





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. \_\_\_\_\_

*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			261 North Ave.	C-2	Commercial

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

DAVID E. & KATHERINE N. TRIMM  
Name

Name

Name

1444 N. 22<sup>ND</sup> ST.  
Address

Address

Address

GRAND JUNCT. CO. 81501  
City/State/Zip

City/State/Zip

City/State/Zip

970-242-2162  
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.*

X *David E. Trimm*  
Signature of Person Completing Application

4/12/96  
Date

X *Katherine N. Trimm*  
Signature of Property Owner(s) - attach additional sheets if necessary

4/12/96  
12 April 1996  
Date

# SUBMITTAL CHECKLIST

## REVOCABLE PERMIT

Location: 261 North Ave.

Project Name: Md. High Auto

ITEMS		DISTRIBUTION																		TOTAL REQ'D.
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Police Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Council	<input type="checkbox"/> County Planning	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> TCI Cable	
● Application Fee <u>\$50</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	
● Application Form*	VII-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	
<del>● Names and Addresses*</del>	VII-2	1																		
● Legal Description* (1)	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	
● Site Plan	IX-33	1	2	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

### PRE-APPLICATION CONFERENCE

Date: 4/3/96  
 Conference Attendance: Kathy P. Dave Trumm  
 Proposal: Rev. Permit for post & cable fence in 3rd St. ROW  
 Location: 261 North Ave.

Tax Parcel Number: 2945-142-02-002  
 Review Fee: \$50.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO  
 Adjacent road improvements required? no - City doing sidewalk work  
 Area identified as a need in the Master Plan of Parks and Recreation? ---  
 Parks and Open Space fees required? --- Estimated Amount: ---  
 Recording fees required? --- Estimated Amount: ---  
 Half street improvement fees/TCP required? --- Estimated Amount: ---  
 Revocable Permit required? yes  
 State Highway Access Permit required? ---  
 On-site detention/retention or Drainage fee required? ---

Applicable Plans, Policies and Guidelines ---  
 Located in identified floodplain? FIRM panel # ---  
 Located in other geohazard area? ---  
 Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? ---  
 Avigation Easement required? ---

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Access/Parking                 | <input type="checkbox"/> Screening/Buffering       | <input type="checkbox"/> Land Use Compatibility |
| <input type="checkbox"/> Drainage                       | <input type="checkbox"/> Landscaping               | <input type="checkbox"/> Traffic Generation     |
| <input type="checkbox"/> Floodplain/Wetlands Mitigation | <input type="checkbox"/> Availability of Utilities | <input type="checkbox"/> Geologic Hazards/Soils |
| <input type="checkbox"/> Other _____                    |  |   |

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

### PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Kathy P. Dave Trumm  
 Signature(s) of Petitioner(s)

X \_\_\_\_\_  
 Signature(s) of Representative(s)

1. This entire property was blacktopped by W.R. Hall in April of 1967 and leased by Ken Cox, who subsequently bought the property at the end of a five year lease. Drainage has been affected, utilizing a crown/high center to drain either to the alleyway or north, south or east to street gutters. See drawing #1 as is.

2. Without Permit, access and egress is needed for traffic flow. See Drawing #2. North Avenue, Third Street, Lots 17 and 18 would also need access and egress to either Third Street or to Belford.

3. With Permit granted, cuts on Third Street could be eliminated. See Drawing #3. Attached Walk.

**CITY OF GRAND JUNCTION**

**DATE: January 28, 1997**

**CITY COUNCIL**

**STAFF PRESENTATION: Katherine Portner**

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**AGENDA TOPIC:** RVP-1996-103

**SUMMARY:** Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow for post and cable fence in the 3rd Street right-of-way.

**ACTION REQUESTED:** Review and adopt proposed resolution for a revocable permit for a post and cable fence.

**BACKGROUND INFORMATION:**

**Location:** 261 North Avenue

**Applicant:** Mt. High Auto

**Staff Analysis:** Mt. High Auto is requesting a Revocable Permit for a post and cable fence within the 3rd Street public right-of-way. The fence causes no sight distance problems and is used to separate car display area from sidewalk.

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.

**RECOMMENDATION:** Mr. Chairman, on item RVP-1996-103, I recommend that we grant the revocable permit for a post and cable fence in the 3rd Street right-of-way.

CITY OF GRAND JUNCTION

DATE: February 5, 1997

CITY COUNCIL

STAFF PRESENTATION: Katherine Portner

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**AGENDA TOPIC:** RVP-1996-103--Resolution authorizing a Revocable Permit for a fence at 261 North Avenue.

**SUMMARY:** Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow a post and cable fence in the 3rd Street right-of-way adjacent to 261 North Avenue.

**ACTION REQUESTED:** Adoption of proposed resolution.

***Staff Analysis:*** The owner of Mountain High Auto is requesting a Revocable Permit for a post and cable fence within the 3rd Street public right-of-way adjacent to his property. The fence will cause no sight distance problems.

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.

**RECOMMENDATION:** Staff recommends approval of the resolution authorizing the Revocable Permit.

easement containing 750.0 square feet, and a temporary construction easement containing 827.08 square feet, all of which are required for the UnawEEP Avenue Improvement Project.

Resolution No. 10-97 - A Resolution Authorizing the Acquisition by the City, through the Exercise of the Power of Eminent Domain, of Certain Real Property Interests Located at 2699 UnawEEP Avenue for the UnawEEP Avenue Improvement Project

Action: Adopt Resolution No. 10-97

10. Setting a Hearing on Wood Burning Regulations

Regulating wood stoves, providing exemptions, penalties for violation, authorizing incentives and grants to eliminate existing devices, restricting burning of wood stoves and fireplaces on certain days.

Proposed Ordinance Regulating Wood Stoves, Providing Exemptions, Penalties for Violation, Authorizing Incentives and Grants to Eliminate Existing Devices, Restricting Burning of Wood Stoves and Fireplaces on Certain Days

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 19, 1997

11. Revocable Permit for a Fence at 261 North Avenue  
[File #RVP-96-103]

Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow a post and cable fence in the 3rd Street right-of-way.

Resolution No. 11-97 - A Resolution Concerning the Issuance of a Revocable Permit to David E. Trimm and Katherine N. Trimm

Action: Adopt Resolution No. 11-97

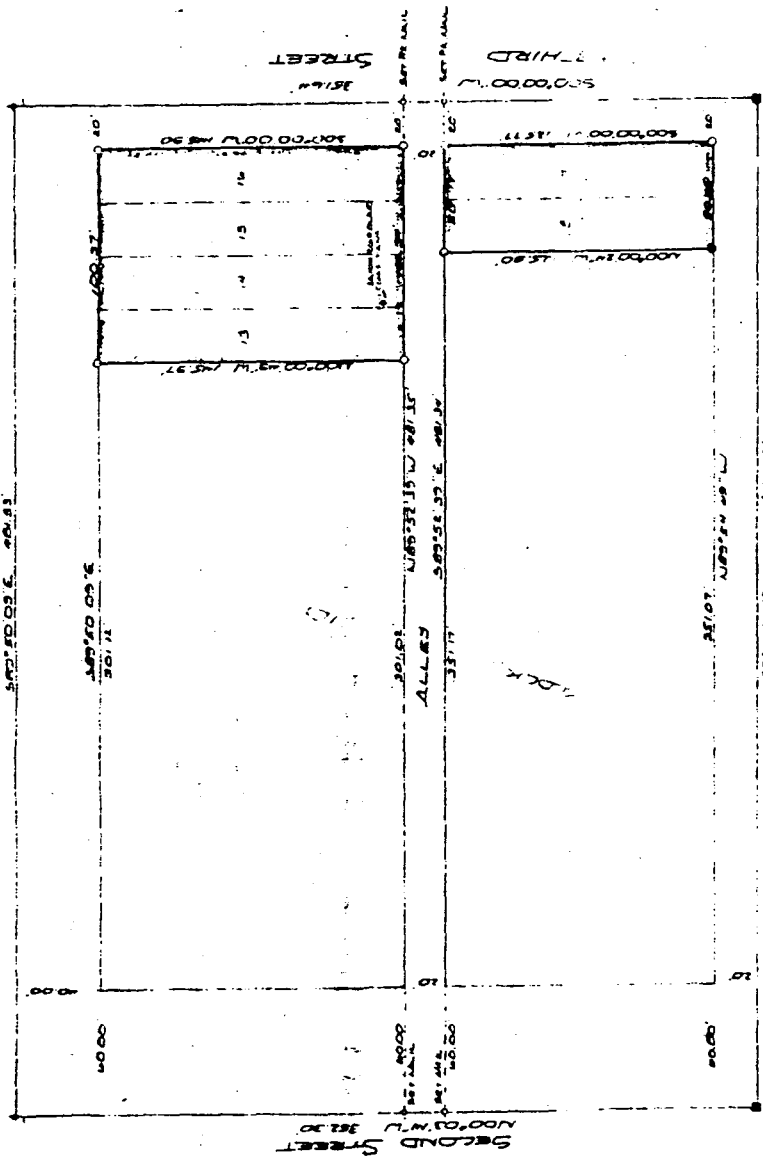


Legal Description:

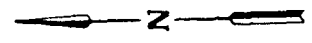
Lots 13, 14, 15, 16, 17 & 18 in Block 10, City of Grand Junction, County of Mesa, State of Colorado.

This is to certify that on the 11th day of November 1902, a survey was made and that all information reflected by this plat (property) is accurately delineated on the above plat.

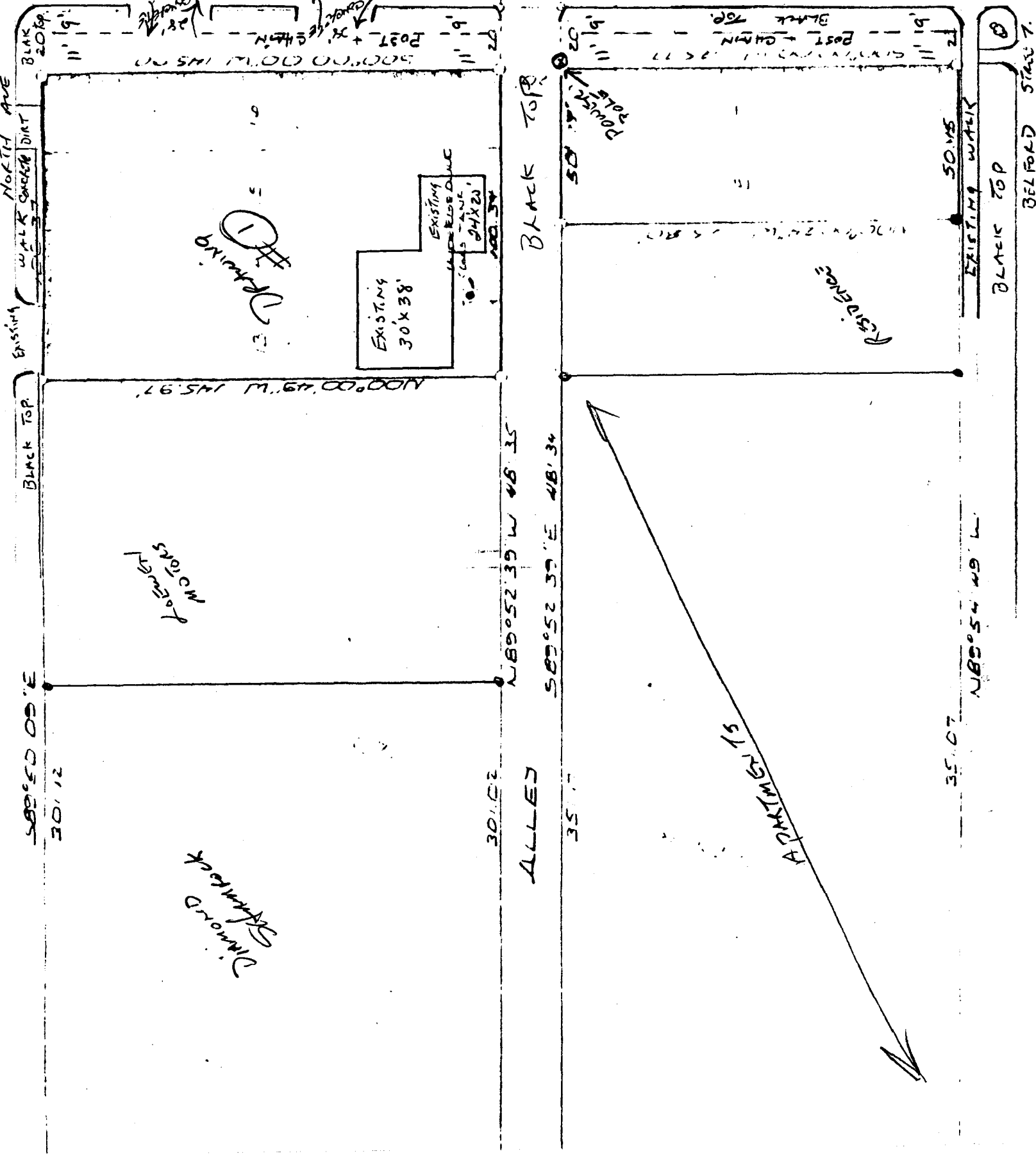
*William L. Byrd*  
 Surveyor Registered Land Surveyor No. 9331



- NOTICE: According to Colorado law, you must commence any survey within six months after the date of the survey. If you fail to do so, the survey is void. If you have any objection to the survey, you must object in writing to the Surveyor within the time specified in the notice. If you do not object in writing, you are deemed to have accepted the survey. The date of the objection is the date of the objection.
- SET 1/8" BEARS W/ COP L.S. 2031
  - FOUND 1" IRON PEG
  - ⚡ FOUND ALUMINUM BOLT
  - FOUND RANGE BEY. MADE A CONCRETE



<p><b>COLORADO WEST SURVEYING COMPANY</b>                  SURVEYING, LAND PLANNING &amp; ENGINEERING SERVICE</p> <p>835 Colorado Avenue                  Grand Junction, Colorado 81501                  970-243-2787</p>	NO.	DATE	REVISION	BY
	DES.	DR.	DATE	SHEET
EXHIBITARY SURVEY LOCATED IN LOT 13, 14, 15, 16, 17 & 18 BLOCK 10, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				OF
FILE NO. 108 CHANDLER/178				1
				1



NORTH AVE

BLACK TOP

S89°50'00"E  
301.12

Diamond  
Stark  
301.12

EXISTING  
WALKWAY  
EXISTING

500'00" CORNER  
POST + X  
EXISTING  
EXISTING  
EXISTING

N00°00'49"W 145.71

MOONS  
FORMS

N89°52'39"W 416.35

301.02

ALLED

S89°52'39"E 416.34

351.17

BLACK TOP

SET PA NAIL

BLACK TOP

S89°52'39"E 416.34

ALLED

351.17

BLACK TOP

SET PA NAIL

500'00" CORNER  
POST + GAIN  
BLACK TOP  
11'19"

POWER POLE

50

RESIDENCE

50MS

EXISTING WATER

BLACK TOP

351.07

N89°54'49"W

351.07

BLACK TOP

STREET 7

BELFOLD

351.07

ADJUTING 15

351.07

BLACK TOP

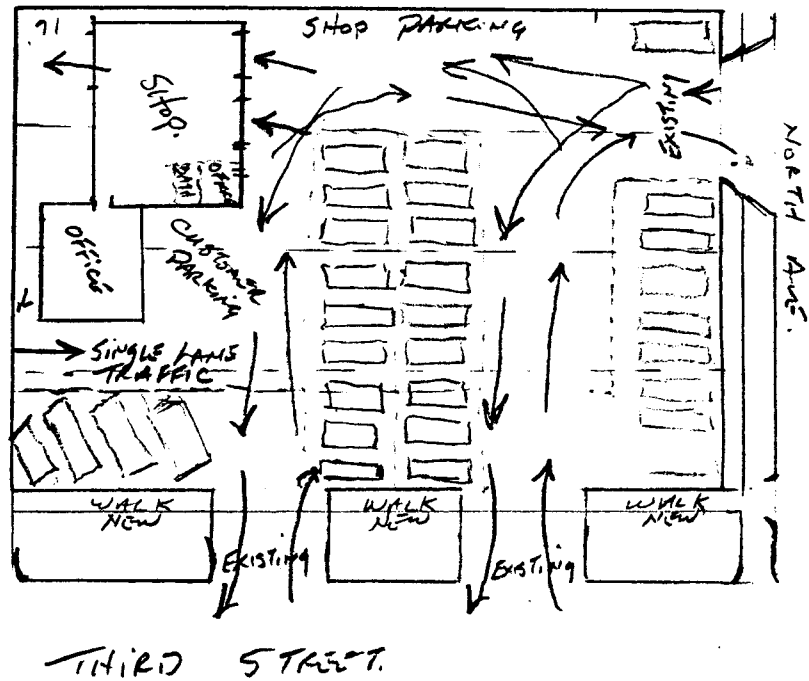
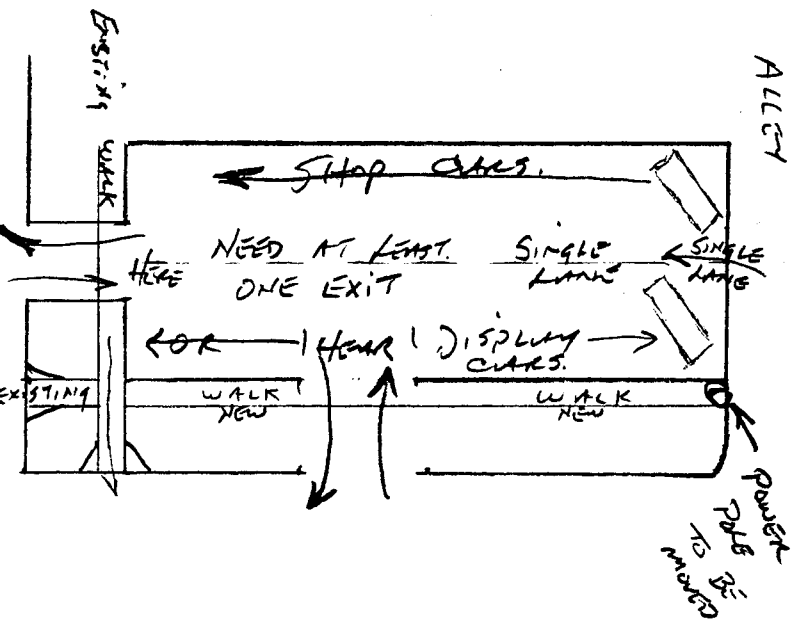
351.07

BLACK TOP

351.07

351.07

DRAWING  
# 2  
w/DETACHED  
WALK



NORTH AVENUE  
NEW WALK

S82°50'00"E  
301.12

N00°00'49"W 145.97

Drawing #3

301.52  
ALLEY

N89°52'39"W 48.35

S89°52'39"E 48.34

35.17

STREET

351.64

SKIN GIBS NEW WALK

S00°00'00"W 145.90

LAKE EDGE DUNE  
10' CLEAR ZONE

100.34

SET PR. MAIL

SET PR. MAIL

50' 37" 20

NOT TO BE  
USED FOR  
NEW DRIVE

New Walk

THIRD

S00°00'00"W

35.07

N89°54'49"W

50' 15"

20

EXISTING WALK

ALFOLD

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Ten (10) of CITY OF GRAND JUNCTION, EXCEPT the North 10 feet of Lots 13, 14, 15 and 16, Block 10, CITY OF GRAND JUNCTION as deeded to the City of Grand Junction, December 6, 1982, in Book 1403 at Page 424, according to the official plat thereof recorded in Plat Book No. 4 at Page 17, Official Records of Mesa County, Colorado.