



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

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Receipt _____
 Date _____
 Rec'd By _____
 File No. 14294

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			1004 Ouray		Landscaping

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Norrice Ann Bishop James Lee Bishop	Don Yeager	
Name	Name	Name
1004 Ouray AVE	585 25-1/2 RD	
Address	Address	Address
GJ, CO 81501	GJ, CO 81502	
City/State/Zip	City/State/Zip	City/State/Zip
243-2550	242-4927	
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.

Angie Bishop 8/25/94
 Signature of Person Completing Application Date

James L. Bishop J.L. Bishop
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Jim and Norrie Bishop
1004 Ouray Ave.
Grand Junction, Co. 81501

142 94

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To Whom It May Concern:

The property located at 1004 Ouray Ave. was built in 1918. The site was a raised building site and therefore is approximately two and a half feet (2 1/2') higher from the sidewalk to the top of the lawn. In 1990, Jim and Norrie Bishop purchased the property for their permanent residence. Prior to this purchase the property was used as a rental.

Due to lack of maintenance, the grass was almost dead, and the Bishop's have had a hard time with erosion. By raising the perimeter of the Ouray side and 10th street side of their property to meet the grade of the rest of the lawn, they can level the land out and eliminate the erosional processes happening currently. This elevating of the perimeter is being done by Lock-Tite building blocks which are a mortarless building stone that is held in place by rebar stakes.

The Bishop's are asking to be allowed to run the retaining wall parallel to the Ouray and 10th street sidewalks. This area between the sidewalk and Bishop's property is about two feet (2') in width. The revocable permit is needed to be able to place the building blocks on this portion of the land that is City property.

Thank you,

Jim and Norrie Bishop

ab

LIST OF NAME(S) AND ADDRESS(ES) OF ABUTTING PROPERTY OWNERS

Randy Phillis
1008 Ouray Ave.
Grand Junction, CO. 81501

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SUBMITTAL CHECKLIST

REVOCABLE PERMIT

242 94

Location: 1004 Ouray

Project Name: for retaining wall

ITEMS		DISTRIBUTION																			
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	TOTAL REQ. 5
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Fire Department	City Public 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	GVRP		
● Application Fee	VII-1	1																			
● Submittal Checklist*	VII-3	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	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 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	1	
● Names and Addresses	VII-3	1																			
● Legal Description	VII-2	1		1																	
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Vicinity Sketch	IX-30	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

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- 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.

STAFF REVIEW

FILE: 142-94

DATE: September 15, 1994

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Landscaping and Retaining Wall

LOCATION: 1004 Ouray Avenue

APPLICANT: Norrice & James Bishop

EXISTING LAND USE: Single Family Residential

SURROUNDING LAND USE: All Single Family Residential

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow installation of landscaping and a landscape retaining wall within the rights-of-way for Ouray Avenue and 10th Street adjacent to the property located at 1004 Ouray Avenue.

STAFF ANALYSIS: The property owners, Norrice and James Bishop, are in the process of making improvements to the existing residence at 1004 Ouray Avenue. This includes extensive site work to level and provide new landscaping in the front and side yards adjacent and within the Ouray Avenue and 10th Street rights-of-way. These improvements are not unlike others made to properties in the downtown residential area and will be an enhancement to the property and to the neighborhood.

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



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

September 27, 1994

James and Norrice Bishop
1004 Ouray Avenue
Grand Junction, CO 81501

Dear Mr. and Mrs. Bishop,

Enclosed please find two copies of the approved revocable permit for the retaining wall and landscaping at your home on Ouray Avenue. Please sign and have notarized both copies (2 places to sign on each copy). Return 1 copy to me along with a check in the amount of \$20.00 made payable to the Mesa County Clerk and Recorder to cover the recording fees for the entire document (\$5 per page). You may retain the second copy for your records. Please feel free to call me if you have further questions regarding the revocable permit process.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



2000

MAN
Hole

ALLEY

50.00'

LOT 32

LOT 31

FRAMED
GARAGE

LAWN

LAWN

LAWN

10th STREET

LAWN

LAWN

LAWN

LAWN

LAWN

ONE STORY
HOUSE

LAWN 125.00'

ONE STORY
HOUSE

(Neighbors)

LAWN

LAWN

LAWN

LAWN

SEWER
DRAIN

POWER
POLE

Water
meter

Water meter

OURAY STREET

142 9 1/2
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LEGEND

PROPOSED
BUILDING
SITE

SITE PLAN

0 20'
1" = 20 feet