
GENERAL PROJECT REPORT
FOR GULLIKSON TRUCK & EQUIP.
2224 SAN FORD DR
G.J. CO. 81505
303-245-7882

125 93

Original
Do NOT Remove
From Office

The Right of Way will be used to LANDSCAPE & ENHANCE the OVERALL view of the property. It is needed because the ROW is between the street & the fence & if left unattended it would be an eyesore to the overall appearance of the said property. It will be landscaped with GRASS & RIVER ROCK AS WELL AS JUNIPERS - PORTULACAS, BARBERRY.

Blue Whisker

REVIEW COMMENTS

Page 1 of

FILE #125-93

TITLE HEADING: Revocable Permit for Landscaping

LOCATION: 2224 Sanford Drive

PETITIONER: Bruce Gullikson

PETITIONER'S ADDRESS/TELEPHONE: 2224 Sanford Drive
Grand Junction, CO
245-7882

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., , 1993.

CITY DEVELOPMENT ENGINEER
Gerald Williams

10/20/93
244-1591

No comment.

CITY UTILITY ENGINEER
Bill Cheney

10/21/93
244-1590

No comment.

CITY POLICE DEPARTMENT
Mark Angelo

10/22/93
244-3587

Ok.

STAFF REVIEW

FILE: 125-93

DATE: November 17, 1993

STAFF: Dave Thornton

REQUEST: Revocable Permit for Landscaping in Right-of-Way

LOCATION: 2224 Sanford Drive

APPLICANT: Bruce Gullikson

EXISTING LAND USE: Truck Sales

SURROUNDING LAND USE: Vacant (Industrial)

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of landscaping in the public right-of-way for Sanford Drive adjacent to the property at 2224 Sanford Drive.

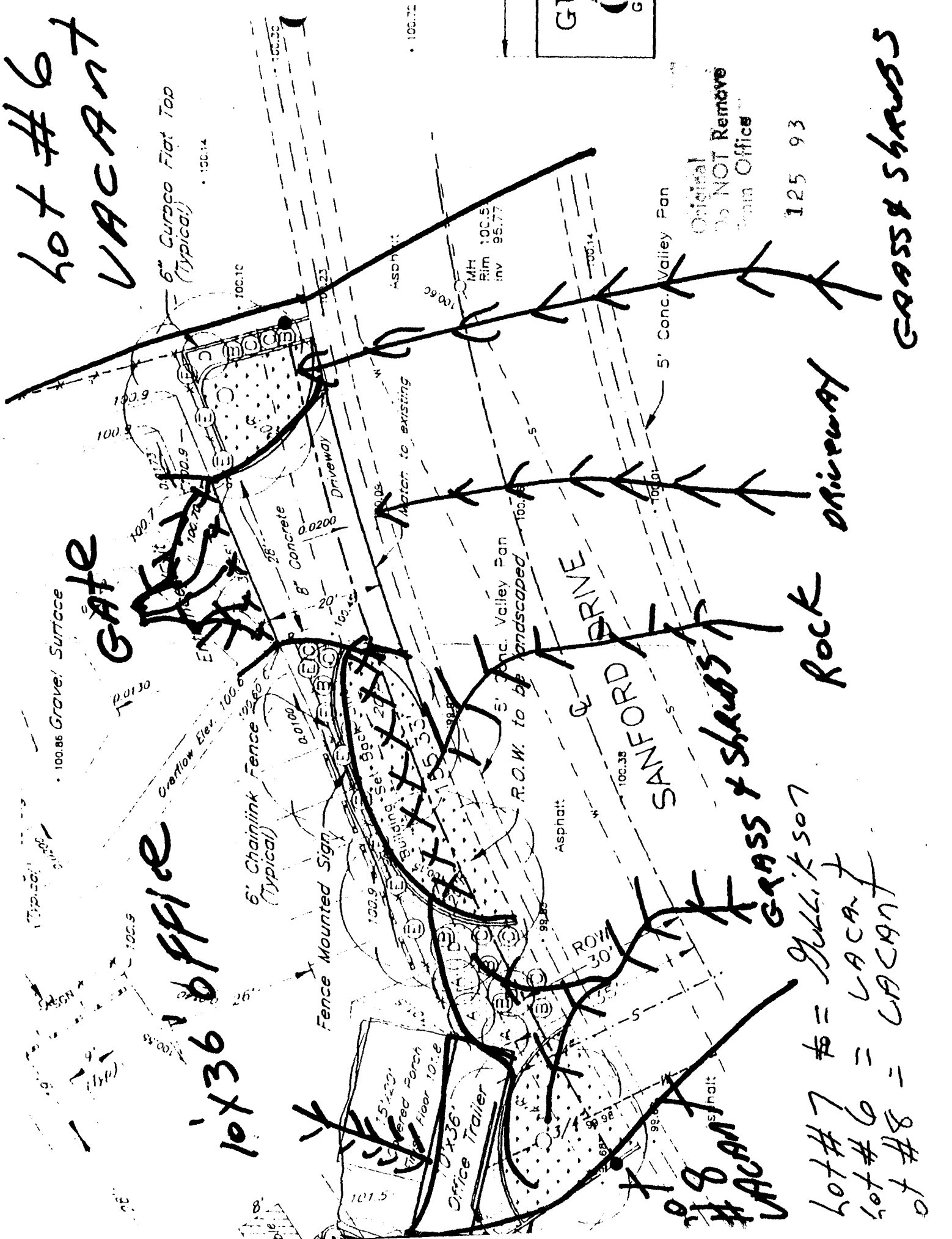
STAFF ANALYSIS: Bruce Gullikson recently received site plan approval to use the property at 2224 Sanford Drive as a Truck Sales lot. The petitioner has requested to use a portion of the Sanford Drive right-of-way for landscaping. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

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.

STAFF RECOMMENDATION: Review and adopt proposed resolution

lot #6
VACANT

GUI
AN
2
GRAN



Original
Do NOT Remove
From Office

125 93

GRASS & SHRUBS

ROCK DRIVEWAY

GRASS & SHRUBS

GRASS & SHRUBS

lot #7 = Public lot
lot #6 = VACANT
lot #8 = VACANT

10'x36' office

Office Trailer
10'x36'

SPRINE
SAMPFORD

100.86 Gravel Surface

6' Chainlink Fence (Typical)

Fence Mounted Sign

15'x20' Covered Porch Floor 10'x8'

Asphalt

Asphalt

5' Conc. Valley Pan

5' Conc. Valley Pan

R.O.W. to be landscaped

6" Curbside Flat Top (Typical)

100.14

100.10

100.23

Asphalt

MH 100.51 Rim inv 95.77

100.14

100.00

100.35

ROW 30'

101.5

100.9

100.9

100.9

100.9

100.9

100.9

100.9

100.9

100.72

100.30

100.7

100.7

100.7

100.7

100.72

100.6

100.6

100.6

100.6

100.6

100.72

100.5

100.5

100.5

100.5

100.5

100.72

100.4

100.4

100.4

100.4

100.4

100.72

100.3

100.3

100.3

100.3

100.3

100.72

100.2

100.2

100.2

100.2

100.2

100.72

100.1

100.1

100.1

100.1

100.1

100.72

100.0

100.0

100.0

100.0

100.0

100.72

99.9

99.9

99.9

99.9

99.9

100.72

99.8

99.8

99.8

99.8

99.8

100.72

99.7

99.7

99.7

99.7

99.7

100.72

• 100.11

• 100.08

100.86

LOT 6
2701-313-05-016
Robert E. & Betty N. Unfred
3020 Vin Rose Way
Grand Junction, Colorado
I-1 Zone

15.21.36" E
Max. Slope 5%
Berm

290.56'

• 100.23

Lot # 7

Lot # 6
UNFRED

Gullikson

• 100.09

125 93

• 100.03

Original
Do NOT Remove
From Office

0.0200

• 100.83

Surface

Entrance/Exit

6" Curbside Flat Top
(Typical)

• 100.14

30.55'
28'
8" Concrete

Driveway

• 100.10

• 100.30

• 100.23

• 100.09

Asphalt

Lot # 8
TILLMAN


Lot # 7
GULLIKSON

LOT 8
2701 313-05-017
Marvin A. Tillman
3864 G Road
Palisade, Colorado
1-1 Zone

Original
Do NOT Remove
From Office




125 93

TREE LEGEND

 FRAXINUS P. L. 'MARSHALL'
MARSHALL ASH
QUANTITY = 5
1-1/2" CAL.

HRUBS

(A)	RHUS GLABRA CISMONTANA DWARF SMOOTH SUMAC	4	5 GALLON
(B)	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP POTENTILLA	7	5 GALLON
(C)	YUCCA FLACCIDA 'IVORY TOWER'	7	5 GALLON
(D)	JUNIPERUS H. 'BLUE CHIP' BLUE CHIP JUNIPER	4	5 GALLON
(E)	LONICERA JAPONICA 'HALIANA' HALL'S HONEYSUCKLE	10	1 GALLON

-  GRASS
-  BLUEGRASS BLEND
-  2" WASHED RIVER ROCK
OVER MIRASCAPE II WEED BARRIER

RETENTION HYDROLOGY

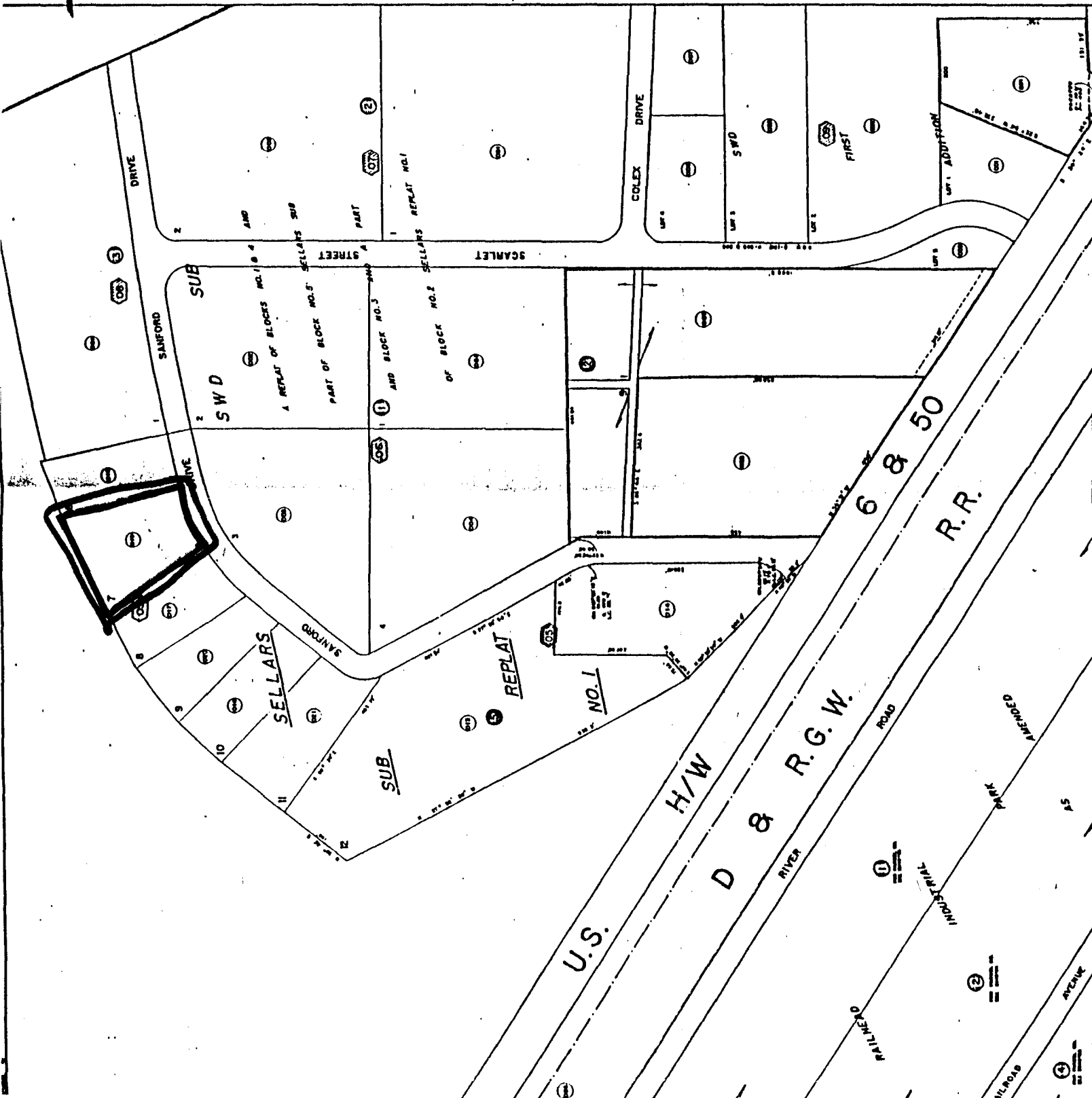
DESCRIPTION	AREA	100 YEAR RUNOFF	FACTOR	WEIGHTED COEFFICIENT
Mirascape	1,864 SF	0.35	0.034	0.012
Gravel	52,641 SF	0.75	0.954	0.716
Drain	660 SF	0.05	0.010	0.001

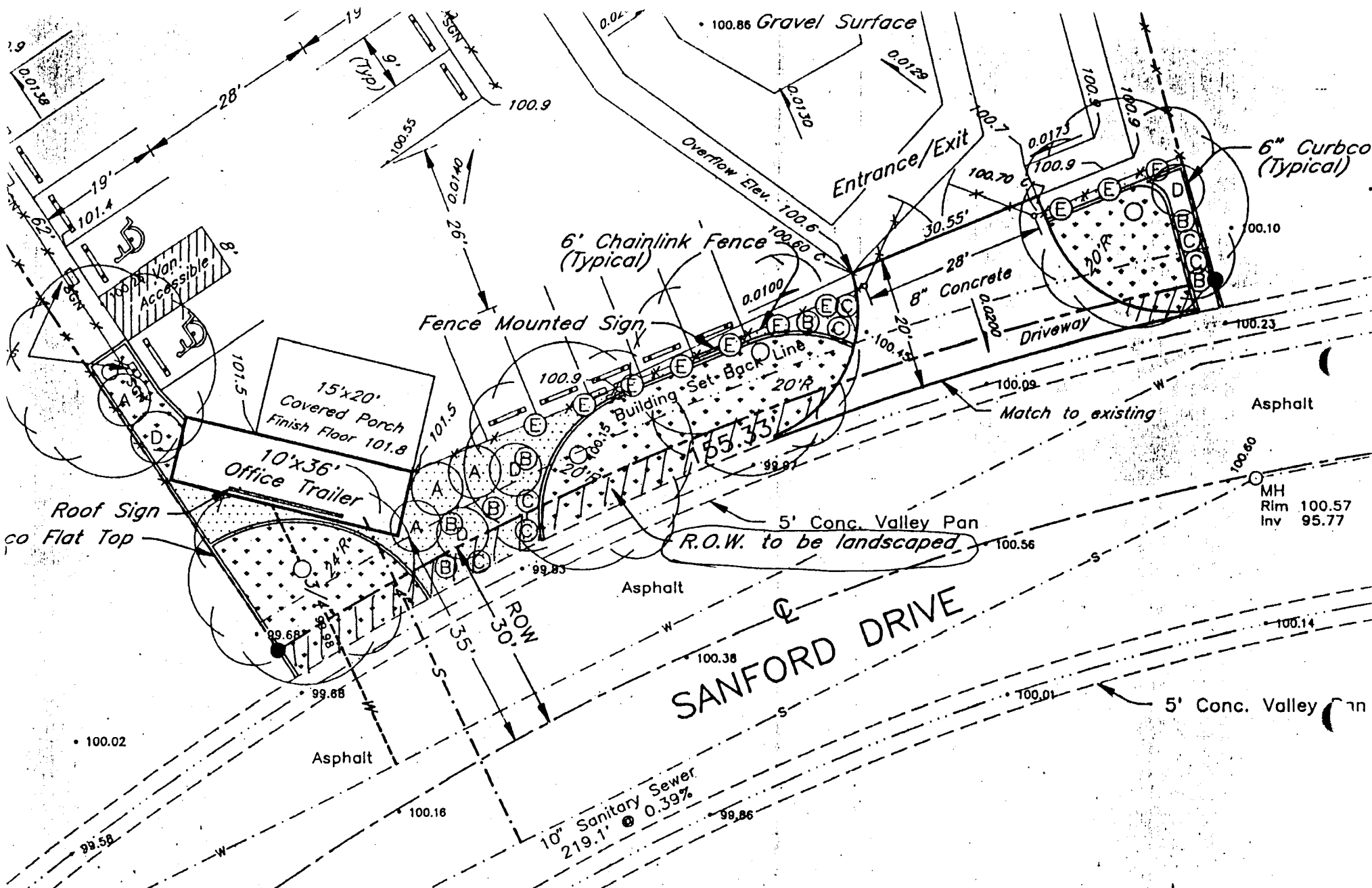
6" (Typ)

Original
Do NOT Remove
From Office

125 93

Approved
TIN R. J. W.
2701-384





SWD Subdivision

LOT 3
 2701-313-06-003
 Richard L. Sparkman
 P.O. Box 1789
 Grand Junction, Colorado
 I-1 Zone

**GULLIKSON HE
 & EQUI.**

2224 SANF

SPECIAL
WARRANTY DEED

Grantor(s),
MARVIN A. TILLMAN

whose address is Palisade
*County of Mesa, State of

Colorado, for the consideration of
FOURTEEN THOUSAND SEVEN HUNDRED-----
FOURTEEN THOUSAND SEVEN HUNDRED
dollars, in hand paid, hereby sell(s)

and convey(s) to BRUCE K. GULLIKSON and MARGRET LOUISE GULLIKSON,
in joint tenancy

whose legal address is
County of _____, and State of _____

the following real property in the _____ County of Mesa, _____, and State of

Colorado, to wit:
Lot 7 in Block 5 of SELLARS SUBDIVISION-REPLAT NO. 1

125 93
Original
Do NOT Remove
From Office

also known by street and number as vacant

with all its appurtenances, and warrant(s) the title to the same, against all persons claiming
by, through, or under the Grantor, subject to: general property
taxes for the year 1993 and all subsequent years; special assess-
ments for the year 1994 and all subsequent years; easements, rest-
rictions and reservations appearing of record in Mesa County,
Colorado.

Signed this 26th day of May, 1993
Marvin A. Tillman

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 26th day of May, 1993,
by MARVIN A. TILLMAN

My commission expires 12-16-95. Witness my hand and official seal.
Renee C. Wilkins
Renee C. Wilkins
Notary Public

*If in Denver, insert "City and".