





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

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

File No. RVP-96-127

*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			12th St.&G Rd.	Public R.O.W.	R.O.W.

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Vintage 70 Ltd.

Name

2700 G Road #2C

Address

Grand Junction, CO 81506

City/State/Zip

(970) 242-5850

Business Phone No.

Name

Address

City/State/Zip

Business Phone No.

James E. Langford

Name

Thompson-Langford Corp.  
529 25 1/2 Rd, Ste.B210

Address

Grand Junction, CO 81505

City/State/Zip

(970) 243-6067

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.*

James E. Langford  
Signature of Person Completing Application

5/21/96  
Date

Barbara A. Galt, President  
Signature of Property Owner(s) - attach additional sheets if necessary

May 21, 1996  
Date

# SUBMITTAL CHECKLIST

## REVOCABLE PERMIT

Location: \_\_\_\_\_

Project Name: \_\_\_\_\_

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
<input type="checkbox"/> Application Fee	VII-1	1																		
<input type="checkbox"/> Submittal Checklist *	VII-3	1																		
<input type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> 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
<input type="checkbox"/> Names and Addresses*	VII-2	1																		
<input type="checkbox"/> Legal Description* (1)	VII-2	1			1															
<input type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/> Site Plan	IX-33	1	2	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

## PRE-APPLICATION CONFERENCE

Date: \_\_\_\_\_  
Conference Attendance: \_\_\_\_\_  
Proposal: \_\_\_\_\_  
Location: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

Review Fee: \_\_\_\_\_

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

Additional ROW required? \_\_\_\_\_

Adjacent road improvements required? \_\_\_\_\_

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? \_\_\_\_\_

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.

*Vintage 70s, Ltd.*  
*Barbara A. Gule*  
\_\_\_\_\_  
Signature(s) of Petitioner(s) *President*

*James E. [Signature]* *5/21/96*  
\_\_\_\_\_  
Signature(s) of Representative(s)

Maurice & Maude Gardner  
2700 G Road #9A  
Grand Junction, CO 81506

Charles & Shirley Woodard  
2700 G Road #9B  
Grand Junction, CO 81506

Shirley Gardner  
2700 G Road #9C  
Grand Junction, CO 81506

Howard & Jeanne Motz  
2700 G Road #9D  
Grand Junction, CO 81506

Mabel Patzantaras  
2700 G Road #10A  
Grand Junction, CO 81506

Gean Lipson  
2700 G Road #10B  
Grand Junction, CO 81506

Frank & Ruth Hockensmith  
2700 G Road #10C  
Grand Junction, CO 81506

Donald & Dorothy Everhart  
2700 G Road #10D  
Grand Junction, CO 81506

**THOMPSON-LANGFORD CORPORATION**  
ENGINEERING AND LAND SURVEYING

Independence Plaza  
529 25 1/2 Rd., Suite B 210  
Grand Junction, CO 81505  
Ph. (970) 243-6067  
Fax (970) 241-2845

May 21, 1996

Ms Kathy Portner  
City of Grand Junction  
Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

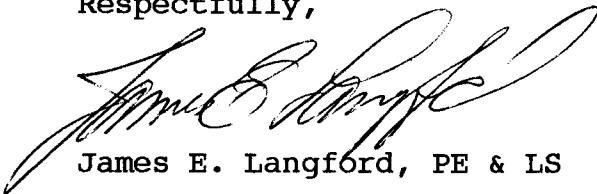
Re: Vintage 70 - Revocable Permit

Dear Kathy:

I have been retained by Vintage 70 Ltd. Condominium Association to process the attached request for a "Revocable Permit". The permit is being requested to allow the residents of Vintage 70 Ltd. to replant an existing hedge which is or was located within public right-of-way. They had removed the old hedge because it was dead and were in the process of replanting it when they were stopped by your department. At the time this beautification effort was last discussed with your department, the applicants had intended to replant the hedge in it's entirety, even the portion that was within the sight triangle at the northeast corner of the intersection of G Road and 12th Street. Since your meeting in the field with the applicants, they have decided to replant only that portion shown on the attached exhibit. The section they are proposing to replant within the right-of-way starts approximately 200 feet east of the intersection of 12th Street and G Road, and runs for approximately 385 feet easterly along the north right-of-way line of G Road. The legal description furnished with this application is for a strip of land being the northerly 15 feet of the G Road right-of-way in only that area where the replanting is being proposed. As has been the practice since Vintage 70 was first developed, the applicants will be responsible for maintenance of these plantings.

On behalf of my client, I would request that this permit be granted such that the existing unsightly condition can be rectified.

Respectfully,



James E. Langford, PE & LS

JEL/iml

encl.

# REVIEW COMMENTS

Page 1 of 1

**FILE #RVP-96-127**

**TITLE HEADING:** Revocable Permit - Landscaping in  
City Right-of-Way

**LOCATION:** 2700 G Road

**PETITIONER:** Vintage 70 Ltd.

**PETITIONER'S ADDRESS/TELEPHONE:** 2700 G Road, #2C  
Grand Junction, CO 81506  
242-5850

**PETITIONER'S REPRESENTATIVE:** Jim Langford

**STAFF REPRESENTATIVE:** Kathy Portner

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

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**CITY COMMUNITY DEVELOPMENT**

6/4/96

**Kathy Portner**

244-1446

Don Newton confirmed that the landscaping shown on the drawing is what was discussed in the field and found to be acceptable at this time. Further widening and/or improvement to G Road or 12th Street could require that all or a portion of the landscaping be removed or trimmed.

We will schedule the Revocable Permit for Council consideration at their June 19th hearing.

**THOMPSON-LANGFORD CORPORATION**

ENGINEERING AND LAND SURVEYING

Independence Plaza  
529 25 1/2 Rd., Suite B 210  
Grand Junction, CO 81505  
Ph. (970) 243-6067  
Fax (970) 241-2845

May 21, 1996

Ms Kathy Portner  
City of Grand Junction  
Community Development Department  
250 North Fifth Street  
Grand Junction, CO 81501

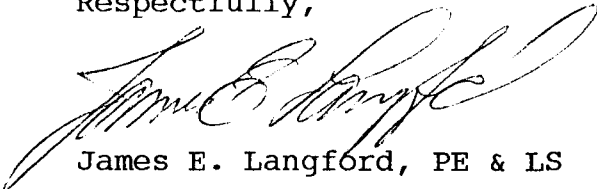
Re: Vintage 70 - Revocable Permit

Dear Kathy:

I have been retained by Vintage 70 Ltd. Condominium Association to process the attached request for a "Revocable Permit". The permit is being requested to allow the residents of Vintage 70 Ltd. to replant an existing hedge which is or was located within public right-of-way. They had removed the old hedge because it was dead and were in the process of replanting it when they were stopped by your department. At the time this beautification effort was last discussed with your department, the applicants had intended to replant the hedge in it's entirety, even the portion that was within the sight triangle at the northeast corner of the intersection of G Road and 12th Street. Since your meeting in the field with the applicants, they have decided to replant only that portion shown on the attached exhibit. The section they are proposing to replant within the right-of-way starts approximately 200 feet east of the intersection of 12th Street and G Road, and runs for approximately 385 feet easterly along the north right-of-way line of G Road. The legal description furnished with this application is for a strip of land being the northerly 15 feet of the G Road right-of-way in only that area where the replanting is being proposed. As has been the practice since Vintage 70 was first developed, the applicants will be responsible for maintenance of these plantings.

On behalf of my client, I would request that this permit be granted such that the existing unsightly condition can be rectified.

Respectfully,



James E. Langford, PE & LS

JEL/iml

encl.



STAFF REVIEW

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DATE: June 4, 1996

STAFF: Kathy Portner

REQUEST: #RVP-96-127 Revocable Permit for Vintage 70's landscaping

LOCATION: 2700 G Road

APPLICANT: Vintage 70 Ltd.

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EXECUTIVE SUMMARY: A resolution authorizing the issuance of a Revocable Permit to Vintage 70's Ltd., 2700 G Road, for existing and proposed landscaping in a portion of the G Road Right-of-Way.

STAFF ANALYSIS: Vintage 70's Homeowners are requesting a Revocable Permit to allow existing and proposed landscaping in the G Road ROW. The landscaped area is back far enough to not interfere with the proposed widening of G Road for a bike lane. Additional future widening could require the removal and/or trimming of the landscaping.

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.

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STAFF RECOMMENDATION: Review and adopt proposed resolution

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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\*\*\*\*\*

A parcel of land located in the southwest quarter of the southwest quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, a Mesa County Survey Marker;

Thence S89°57'30"E a distance of 220.00 feet;

Thence N00°02'30"W a distance of 40.00 feet to the north right-of-way of G Road, the point of beginning;

Thence along said right-of-way S89°57'30"E a distance of 385.00 feet;

Thence S00°02'30"E a distance of 15.00 feet;

Thence N89°57'30"W a distance of 385.00 feet;

Thence N00°02'30"W a distance of 15.00 feet to the point of beginning.

# CHIPPER

(ROAD RIGHT-OF-WAY BOOK 944 PAGE 598)

# DRIVE

3 W.  
5  
5

STRE (12TH

27

(12TH Street)

VINTAGE 70'S CONDOMINIUM UNITS

FILED: OCT 26, 1971  
RECEPTION NO. 1013808

NOTE: ALSO INCLUDES CLUB HOUSE

THIRD

VINTAGE 70'S CONDOMINIUM UNITS

FILED: NOV 18, 1970  
RECEPTION NO. 996896

NOTE: ALSO INCLUDES CLUB HOUSE

FIRST

VINTAGE 70'S CONDOMINIUM UNITS

NOTE: ALSO INCLUDES CLUB HOUSE

SECOND

VINTAGE 70'S CONDOMINIUM UNITS

FILED: AUG 28, 1973  
RECEPTION NO. 1033322

NOTE: ALSO INCLUDES CLUB HOUSE

SIXTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED: JULY 23, 1974  
RECEPTION NO. 1072685

NOTE: ALSO INCLUDES CLUB HOUSE

EIGHT

VINTAGE 70'S CONDOMINIUM UNITS

FILED MAY 14, 1973  
RECEPTION NO. 1044327

NOTE: ALSO INCLUDES CLUB HOUSE

FIFTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED DEC. 23, 1974  
RECEPTION NO. 1081468

NOTE: ALSO INCLUDES CLUB HOUSE

ELEVENTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED MAY 2, 1974  
RECEPTION NO. 1047304

NOTE: ALSO INCLUDES CLUB HOUSE

SEVENTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED FEB. 28, 1974  
RECEPTION NO. 102728

NOTE: ALSO INCLUDES CLUB HOUSE

TENTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED FEB. 2, 1973  
RECEPTION NO. 1033896

NOTE: ALSO INCLUDES CLUB HOUSE

FOURTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED: JAN. 3, 1975  
RECEPTION NO. 1082034

NOTE: ALSO INCLUDES CLUB HOUSE

NINTH BLDG

VINTAGE 70'S CONDOMINIUM UNITS

REFILED: MAY 9, 1978  
RECEPTION NO. 1159765

NOTE: ALSO INCLUDES CLUB HOUSE

THIRTEENTH

VINTAGE 70'S CONDOMINIUM UNITS

FILED: SEPT. 30, 1977  
RECEPTION NO. 1143148

NOTE: ALSO INCLUDES CLUB HOUSE

TWELFTH

CLUB HOUSE

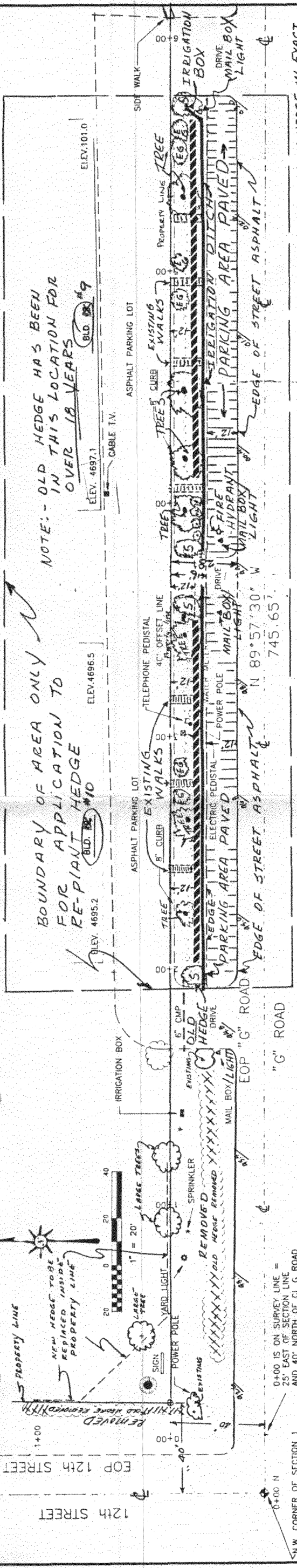
SEE ALL CONDOMINIUM UNITS FOR OWNERSHIP

16

GOLFMOOR

GRAND JUNCTION

G-ROAD



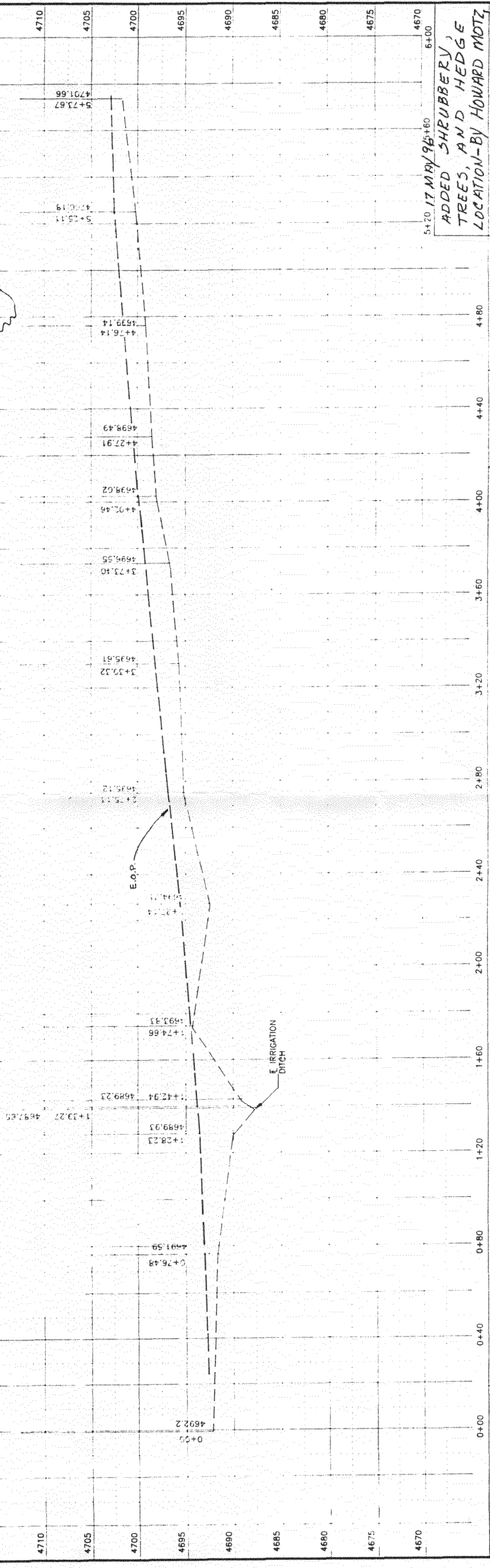
TO PLANT NEW HEDGE IN EXACT SAME LOCATION WHERE OLD HEDGE WAS REMOVED

EG = EXISTING EVERGREEN TREES

S = EXISTING LOW LEVEL EVERGREEN BUSHES

W = EXISTING LARGE SHADE TREES

VINTAGE - 70 CONDO ASSOC



**KEY**

- ▲ CABLE T.V.
- MAIL BOX
- IRRIGATION BOX
- TREE
- ELECTRIC PEDISTAL
- TELEPHONE PEDISTAL
- SIGN
- POWER POLE
- WATER METER
- LAWN SPRINKLER

Professional Surveying Services  
P.O. Box 4506  
Grand Jct, Colorado 81502

VINTAGE 70'S CONDO'S  
G ROAD PROFILE

LS&PE 3900

5+20, 17 MAY 1985 +60

DESIGNED BY: DWJ  
DRAWN BY: DWJ  
DATE: 6-15-83  
PROJECT NO.: 9133  
SHEET NO.: 1 OF 2