

SUBMITTAL CHECKLIST

REVOCABLE PERMIT

Location: 2700 U.S. Hwy 50

Project Name: _____

ITEMS	DISTRIBUTION																			
<p>Date Received _____</p> <p>Receipt # _____</p> <p>File # <u>RVP-95-126</u></p>	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	○ TCI Cable	TOTAL REQ'D.

5

DESCRIPTION	SSID REFERENCE	●	●	●	●	○	○	●	○	○	●	○	○	○	○	○	○	○	○	○	○	
● Application Fee <u>\$50.00</u>	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	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	1	1
● 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	1	1
● Names and Addresses*	VII-2	1																				
● Legal Description* (1)	VII-2	1		1																		
● General Project Report <u>(narrative)</u>	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Site Plan	IX-33	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.
 (1) Provide legal description of the right-of-way area to be used



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RVP 95-126

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			<u>2700 V.S. Hwy 50</u>	<u>H0</u>	<u>Commercial</u>

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

HARRY Feather

Justin Feather.

Bonnie Lightfoot

Name

Name

Name

621 Rushmore DR.

10 Reisling Ct

1061 Laura Ave

Address

Address

Address

Grand Jct Co 81503

Grand Jct. Co 81503

Fruita, Co 81521

City/State/Zip

City/State/Zip

City/State/Zip

970-242-5205

970-243-5353

970-242-5205

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 required 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.

Bonnie Lightfoot
Signature of Person Completing Application

6-1-95.
Date

Larry U Feather
Signature of Property Owner(s) - attach additional sheets if necessary

6-1-95
Date

GENERAL PROJECT REPORT

Feather Petroleum proposes to put stamped colored concrete in the ROW at 2700 Hwy. 50. In the past this area has been covered with gravel. The area has been a challenge to keep clean and presentable. This has a negative impact on the image of our store and the city. We plan to remove the existing gravel and replace it with colored concrete. The concrete will have a cobblestone pattern and will be salmon in color. The ROW to the west and north of the store will have several cut outs to allow the planting of low water consumption plants. The plant descriptions are listed in the legend on the site plan. The existing tree located at the north west corner of the property will remain. The area will not be irrigated.

KENNETH R COULSON
227 KEMAE CT
GRAND JUNCTION, CO 81503

KENNETH R COULSON
MAE L
231 KEMAE CT
GRAND JUNCTION, CO 81503

GORDON R MCNUTT
DESSA ANN
226 KEMAE CT
GRAND JUNCTION, CO 81503

KENNETH R COULSON
M L
231 KEMAE CT
GRAND JUNCTION CO 81503

KENNETH R COULSON
M L
231 KEMAE CT
GRAND JUNCTION CO 81503

RANDY FELTZ
CHERYL
106 MESA VIEW ST
GRAND JUNCTION CO 81503

JAMES R STREET
GLORIA M
3208 W CIRCLE RD
CLIFTON CO 81520

KENNETH R COULSON
M L
231 KEMAE CT
GRAND JUNCTION CO 81503

KENNETH R COULSON
M L
231 KEMAE CT
GRAND JUNCTION CO 81503

RANDY FELTZ
CHERYL
106 MESA VIEW ST
GRAND JUNCTION, CO 81503

JAMES R STREET
GLORIA M
3208 W CIRCLE RD
CLIFTON CO 81520

ELAM CONSTRUCTION INC
1225 S 7th ST
GRAND JUNCTION CO 81501

SANDRA I LAMPSHIRE
268 27 RD
GRAND JUNCTION CO 81503

E C JONES
V L
2995 HIGHWAY 50
GRAND JUNCTION CO 81503

EDWARD C JONES
VERNA L
2995 HIGHWAY 50
GRAND JUNCTION CO 81503

FRED E PEASLEE
TOMMIE LOU
2707 B 3/4 RD
GRAND JUNCTION CO 81503

DOTTY CORP OF COLORADO
% AVTAX INC
PO BOX 2798
LITTLETON, CO 80161

JOSEPH D STEINKIRCHNER
JANET R
2670 PARADISE DR
GRAND JUNCTION CO 81506

BETTY R HUTTON
227 27 ROAD
GRAND JUNCTION CO 81503

STUART S COLE
CLARA M MARSHALL
231 27 ROAD
GRAND JUNCTION CO 81503

FLOYD D SHEPHERD
BETTY J
314 ZUNI DR
GRAND JUNCTION CO 81503

LOWELL HUSCUSSON
RHONDA HUSCUSSON
PO BOX 30056
GRAND JUNCTION CO 81503

WINNIFRED BASHAM
104 SHERMAN DR
GRAND JUNCTION CO 81503

KATHARINA BASSETT
110 SHERMAN DR
GRAND JUNCTION CO 81503

LARRY A CRITES
NANCY S
118 SHERMAN DR
GRAND JUNCTION CO 81503

RICHARD D WOODS
ETAL
124 SHERMAN DR
GRAND JUNCTION CO 81503

ALTA FONTANARI
J M GREGORY & A L FONTANARI
3312 E 3/4 RD
CLIFTON CO 81520

G L B ENTERPRISES
2702 HIGHWAY 50
GRAND JUNCTION CO 81503

WAYNE J SMITH
LISA RATTAN SMITH
1103 ROOD AVE
GRAND JUNCTION CO 81501

SCHOONOVER FAMILY REVOCABLE
LIVING TRUST
278 GARY DR
GRAND JUNCTION CO 81503

REVIEW COMMENTS

Page 1 of 2

FILE #RVP-95-126

TITLE HEADING: Revocable Permit - Landscaping in the Right-of-way

LOCATION: 2700 U.S. Highway 50

PETITIONER: Stop N Save

PETITIONER'S ADDRESS/TELEPHONE: 2492 Industrial Boulevard
Grand Junction, CO 81505
242-5205

PETITIONER'S REPRESENTATIVE: Justin Feather

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS .

CITY UTILITY ENGINEER 7/17/95
Trent Prall 244-1590

No comment.

CITY DEVELOPMENT ENGINEER 7/26/95
Jody Kliska 244-1591

A permit for the concrete work in the right-of-way is required to be obtained by the contractor and a traffic control plan will be required with the permit.

COMMUNITY DEVELOPMENT DEPARTMENT 7/26/95
Mike Pelletier 244-1447

1. Landscaping must be watered by an underground, pressurized irrigation system as per the Zoning and Development Code. It's a waste of money to landscape an area without watering.
2. Move the Golden Rain Tree from the west side of the sidewalk to the east side so that it can have enough soil to live and so that vehicles will not hit the branches. The width of the area between the sidewalk and the street appears smaller than the 5' indicated on the site plan.
3. Does the site plan indicate concreting the 17' wide landscaping area on the west side of the property? If that is the intention, be sure enough soil is exposed for the trees to survive. We can help to determine the appropriate amount of exposed soil necessary for various plants/trees.
4. Label and dimension the property line on the site plan.

5. The site plan needs dimensions for all the improvements that will be located within the right-of-way. Include bearings or azimuth angles, distances, and curve data.
6. A suggestion: consider moving landscaping from the area between the street and the sidewalk to the inner landscaped area. Two reasons for this are the low probability of keeping plants alive in this area and saving money by not running an irrigation system under the sidewalk. Also, consider a few large planting beds as opposed to many small holes in the concrete because roots need a sizeable soil area that is not compacted by concrete. Within the planting beds, the ground cover can be kept in place by a lower depth and by locating plants on the perimeter.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney

RESPONSE TO REVIEW QUESTIONS

FILE: #RVP-95-126

TITLE HEADING: Revocable Permit - landscaping in
the Right-of-way.

LOCATION: 2700 U.S. Highway 50

PETITIONER: Stop N Save

PETITIONERS ADDRESS: 2492 Industrial Blvd
Grand Junction, CO 81505
242-5205

PETITIONERS REPRESENTATIVE: Justin Feather

STAFF REPRESENTATIVE: Mike Pelletier

CITY DEVELOPMENT ENGINEER

Jody Kliska

The contractor will get a permit for the concrete work in the right-of-way. A traffic control plan will not be required. The work will be completed from the petitioners property and will not interfere with traffic.

COMMUNITY DEVELOPMENT DEPARTMENT

Mike Pelletier

1. The landscaping that is currently at the location is not irrigated. The plants used in our landscaping are low water consumption plants. We are currently watering with a hose and the plants are doing well.
2. We have move the Golden Rain Tree from the west side of the sidewalk to the east side. The width of the area between the sidewalk and the street is 4 ft. 2 inches.
3. The 17ft. wide landscaping area on the west side of the property will be in gravel.
4. The property line has been labeled on the drawing that we are submitting with this response.
5. Dimensions for all improvements have been included in the plans.
6. We will be using low water consumption plants in the area between the street and the sidewalk. There should not be a need for irrigation.

STAFF REVIEW

FILE: RVP-95-126
DATE: September 26, 1995
STAFF: Mike Pelletier
REQUEST: Revocable Permit for Landscaping in R-O-W
LOCATION: 2700 Highway 50
ZONING: HO
APPLICANT: Bonnie Lightfoot

EXISTING LAND USE: Gas Station & Convenience Store

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH:	Single Family	SOUTH:	Business
EAST:	Business, Single Family	WEST:	Business

EXISTING ZONING: HO

SURROUNDING ZONING:

NORTH:	RSF-8	SOUTH:	B (County)
EAST:	RSF-8, HO	WEST:	PB

RELATION TO COMPREHENSIVE PLAN

No plan exists.

EXECUTIVE SUMMARY

The applicant wants to place stamped/colored concrete in the right-of-way on the East and North sides of the STOP-N-SAVE store with several cut-outs for landscaping. This will replace the gravel which currently exists.

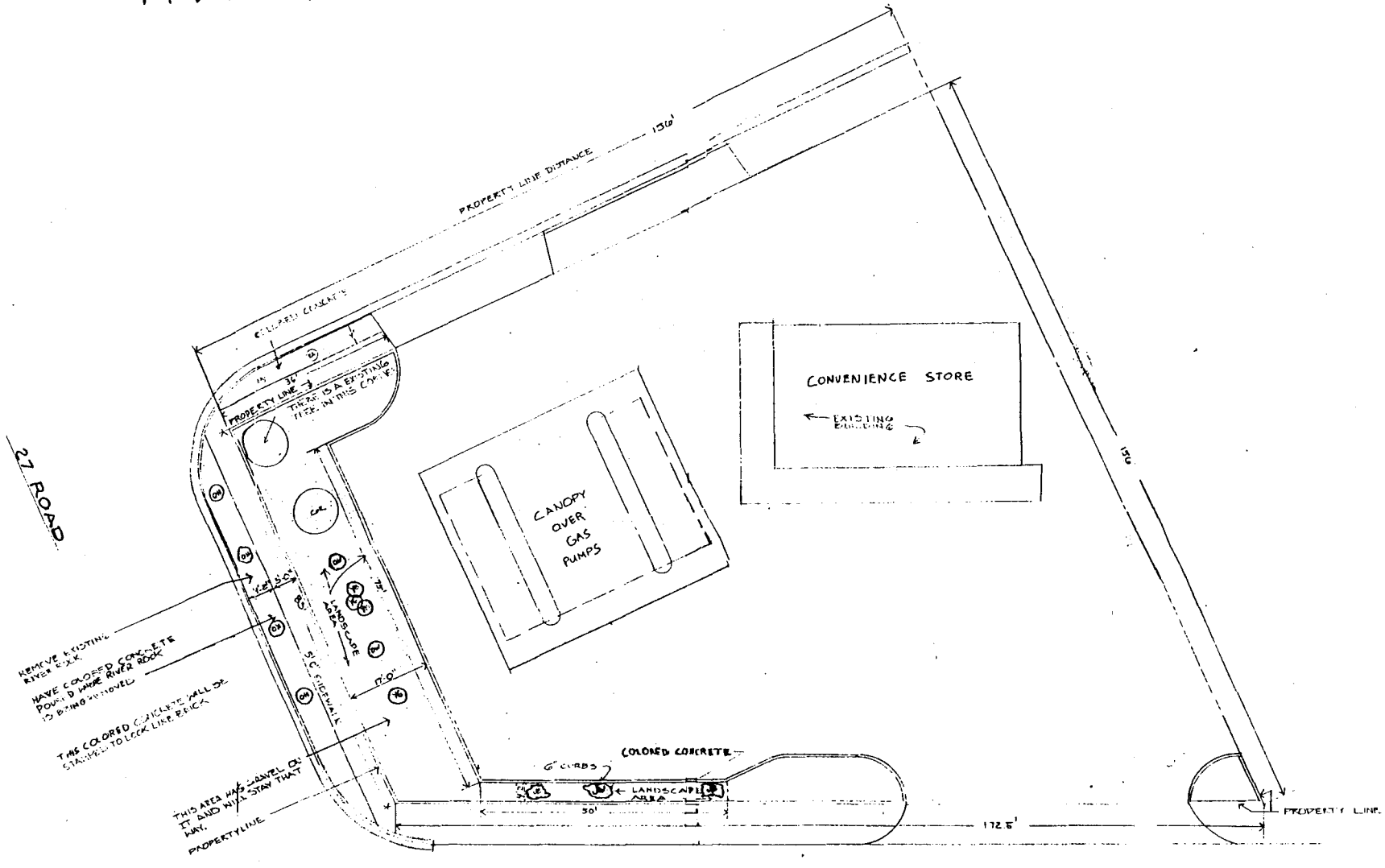
STAFF ANALYSIS:

The applicant proposes to replace gravel areas in the right-of-way with stamped/colored concrete. This will improve the ease of maintenance and potentially improve the aesthetics of the site. While the landscaping will not have an underground pressurized irrigation system (a normal requirement for all landscaping), Staff cannot require it because the Code does not require landscaping for this application.

STAFF RECOMMENDATION:

Approval

RVP-95-126



U.S. HIGHWAY 50 100' ROW

SITE PLAN 1/10'

SYMBOL	TAXONOMIC NAME	COMMON NAME	SIZE	QUAN
Ⓞ	CORNUS STOLONIFERA 'KELSEY'	DOGWOOD, KELSEYS	5 GAL	3
Ⓞ	ELIOMYRUS FORTUNEI	EVONYMUS, ARGENTEO-VARGATEDS	5 GAL	2
Ⓞ	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	5 GAL	2
Ⓞ	JUNIPERUS HORIZONTALIS 'WILTON'	JUNIPER, WILTON CARPET	5 GAL	1
Ⓞ	HOLOREUTHERA PANICULATA	GOLDEN RAIN TREE	SR	1
Ⓞ	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, DWARF	5 GAL	2
Ⓞ	YUCCA BACCATA	YUCCA, BACCATA	5 GAL	2
Ⓞ	YUCCA GLAUCA	YUCCA, GLAUCA	5 GAL	3

CONVENIENCE FOOD STORE
 STOP & SAVE
 2700 U.S. HIGHWAY 50
 GRAND JUNCTION COLORADO
 LANDSCAPE IMPROVEMENT
 JUSTIN FEATHER 242-0899
 2412 INDUSTRIAL 9/03/95
 GRAND JUNCTION, CO