





**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. **#91 94**

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<br><input type="checkbox"/> Major<br><input type="checkbox"/> Resub |      |                                |           |  |
| <input type="checkbox"/> Rezone                      |  |      |                                | From: To: |  |
| <input type="checkbox"/> Planned Development         | <input type="checkbox"/> ODP<br><input type="checkbox"/> Prelim<br><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<br><input type="checkbox"/> Easement |
| <input checked="" type="checkbox"/> Revocable Permit |  |      | SOUTH RIM DR.<br>E. of 23 Road | PR        | Residential  |

|  |                                    |   |
|--|------------------------------------|---|
| <input checked="" type="checkbox"/> PROPERTY OWNER | <input type="checkbox"/> DEVELOPER | <input type="checkbox"/> REPRESENTATIVE |
| <i>LOWE DEVELOPMENT CORP.</i>                      |                                    |   |
| <i>David G. Behrhorst Vice president</i>           | <i>Thomas A. Logue</i>             |   |
| Name   | Name                               | Name                                    |
| <i>1235 Riverside Drive</i>                        | <i>227 So. 9th Street</i>          |   |
| Address  | Address                            | Address                                 |
| <i>Aspen, CO. 81611</i>                            | <i>Grand Junction, CO. 81501</i>   |   |
| City/State/Zip                                     | City/State/Zip                     | City/State/Zip                          |
| <i>303-925-4497</i>                                | <i>245-4099</i>                    |   |
| 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.

*David G. Behrhorst V.P.* *4-29-94*  
 Signature of Person Completing Application Date  
*LOWE DEVELOPMENT CORPORATION*  


---

*Thomas A. Logue* *5-2-94*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

William H. Fox  
2309 Greenbelt Dr.  
Grand Jct., Co. 81503

Dwight Maddux  
324 27<sup>3</sup>/<sub>8</sub> Road  
Grand Jct. Co. 81503

#91 94

Original  
Do NOT Remove  
From Office

# SUBMITTAL CHECKLIST

## REVOCABLE PERMIT

Location: 1200' E of 23 Rd

Project Name: South Rim Landscaping

| ITEMS   | DISTRIBUTION      |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|---|-------------------|----------------------------|----------------|-------------------|---------------------|----------------------|------------------------|---------------|-----------------|--------------------------|--------------|-----------------|---------------------|-------------------|----------------|----------------|-----------|----------------|------|-------------|--|----|
| DESCRIPTION<br>Original<br>Do NOT Remove<br>From Office<br><br><b>#9.1 94</b> | SSID REFERENCE    | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Fire Department | City Police Department | City Attorney | City Sanitation | City Downtown Dev. Auth. | City Council | County Planning | Irrigation District | Drainage District | Water District | Sewer District | U.S. West | Public Service | GVPR | TOTAL REQD. |  |    |
|   | ● Application Fee | VII-1                      | 1              |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
| ● Submittal Checklist*  | VII-3             | 1                          |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  | 2  |
| ● 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  |
| ● Application Form*   | VII-1             | 1                          | 1              | 1                 | 1                   | 1                    | 1                      | 1             | 1               | 1                        | 1            | 1               | 1                   | 1                 | 1              | 1              | 1         | 1              | 1    |             |  | 13 |
| ● 11"x17" Reduction of Assessor's Map   | VII-1             | 1                          | 1              | 1                 | 1                   | 1                    | 1                      | 1             | 1               | 1                        | 1            | 1               | 1                   | 1                 | 1              | 1              | 1         | 1              | 1    |             |  | 13 |
| ● Names and Addresses <i>Adjacent</i>   | VII-3             | 1                          |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  | 2  |
| ● Legal Description   | VII-2             | 1                          |                | 1                 |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  | 3  |
| ● General Project Report  | X-7               | 1                          | 1              | 1                 | 1                   | 1                    | 1                      | 1             | 1               | 1                        | 1            | 1               | 1                   | 1                 | 1              | 1              | 1         | 1              | 1    |             |  | 13 |
| ● Vicinity Sketch   | IX-30             | 1                          | 2              | 1                 | 1                   | 1                    | 1                      | 1             | 1               | 1                        | 1            | 1               | 1                   | 1                 | 1              | 1              | 1         | 1              | 1    |             |  | 14 |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |
|   |                   |                            |                |                   |                     |                      |                        |               |                 |                          |              |                 |                     |                   |                |                |           |                |      |             |  |    |

**NOTES:**

- 1) An asterisk in the item description column indicates that a form is supplied by the City.
- 2) 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.
- 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



May 2, 1994

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

RE: SOUTH RIM REVOCABLE PERMIT

Dear Staff:

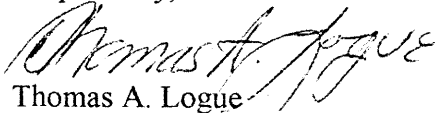
Accompanying is a Revocable Permit Application. This application will allow for the construction of a landscaped entrance feature at the South Rim development. South Rim is located at the easterly end of South Rim Drive (formerly known as Greenbelt Drive) east of 23 Road.

The application requests that 2 1/2 feet of South Rim Drive right-of-way be permitted for use to install retaining walls at the back of the proposed sidewalks on both sides of the street. Maximum retaining wall height is 3 feet. Retaining walls are required due to an existing siphon which crosses South Rim Drive. The accompanying drawings indicate the extent of the proposed landscape improvements in relationship to the surrounding area.

The applicant has contacted each of the affected adjoining land owners and has obtained their permission to construct the landscape improvements on their property.

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

Respectfully,

  
Thomas A. Logue

XC: David Behrhorst, vice president, Lowe Development Corp.

91-94 SOUTH RIM REVOCABLE PERMIT/LANDSCAPING

COMMUNITY DEVELOPMENT COMMENTS

5/19/94

1. The applicant shall provide copies of the recorded easements on adjoining lands for the installation of landscaping.
2. Space on plans for approval signature for Community Development with date and title shall be provided on the plans.
3. Title block as per City Ordinance shall be provided. Also, the north arrow shall be clearly marked on the plans.
4. Add note to plans indicating that a pressurized, underground irrigation system will be provided.
5. Add the following note: "All landscaping shall be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced."
6. Block, lot and open space tracts shall be clearly identified on the plans.
7. Proposed deciduous tree calipers must be indicated on the plant list (minimum 1/2 inch caliper measured one foot above grade is required as per City Ordinance).
8. Planting/staking details shall be provided.



#91 94

May 2, 1994

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

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

RE: SOUTH RIM REVOCABLE PERMIT

Dear Staff:

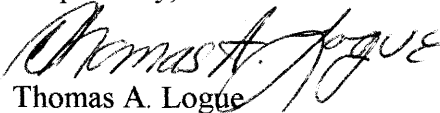
Accompanying is a Revocable Permit Application. This application will allow for the construction of a landscaped entrance feature at the South Rim development. South Rim is located at the easterly end of South Rim Drive (formerly known as Greenbelt Drive) east of 23 Road.

The application requests that 2 1/2 feet of South Rim Drive right-of-way be permitted for use to install retaining walls at the back of the proposed sidewalks on both sides of the street. Maximum retaining wall height is 3 feet. Retaining walls are required due to an existing siphon which crosses South Rim Drive. The accompanying drawings indicate the extent of the proposed landscape improvements in relationship to the surrounding area.

The applicant has contacted each of the affected adjoining land owners and has obtained their permission to construct the landscape improvements on their property.

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

Respectfully,

  
Thomas A. Logue

XC: David Behrhorst, vice president, Lowe Development Corp.

# REVIEW COMMENTS

Page 1 of 2

FILE #91-94

TITLE HEADING: Revocable Permit - South Rim  
Landscaping

LOCATION: 1200' E of 23 Road on South Rim Drive

PETITIONER: Lowe Development Corp.

PETITIONER'S ADDRESS/TELEPHONE: David G. Behrhorst, VP  
1235 Riverside Drive  
Aspen, CO 81611  
(303) 925-4497

PETITIONER'S REPRESENTATIVE: Thomas A. Logue

STAFF REPRESENTATIVE: Michael Drollinger

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., JUNE 7, 1994.**

---

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**5/17/94**  
**244-2695**

---

ELECTRIC & GAS: No objections.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**5/19/94**  
**244-1590**

---

No comment.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**5/19/94**  
**244-1439**

---

1. Space on plans for approval signature for Community Development with date and title shall be provided on plans.
2. Title block as per City Ordinance shall be provided. Also, the north arrow shall be clearly marked on the plans.
3. Add not to plans indicating that a pressurized, underground irrigation system will be provided.
4. Add the following note: "All landscaping shall be maintained in a healthy condition. Plants which die or are unhealthy shall be replaced."
5. Block, lot and open space tracts shall be clearly identified on the plans.
6. Proposed deciduous tree calipers must be indicated on the plant list (minimum 1 1/2 inch caliper measured one foot above grade is required as per City Ordinance).
7. Planting/staking details shall be provided.



**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**5/20/94**  
**244-1400**

---

We have no requirements at this time.

**U.S. WEST**  
**Leon Peach**

**5/20/94**  
**244-4964**

---

No comments at this time.

**UTE WATER**  
**Gary R. Mathews**

**5/23/94**  
**242-7491**

---

No objections.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Dave Stassen**

**5/16/94**  
**244-3587**

---

No comments.

STAFF REVIEW

---

FILE: #91-94

DATE: June 9, 1994

STAFF: Michael Drollinger

REQUEST: Revocable Permit for a Landscaped Entrance Feature

LOCATION: 1200 ft. east of 23 Rd. on South Rim Drive

APPLICANT: Lowe Development Corporation

---

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Landscaped Entrance Feature

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Residential

WEST: Residential

---

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow construction of a landscaped entrance feature in the right-of-way of South Rim Drive approximately 1200 ft. east of 23 Road.

STAFF ANALYSIS: The applicant is in the process of developing the South Rim subdivision. The request is to use 2 1/2 feet of the South Rim Drive ROW for use to install retaining walls at the back of proposed sidewalks on both sides of the street and are required because of an existing siphon which crosses South Rim Drive. The proposed landscaping in the right-of-way will help to beautify the development.

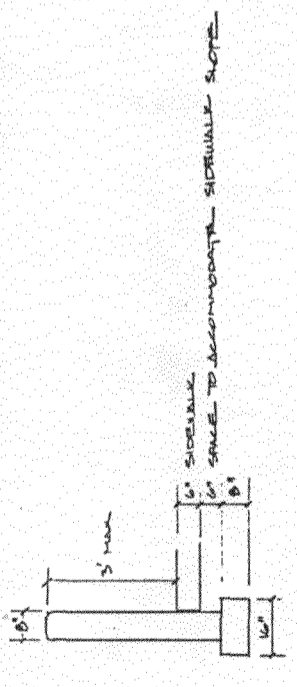
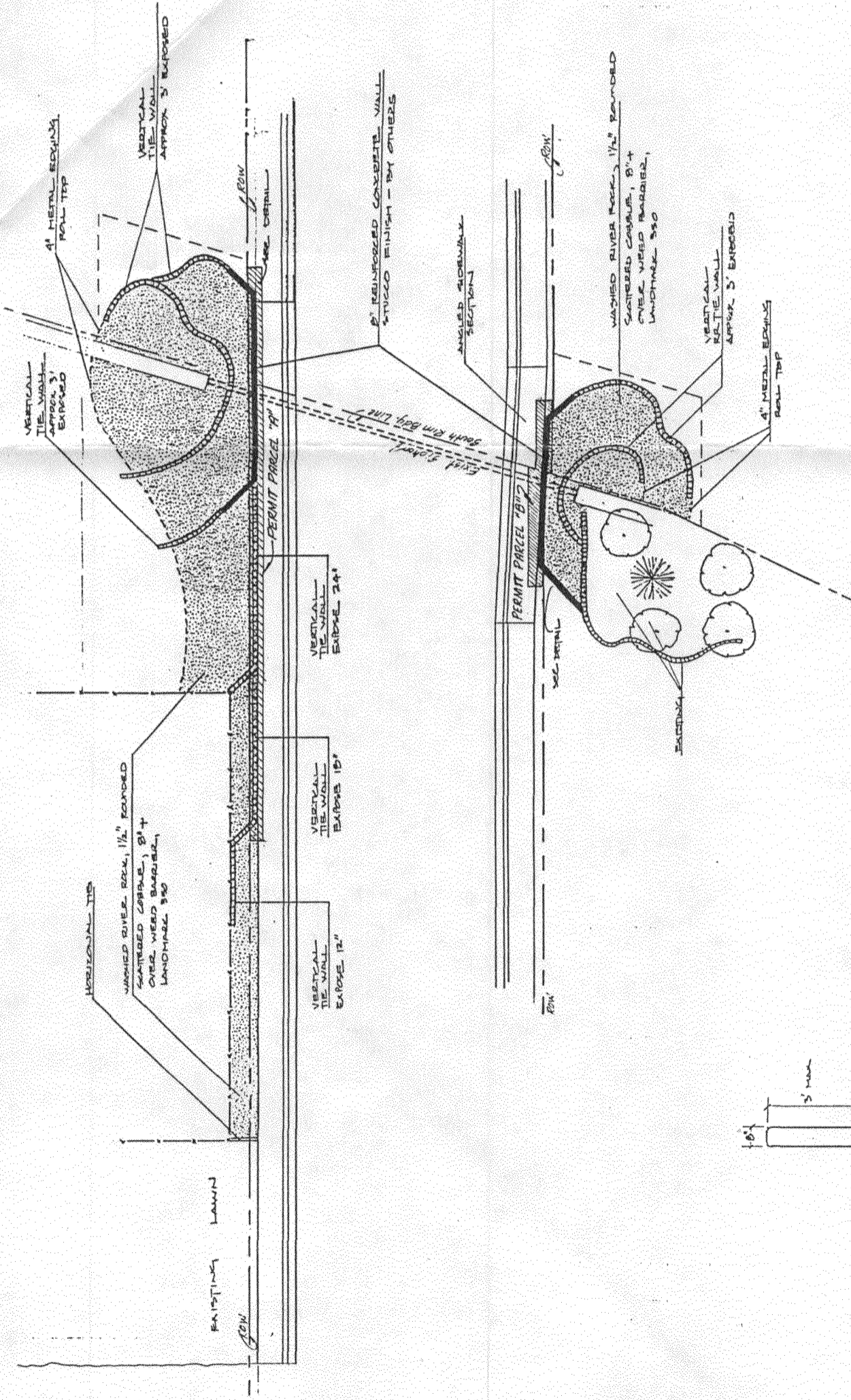
City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

---

STAFF RECOMMENDATION: Review and adopt proposed resolution with the condition that permit not be recorded prior to easements being obtained by the applicant to construct improvements on adjacent property. A maintenance agreement must also be provided.

#91 94

Original  
Do NOT Remove  
From Office

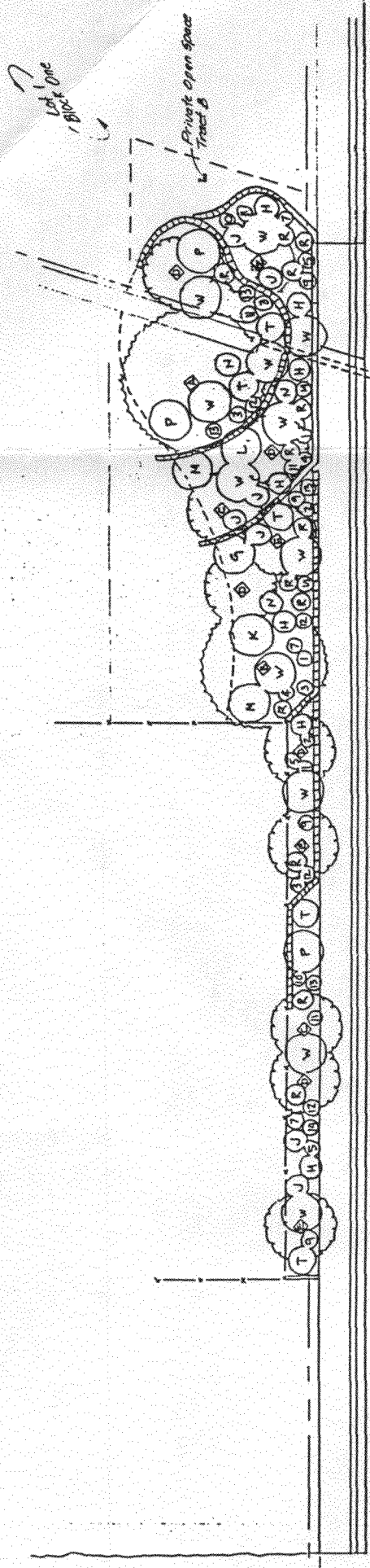


ENTRY WALLS  
REINFORCED CONCRETE  
SHED - EXPOSED FACE,  
TOP, & 6" DOWN  
BACKSIDE.  
STEEL COLOE - EL REY SAND 10'S

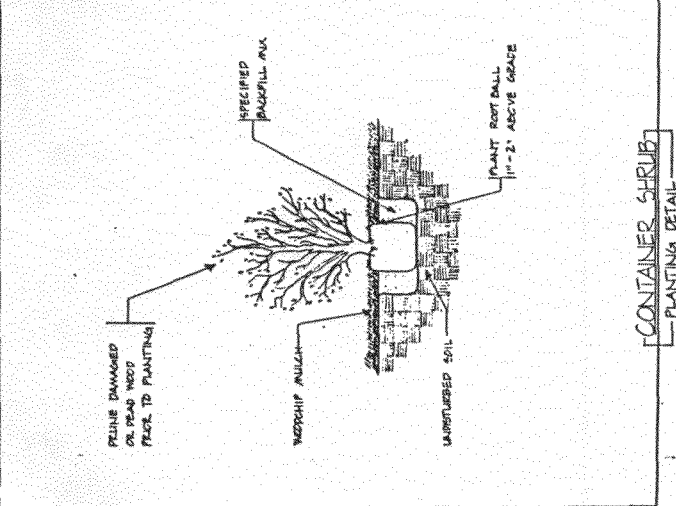
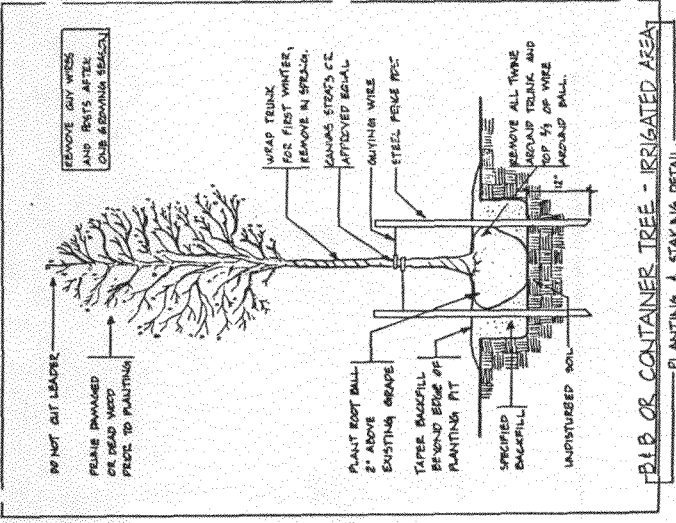
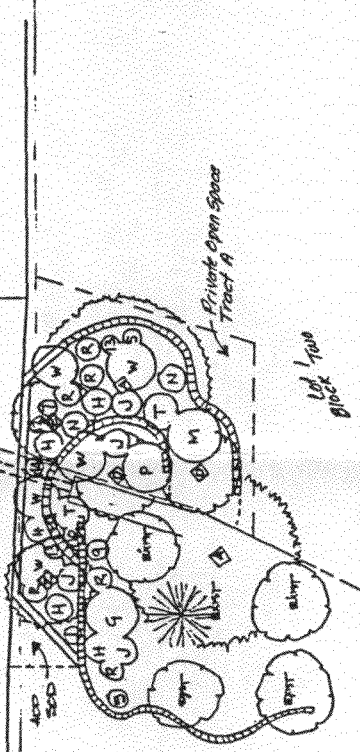
- GENERAL NOTES:
1. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION. PLANTS WHICH DIE OR ARE UN-HEALTHY SHALL BE REPLACED.
  2. LANDSCAPING WILL BE WATERED BY A PRESSURIZED, UNDERGROUND IRRIGATION SYSTEM.
  3. MINIMUM 1 1/2 INCH CALIPER MEASURED ONE FOOT ABOVE GRADE FOR ALL TREES.

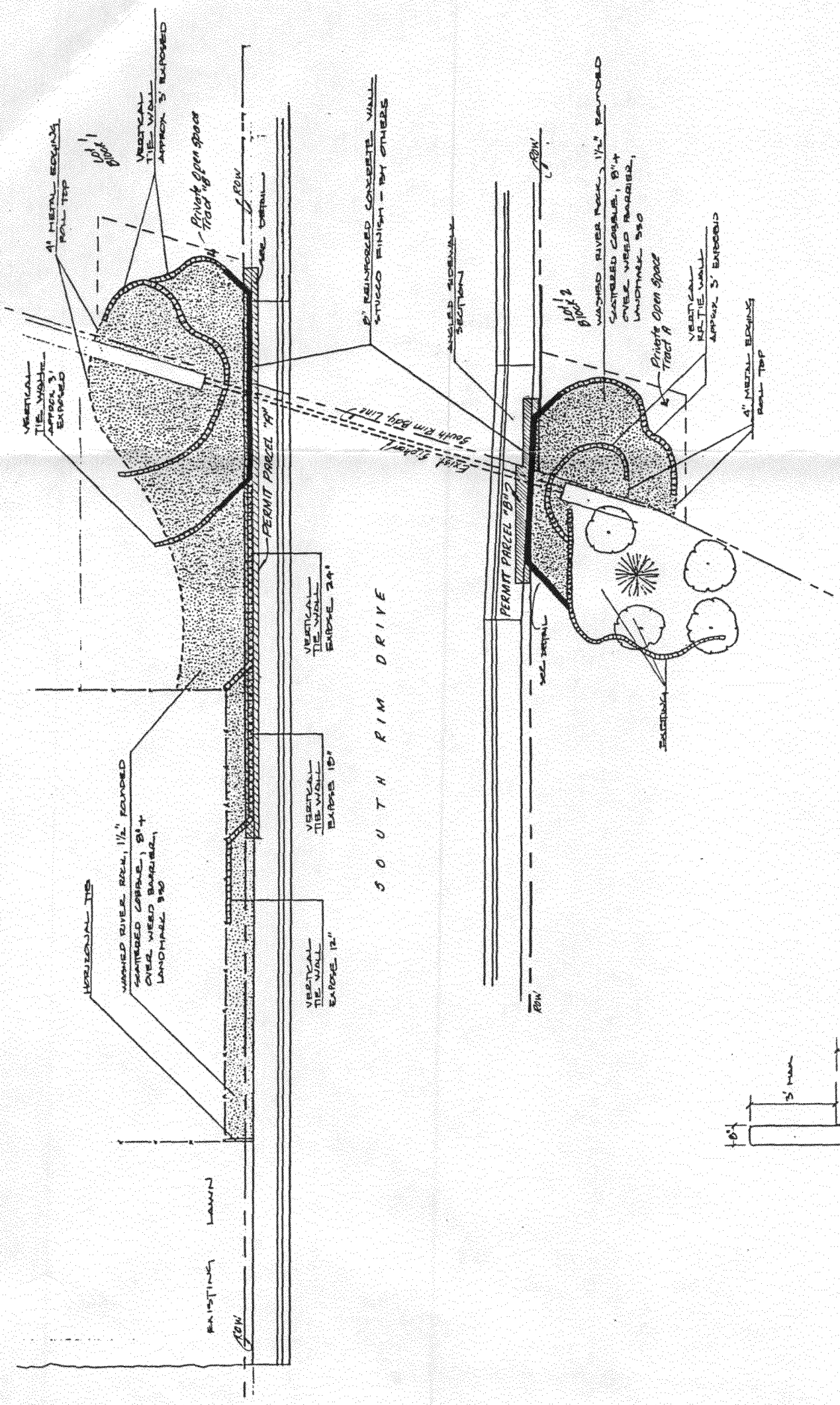
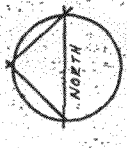
SCHEDULE OF PLANT MATERIALS - ENTRY

| KEY               | PLANT                  | SIZE | AMOUNT |
|-------------------|------------------------|------|--------|
| <b>TREES</b>      |                        |      |        |
| A                 | Austrian Pine          | 6"   | 13     |
| B                 | Austrian Pine          | 8"   | 1      |
| C                 | Aspen                  | 12"  | 2      |
| D                 | Aspen                  | 10"  | 4      |
| E                 | Aspen                  | 8"   | 7      |
| Z                 | BRISTLECONE PINES      | 8"   | 2      |
| <b>SHRUBS</b>     |                        |      |        |
| G                 | Red Flowering Quince   | 12"  | 12     |
| H                 | Cranberry Cotoneaster  | 12"  | 11     |
| J                 | Gold Drop Potentilla   | 12"  | 1      |
| K                 | China Plum             | 12"  | 1      |
| L                 | Dwarf Smooth Bumsac    | 12"  | 1      |
| M                 | Austrian Copper Birch  | 12"  | 1      |
| N                 | Gold Flame Spruce      | 12"  | 1      |
| P                 | Snowmound Spiraea      | 12"  | 1      |
| R                 | Ivory Tower Yucca      | 12"  | 1      |
| T                 | Old Gold Juniper       | 12"  | 1      |
| W                 | Buffalo Juniper        | 12"  | 1      |
| <b>PERENNIALS</b> |                        |      |        |
| 1                 | White Yarrow           | 12"  | 1      |
| 2                 | Basket of Gold Alyssum | 12"  | 1      |
| 3                 | Blue Columbine         | 12"  | 1      |
| 4                 | Coreopsis              | 12"  | 1      |
| 5                 | Shasta Daisy           | 12"  | 1      |
| 6                 | Purple Cone Flower     | 12"  | 1      |
| 7                 | Guillardia             | 12"  | 1      |
| 8                 | Daylily                | 12"  | 1      |
| 9                 | Russian Lupine         | 12"  | 1      |
| 10                | Irish Lace             | 12"  | 1      |
| 11                | Irish Poppy            | 12"  | 1      |
| 12                | Glorious Daisy         | 12"  | 1      |
| 13                | Yellow Star            | 12"  | 1      |
| 14                | Black-eyed Susan       | 12"  | 1      |

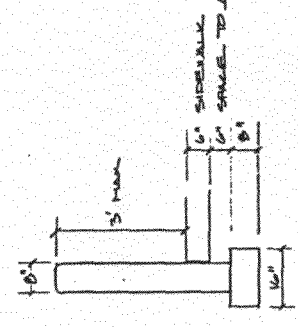


SOUTH RIM DRIVE





S O U T H R I M D R I V E



**ENTRY WALLS**  
 REINFORCED CONCRETE  
 STUCCO - EXPOSED FACE,  
 TOP, & 2" DOWN  
 BACKSIDE  
 STUCCO COAT - 1/2" THICK SAND 10'S

6" SIDEWALK  
 6" BASE TO ACCOMMODATE SIDEWALK SLOPE