





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

7 copies

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. 221 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 <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			2980 F Road		Residential & Future City Park

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

*Helen Bowling*  
Name

*9980 F Rd*  
Address

*Grand Junction*  
City/State/Zip

Business Phone No.

Name

Address

City/State/Zip

Business Phone No.

*James DeLoach*  
Name

*3759 North 15 Ct*  
Address

*Grand Junction*  
City/State/Zip

*Colo 81506*  
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.

*James DeLoach*  
Signature of Person Completing Application

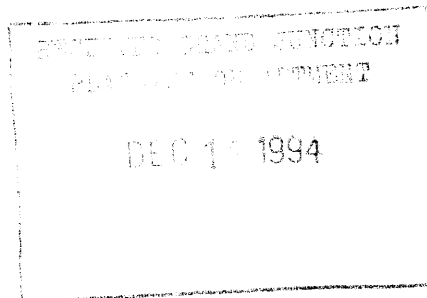
*Dec 10/94*  
Date

*Helen Bowling*  
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

To whom it may concern:

We are requesting a use permit at 2980 F. Rd. because it is not cost effective to bore under F Rd. The bid was \$12,450.00. Helen Bauling is the owner, 79 yrs old & on a fixed income. She cannot afford that. The seach field failed & the health Dept. gave her 30 days to resolve this matter. Her property is within 400' of the sewer line so she is required to hook up by current laws.

Jerry DuCray  
Representing Helen Bauling



# SUBMITTAL CHECKLIST

only

## REVOCABLE PERMIT

221 74

Location: 2980 Patterson F Road

Project Name: Jerry DuChay

ITEMS		Sewer line															DISTRIBUTION	TOTAL REQ'D.		
DESCRIPTION	SSID REFERENCE																			
		<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Police Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Ordinance	<input type="checkbox"/> City Downtown Dev. Auth.	<input checked="" type="checkbox"/> City Council	<input checked="" type="checkbox"/> County Planning	<input checked="" type="checkbox"/> Parks & Rec.	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District		<input checked="" type="checkbox"/> Sewer District Central N.D.	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service
● Application Fee \$50.00 upon approval	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	<del>VII-3</del>	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

✓ #3309  
for 50' od  
RD 1/24/95  
P84

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.

MEMORANDUM

TO: Review Agencies  
FROM: Community Development  
DATE: December 16, 1994  
RE: Revocable Permit Request

The attached request is for a revocable permit to run a sewer service line through City property adjacent to Ox-bow Subdivision. The sewer line will run from the property outlined in red approximately 200' to the east along Patterson Road. Please make any comments by the date indicated on the review sheet.

## REVIEW COMMENTS

Page 1 of 1

FILE # 221-94

TITLE HEADING: Revocable Permit  
Sewer Service Line

LOCATION: 2980 F Road

PETITIONER: Helen Bowling

PETITIONER'S ADDRESS/TELEPHONE: 3759 N. 15th Court  
Grand Junction, CO 81506  
241-9225

PETITIONER'S REPRESENTATIVE: Jerry DuCray

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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CITY DEVELOPMENT ENGINEER  
Jody Kliska

12/20/94  
244-1591

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No comment.

CITY UTILITY ENGINEER  
Bill Cheney

12/20/94  
244-1590

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This appears to be the only feasible way to obtain sewer service.

COMMUNITY DEVELOPMENT DEPARTMENT  
Kristen Ashbeck

12/20/94  
244-1437

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No comments.

STAFF REVIEW

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FILE: 221-94

DATE: December 20, 1994

STAFF: Kristen Ashbeck

REQUEST: Revocable Permit for Sewer Service Line

LOCATION: 2980 F Road

APPLICANT: Helen Bowling

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EXISTING LAND USE: Single Family Residential on Large Lot

SURROUNDING LAND USE:

NORTH: Vacant (Future City Park)

SOUTH:

EAST: Vacant (Future City Park)

WEST: Single Family Residential

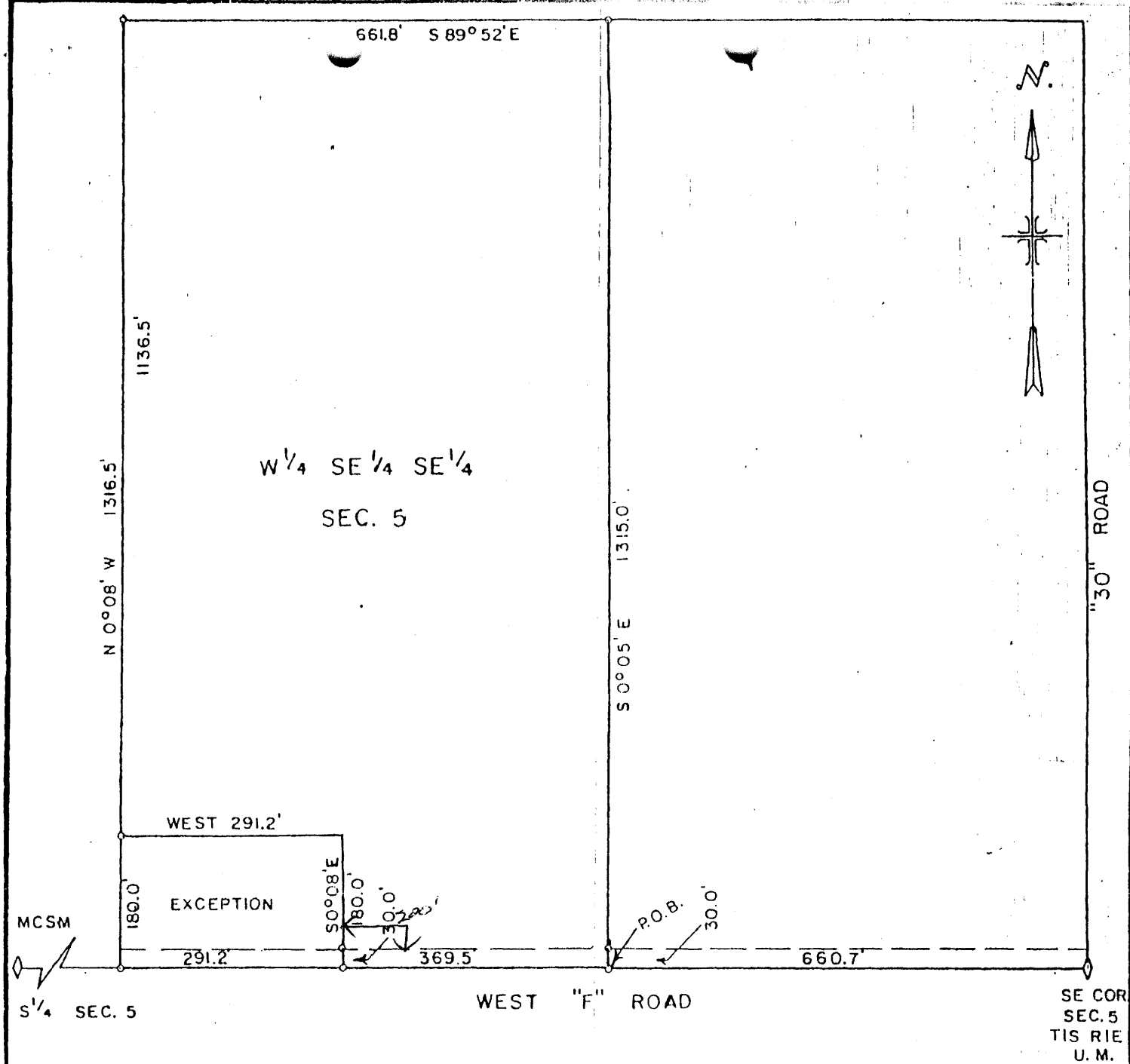
EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow installation of a sewer service line across City-owned property adjacent to the property located at 2980 F Road.

STAFF ANALYSIS: The leach field for the individual septic system on the property at 2980 F Road recently failed. The Health Department has given the owner, Helen Bowling, 30 days to resolve the matter. The property is within 400 feet of an existing sewer system, thus, by current law, the residence must be hooked up to the system. The least costly way of doing this is for the property owner to install a service line from the system in the Ox-Bow subdivision to the west to her home. This will entail a crossing of the City-owned property adjacent to her (the future Burkey Park).

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

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STAFF RECOMMENDATION: Review and adopt proposed resolution



LEGAL DESCRIPTION

The  $W\frac{1}{2}$   $SE\frac{1}{4}$   $SE\frac{1}{4}$  of Section 5, T. 1 S., R. 1 E. of the Ute Meridian, Except the South 30.0 feet for Road Right-of-Way, Except, Beginning at the SW Corner of the  $SE\frac{1}{4}$   $SE\frac{1}{4}$  of said Section 5; thence N.00°08'W. 180.0 feet; thence East 291.2 feet; thence S.00°08'E. 180.0 feet; thence West 291.2 feet to the Point of Beginning.

I, Clarence J. Bielak do hereby certify that this plat was plotted from notes of a field survey made under my supervision on June 8 & 9, 1967.

*Clarence J. Bielak*  
Registered Land Surveyor

WESTERN ENGINEERS, INC.	
PROPERTY SURVEY	
IN $SE\frac{1}{4}$ $SE\frac{1}{4}$ SEC. 5	
T1S R1E U.M.	
MESA COUNTY COLO.	
Surveyed C.E.D.	Drawn R.W.O.
GRAND JUNCTION, COLO. 6/9/67	

