROWs			
4	Identify utility vendors to the site			
5	Identify existing and proposed utilities, including fire hydrants, meters, and service taps			
6	Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction or placement of traffic control devices/features (striping, signals, medians, etc.)			
7	Show existing and proposed drainage inlets, pipes, channels, and manholes			
8	Top and toe of slopes for retention/detention basins or other embankments			
9	Traffic ingress, egress, traffic flow patterns, and traffic control features			
10	All paving and concrete walks, pads, ramps, wheel chocks			
11	Building footprint, roof line, exterior doorways, and roof drain location	//		
12	Parking areas, striping, stalls, lighting			
13	Areas to receive gravel			
14	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes			
15	Miscellaneous structures, fences, walls			
16	Other non-landscaping surface facilities			
17	Do not show existing or proposed contours			
18	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the			
19	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and			
20	Identify trash dumpster type, anticipated pick-up time, and accessibility			
21	Space for approval signature by City Traffic Engineer when new traffic controls are proposed (striping, signals, medians, etc)			
22	Space for approval signature by City Development Engineer with date and title			
COMMENTS				
<p>1. All angles, curvature, tangency, grade break and change, and other primary features must be fully located horizontally. However, these may be identified on the Grading and Drainage Plan, or may be put on a separate "Staking Plan"</p> <p>2. If the scale is 1"=10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. Also, add space for signature approval by Community Development with date and title.</p>				