





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**Original**  
**Do NOT Remove**  
**From Office**

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 85 94-3

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit			E side 28720 N. of Patterson	RSF-5	

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

<u>Don &amp; Ada de la Motte</u>	<u>See owner</u>	<u>Thomas A. Logue</u>
Name	Name	Name
<u>634 Avalon Drive</u>		<u>200 N. 6th Street</u>
Address	Address	Address
<u>Grand Jct. CO. 81504</u>		<u>Grand Jct. CO. 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>434-6224</u>		<u>245-4099</u>
Business Phone No.	Business Phone No.	Business 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 hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Thomas A. Logue \_\_\_\_\_ 8/1/94  
 Signature of Person Completing Application                      Date

Don & Ada de la Motte \_\_\_\_\_  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary



# REVIEW COMMENTS

Page 1 of 1

FILE # 85-94(3)

TITLE HEADING: Revocable Permit  
Grand View Subdivision

LOCATION: Northwest of Hawthorn & 28 Road

PETITIONER: Don della Motte

PETITIONER'S ADDRESS/TELEPHONE: 634 Avalon Dr.  
Grand Junction, CO 81504  
434-6224

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Michael Drollinger

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 16, 1994.

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CITY DEVELOPMENT ENGINEER  
Jody Kliska

8/16/94  
244-1591

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No comments.

CITY UTILITY ENGINEER  
Bill Cheney

8/16/94  
244-1590

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No comments.

## STAFF REVIEW

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FILE: 85-94-3

DATE: September 7, 1994

STAFF: Michael Drollinger

REQUEST: Revocable Permit for Landscaped Entrance Feature

LOCATION: East Side of 28 Rd at Hawthorn Avenue

APPLICANT: Don della Motte  
634 Avalon Dr., Grand Jct.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Landscaped Entrance Feature

SURROUNDING LAND USE:

NORTH: Vacant

SOUTH: Vacant

EAST: Vacant

WEST: Single Family Residential (Spring Valley Subdiv)

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EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow construction of landscaped entrance feature in the right-of-way (ROW) on the east side of 28 Road and Hawthorne Avenue in conjunction with the development of Phase I of the Grand View subdivision.

STAFF ANALYSIS: The applicant proposed to utilize three (3) feet of the ROW of Hawthorn Avenue to install a wall at the back of the proposed sidewalks on both sides of the proposed street to serve as an entrance feature for the Grand View subdivision. The maximum proposed wall height is 30 inches and is designed not to interfere with the intersection sight distance.

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.

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STAFF RECOMMENDATION: Review and adopt proposed resolution. Planning Commission approved Phase I of the Grand View subdivision at their September 6, 1994 hearing.



A LANDesign Partner

**THOMAS A. LOGUE**  
LAND DEVELOPMENT CONSULTANTS

85 94-3  
Original  
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August 1, 1994

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

RE: GRAND VIEW REVOCABLE PERMIT

Dear Staff:

Accompanying is a Revocable Permit Application. This application will allow for the construction of a landscaped entrance feature at the Grand View development, located northwest of Hawthorn Avenue and 28 Road.

The application requests that 3 feet of the proposed right-of-way for the Hawthorn Avenue be permitted for use to install walls at the back of the proposed sidewalks on both sides of Hawthorn Avenue at 28 Road. Maximum wall height is 30 inches. The accompanying drawings indicate the extent of the proposed landscape improvements in relationship to the surrounding area.

We would like to take this opportunity to thank you in advance for your timely response to the request.

Respectfully,

*Thomas A. Logue*  
Thomas A. Logue

XC: Don dela Motte

Original  
Do NOT Remove  
Planning Office

85

94(3)

An Easement 3.0 feet in width for the construction and maintenance of a wall, located in portions of Lot 1, and Tract C, Block Two, Grand View Subdivision, Mesa County, Colorado, being more particularly described as follows:

EASEMENT 1

Beginning at the Northwest corner of Lot 1, Block 2, of Grand View Subdivision, with all bearings contained herein relative to the recorded plat thereof; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 1.50 feet to the TRUE POINT OF BEGINNING; thence North 89 degrees 58 minutes 12 seconds West (N 89°58'12" W), a distance of 9.38 feet; thence South 45 degrees 02 minutes 41 seconds West (S 45°02'41" W), a distance of 41.20 feet; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 9.20 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 3.00 feet; thence North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 10.44 feet; thence North 45 degrees 02 minutes 41 seconds East (N 45°02'41" E), a distance of 43.68 feet; thence South 89 degrees 58 minutes 12 seconds East (S 89°58'12" E), a distance of 12.12 feet; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 3.00 feet; thence North 89 degrees 58 minutes 12 seconds West (N 89°58'12" W), a distance of 1.50 feet to the TRUE POINT OF BEGINNING; and containing .004 acres, or 191 square feet.

EASEMENT 2

An Easement 3.0 feet in width for the construction and maintenance of a wall, located in portions of Lot 1, and Tract B, Block One, Grand View Subdivision, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, of Grand View Subdivision, with all bearings contained herein relative to the recorded plat thereof; thence North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 1.50 feet to the TRUE POINT OF BEGINNING; thence South 89 degrees 58 minutes 12 seconds East (S 89°58'12" E), a distance of 1.50 feet; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 3.00 feet; thence North 89 degrees 58 minutes 12 seconds West (N 89°58'12" W), a distance of 12.12 feet; thence North 44 degrees 57 minutes 35 seconds West (N 44°57'35" W), a distance of 43.66 feet; thence North 00 degrees 03 minutes 34 seconds East (N 00°03'34" E), a distance of 10.43 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00'00" E), a distance of 3.00 feet; thence South 00 degrees 03 minutes 34 seconds West (S 00°03'34" W), a distance of 9.19 feet; thence South 44 degrees 57 minutes 35 seconds East (S 44°57'35" E), a distance of 41.17 feet; thence South 89 degrees 58 minutes 12 seconds East (S 89°58'12" E), a distance of 9.38 feet to the TRUE POINT OF BEGINNING; and containing .004 acres, or 191 square feet.

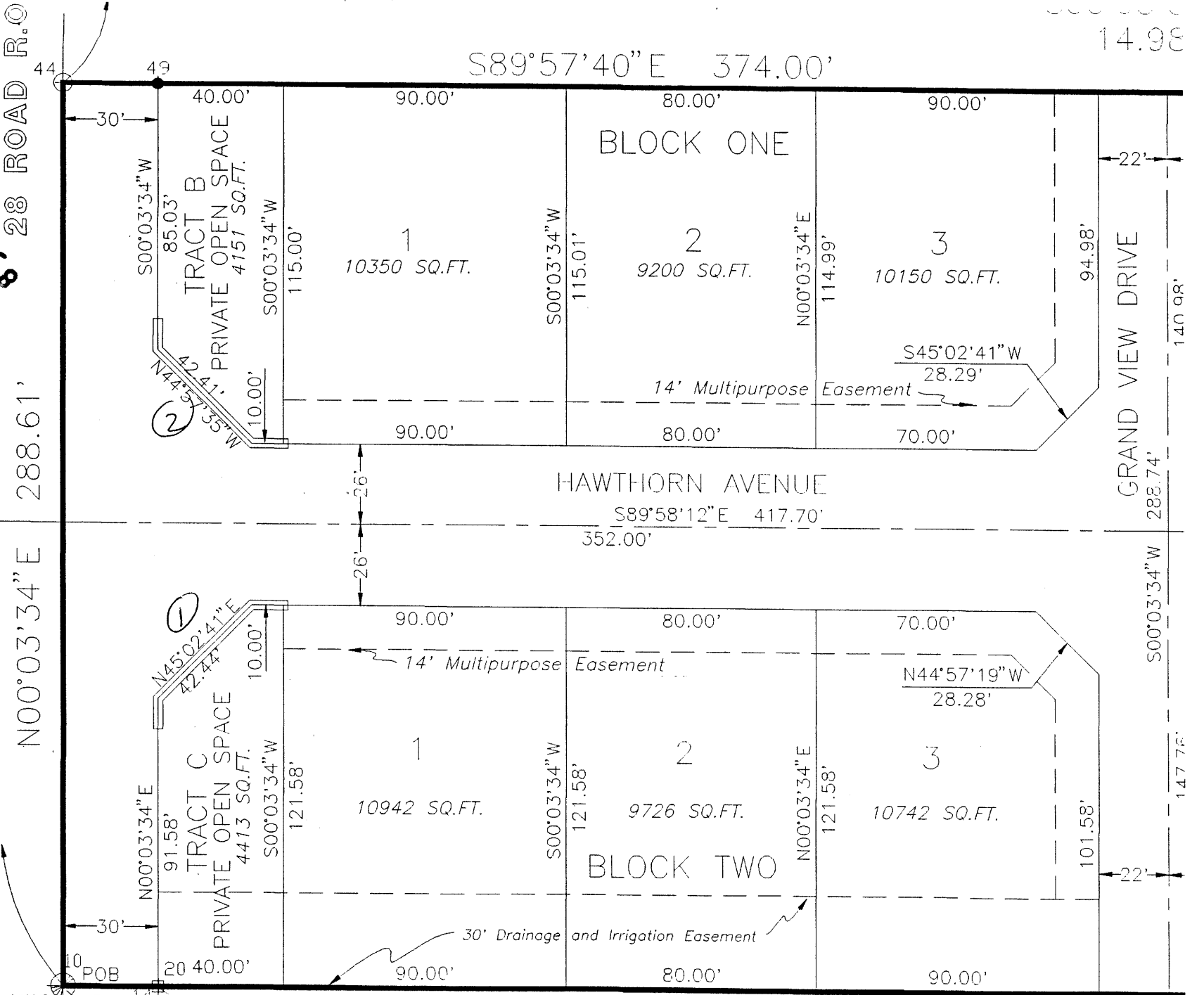
27

HAWTHORN AV.

BLOCK 12

Original Return  
To Office  
9-4-3

288.61' 28 ROAD R.O.



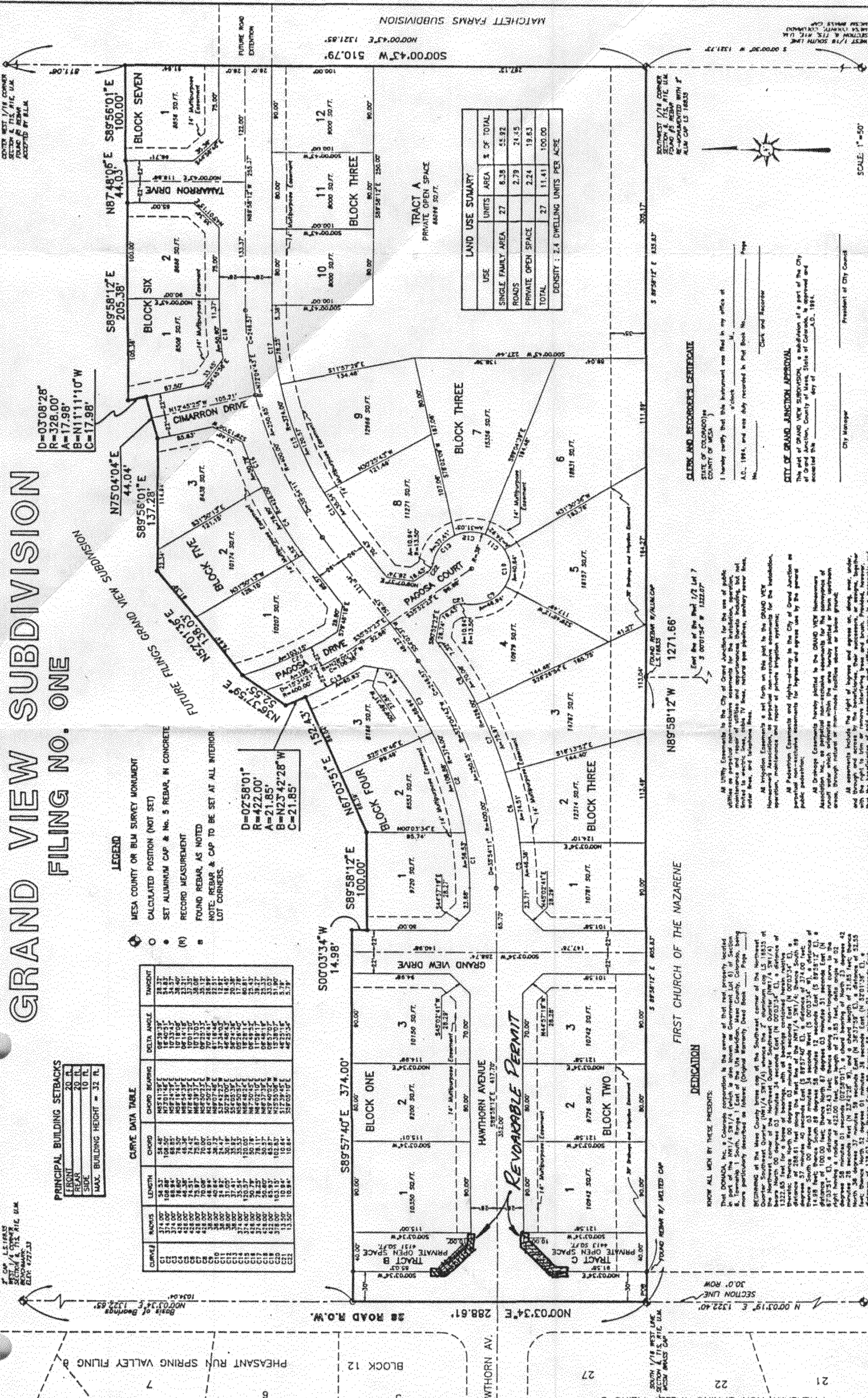
14.98

POB

W BNDY 4

FIN/CAP





### PRINCIPAL BUILDING SETBACKS

FRONT	20 R.
REAR	10 R.
SIDE	10 R.
MAX. BUILDING HEIGHT	= 32 R.

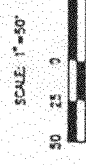
### CURVE DATA TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	15.31	M121.12E	56.23	23.37
2	10.89	M70.14E	34.35	16.42
3	15.31	M121.12E	56.23	23.37
4	10.89	M70.14E	34.35	16.42
5	15.31	M121.12E	56.23	23.37
6	10.89	M70.14E	34.35	16.42
7	15.31	M121.12E	56.23	23.37
8	10.89	M70.14E	34.35	16.42
9	15.31	M121.12E	56.23	23.37
10	10.89	M70.14E	34.35	16.42
11	15.31	M121.12E	56.23	23.37
12	10.89	M70.14E	34.35	16.42
13	15.31	M121.12E	56.23	23.37
14	10.89	M70.14E	34.35	16.42
15	15.31	M121.12E	56.23	23.37
16	10.89	M70.14E	34.35	16.42
17	15.31	M121.12E	56.23	23.37
18	10.89	M70.14E	34.35	16.42
19	15.31	M121.12E	56.23	23.37
20	10.89	M70.14E	34.35	16.42
21	15.31	M121.12E	56.23	23.37
22	10.89	M70.14E	34.35	16.42
23	15.31	M121.12E	56.23	23.37
24	10.89	M70.14E	34.35	16.42
25	15.31	M121.12E	56.23	23.37
26	10.89	M70.14E	34.35	16.42
27	15.31	M121.12E	56.23	23.37
28	10.89	M70.14E	34.35	16.42
29	15.31	M121.12E	56.23	23.37
30	10.89	M70.14E	34.35	16.42

### LAND USE SUMMARY

USE	UNITS	AREA	% OF TOTAL
SINGLE FAMILY AREA	27	8.38	55.92
ROADS	2.78	2.78	18.63
PRIVATE OPEN SPACE	2.24	2.24	14.93
TOTAL	27	11.41	100.00

DENSITY: 2.4 DWELLING UNITS PER ACRE



**LEGEND**

- MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP & NO. 5 REBAR, IN CONCRETE
- RECORD MEASUREMENT
- FOUND REBAR, AS NOTED
- NOTE: REBAR & CAP TO BE SET AT ALL INTERIOR LOT CORNERS.

**DEEDS AND RECORDS CERTIFICATE**

STATE OF COLORADO  
COUNTY OF MESA

I hereby certify that this instrument was filed in my office of \_\_\_\_\_, Clerk and Recorder, on this \_\_\_\_\_ day of \_\_\_\_\_, A.C. 1994, and was duly recorded in Book No. \_\_\_\_\_ Page \_\_\_\_\_.

**CITY OF GRAND JUNCTION APPROVAL**

This plat of GRAND VIEW SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, was reviewed and approved by the \_\_\_\_\_, City Manager, on this \_\_\_\_\_ day of \_\_\_\_\_, A.C. 1994.

**BOOK OF RECORDS**

Book of Records

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, Surveyor, do hereby certify that the accompanying plat of GRAND VIEW SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, was prepared under my direct supervision and that the same conforms to the requirements of the Surveyor's Code of Colorado, and that the same has been duly filed for record in the County of Mesa, State of Colorado.

**REVOCABLE PERMIT**

REVOCAABLE PERMIT

REVOCAABLE PERMIT

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That DONALD R. JAMES, a Colorado corporation, is the owner of that real property located in part of the NW1/4 Section 8, T15S, R1E, U.M., MESA COUNTY, COLORADO, which is more particularly described in Exhibit (Original Warranty Deed Book Page \_\_\_\_\_) of the Public Records of Mesa County, Colorado.

That the said real property is being dedicated to the City of Grand Junction, Colorado, as a public street, to be known as Grand View Drive.

That the said real property is being dedicated to the City of Grand Junction, Colorado, as a public street, to be known as Pecos Court.

That the said real property is being dedicated to the City of Grand Junction, Colorado, as a public street, to be known as Hawthorn Avenue.

That the said real property is being dedicated to the City of Grand Junction, Colorado, as a public street, to be known as Pheasant Run Spring Valley Filing 5.

**GRAND VIEW SUBDIVISION**  
FILING NO. ONE  
NW1/4 SW1/4, SECTION 8, T15, R1E, U.M.  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 8503, Grand, CO 81502  
303-241-3841

**DECLARATION**

I, \_\_\_\_\_, the undersigned, do hereby certify that I am a duly qualified and licensed Professional Land Surveyor in the State of Colorado, and that I am duly licensed to practice my profession in the State of Colorado.

**CITY OF GRAND JUNCTION APPROVAL**

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
President of City Council

**NOTARY PUBLIC**

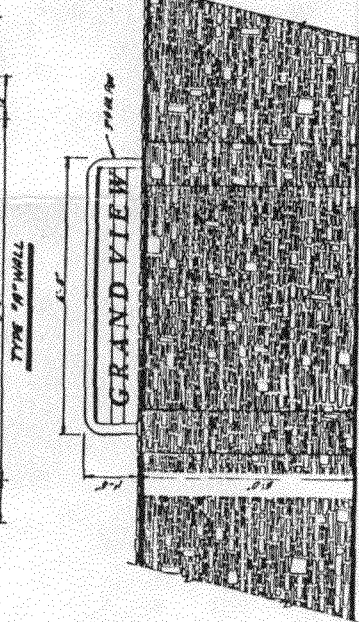
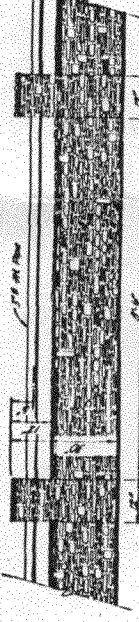
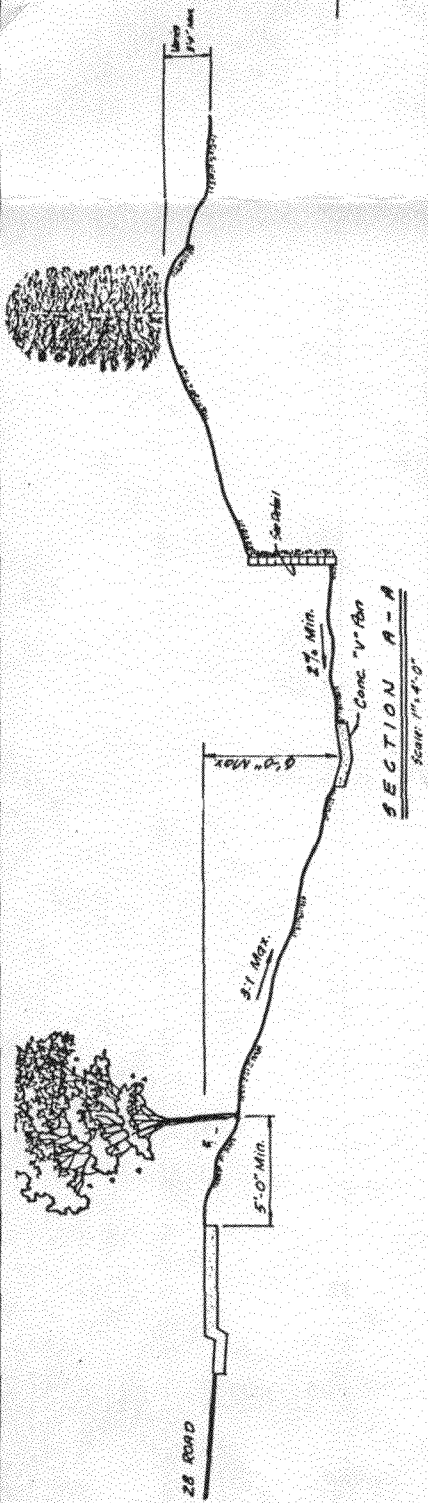
By: \_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

**STATE OF COLORADO**  
COUNTY OF MESA

This plat of GRAND VIEW SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, was prepared under my direct supervision and that the same conforms to the requirements of the Surveyor's Code of Colorado, and that the same has been duly filed for record in the County of Mesa, State of Colorado.



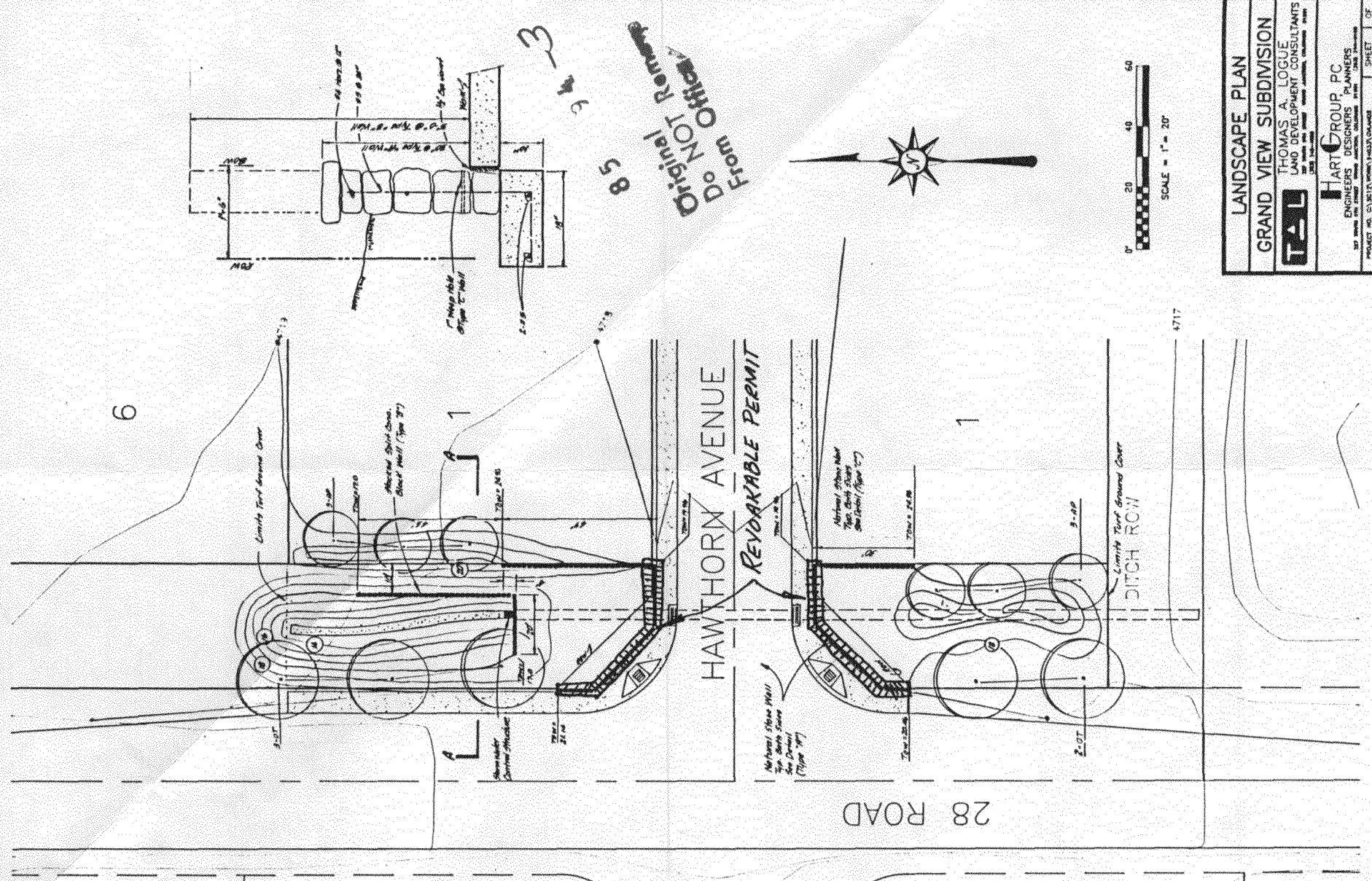
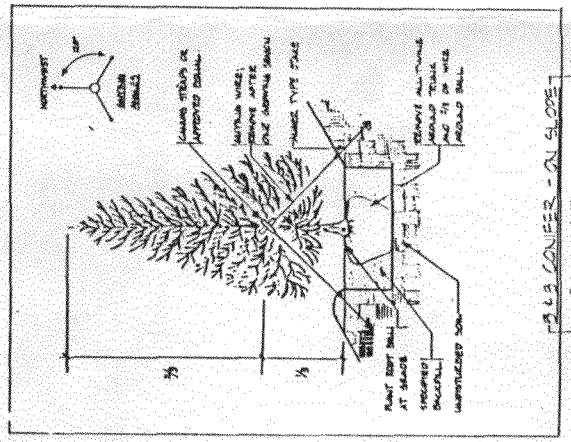
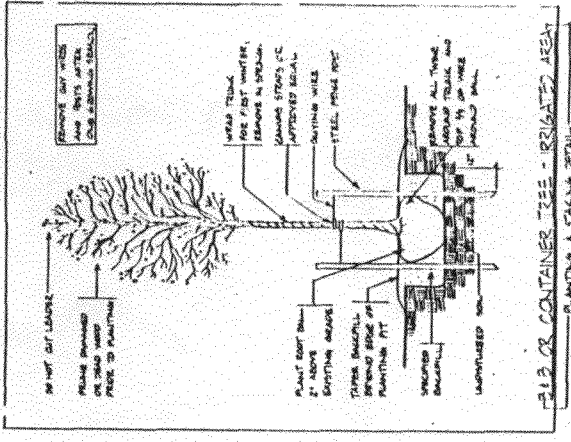


**GENERAL NOTES**

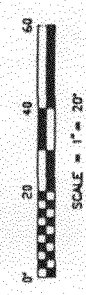
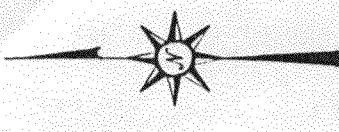
1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH SECTION 5-14-15, LANDSCAPING STANDARDS, OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE, AND, APPENDIX B OF THE MESA COUNTY LAND DEVELOPMENT CODE
2. A PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED TO WATER ALL PRIVATE OPEN SPACE AREAS.

SCHEDULE OF PLANT MATERIALS			
KEY	PLANT	SIZE	QUAN.
AP	AUSTRIAN PINE	8 FT.	8
DT	DECIDUOUS TREE*	1 1/2" DIA. CAL.	14

- OPTIONS:**  
 BLUE ASH  
 SILVER MAPLE  
 HONEYLOCUST  
 COTTONWOOD



Original Remains  
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 85 3 4 3



**LANDSCAPE PLAN**  
**GRAND VIEW SUBDIVISION**  
 THOMAS A. LOGUE  
 LAND DEVELOPMENT CONSULTANTS  
 1000 1/2 AVENUE, GRAND JUNCTION, COLORADO 81505  
 PROJECT NO. 021214 (VOLUME 1) 04/20/04  
 DATE: MARCH, 2004

**HART GROUP, PC**  
 ENGINEERS, DESIGNERS, PLANNERS  
 1000 1/2 AVENUE, GRAND JUNCTION, COLORADO 81505  
 PROJECT NO. 021214 (VOLUME 1) 04/20/04  
 DATE: MARCH, 2004

SHEET 02 OF 02  
 5-2-2

15-18

Grand View