



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. RVP-96-134

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>604 N 17th</u>	<u>RSF-8</u>	<u>Residential</u>

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>Edsel D. Swanson</u>		
Name <u>Dorina J. Swanson</u>	Name	Name
<u>604 N 17th St.</u>		
Address	Address	Address
<u>Grand Junction, Co. 81501</u>		
City/State/Zip	City/State/Zip	City/State/Zip
<u>970-241-3608</u>		
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.

<u>Edsel D. Swanson</u>	<u>5-31-96</u>
Signature of Person Completing Application	Date
<u>Edsel D. Swanson</u>	<u>5-31-96</u>
<u>[Signature]</u>	<u>5-31-96</u>
Signature of Property Owner(s) - attach additional sheets if necessary	Date

RSF-8

SUBMITTAL CHECKLIST

2945-132-03-010

REVOCABLE PERMIT

Location: 604 N. 17th

Project Name: fence in ROW

ITEMS		DISTRIBUTION																TOTAL REQ'D.		
DESCRIPTION	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	TCL Cable
● Application Fee \$5000	VII-1	1																		
● Submittal Checklist *	VII-3	1																		
● Review Agency Cover Sheet*	VII-3	X	X	X	X	1	1	X	1	1		1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	X	X	X	X	1	1	X	1	1	X	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	X	X	X	X	1	1	X	1	1	X	1	1	1	1	1	1	1	1	1
● Names and Addresses* < X	VII-2	X																		
● Legal Description* (1) < X	VII-2	X			X															
● General Project Report < X	X-7	X	X	X	X	1	1	X	1	1	X	1	1	1	1	1	1	1	1	1
● Site Plan < X	IX-33	X	X	X	X	1	1	X	1	1	X	1	1	1	1	1	1	1	1	1

1
5
5
5
1
2
6
76

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: 5/30/96
Conference Attendance: Ronnie Edsel Swanson,
Proposal: Fence next to sidewalk in City ROW
Location: 604 N. 17th

Tax Parcel Number: 2945-132-03-010

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.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, 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.

Edsel D. Swanson
Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #RVP-96-134

TITLE HEADING: Fence in right-of-way

LOCATION: 604 N 17th Street

PETITIONER: Edsel Swanson

PETITIONER'S ADDRESS/TELEPHONE: 604 N 17th Street
Grand Junction, CO 81501
241-3608

STAFF REPRESENTATIVE: Senta Glaze

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

CITY COMMUNITY DEVELOPMENT 6/17/96
Senta Glaze 244-1430

The vines growing on the fence could create a sight distance problem in the future. If/when they become a traffic hazard, they will have to be removed.

CITY DEVELOPMENT ENGINEER 6/13/96
Jody Kliska 244-1591

No comment.

CITY UTILITY ENGINEER 6/18/96
Trent Prall 244-1590

No comments.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent
City Attorney

General Project Report

The ROW is currently ~~to~~ and has been for a number of years been encroached upon approx. by one foot by a ~~5~~ five foot chain link fence. Our understanding was if there ever was a problem with the City needing to widen the road or sidewalk that the fence would have to be moved.

The Revocable Permit is ~~now~~ needed because we are selling the property and a new Mortgage company may require us to obtain this permit for their information.



STAFF REVIEW

FILE: RVP-96-134
DATE: August 21, 1996

STAFF: Senta Costello
REQUEST: Revocable Permit for Fence

LOCATION: 604 N 17th St.

APPLICANT: Edsel Swanson & Donna Swanson

EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow for an existing fence in a portion of the Chipeta Avenue Right-of-Way.

STAFF ANALYSIS: Edsel Swanson and Donna Swanson are requesting a Revocable Permit to allow an existing chain link fence to remain in a portion of the Right-of-Way of Chipeta Avenue. Currently the fence causes no sight distance problems. There are vines growing on the fence that will be required to be trimmed or removed if they ever cause a traffic hazard.

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.

STAFF RECOMMENDATION: Review and adopt proposed resolution

RESOLUTION NO. _____

CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
EDSEL SWANSON AND DONNA SWANSON

Recitals

1. Edsel Swanson and Donna Swanson, hereinafter referred to as "the Petitioners", represent that they are the owners, as Joint Tenants, of that certain real property located at the northeast corner of the intersection of North 17th Street and Chipeta Avenue, having an address of 604 North 17th Street in the City of Grand Junction, said real property being described as Lots 12 and 13 in Block 11 of Slocomb's Addition to the City of Grand Junction, situate in the NW 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the encroachment of an existing chain link fence within the following described public right-of-way for Chipeta Avenue:

Beginning at the Southeast Corner of Lot 13, Block 11 of Slocomb's Addition to the City of Grand Junction; thence West along the South boundary line of said Lot 13 a distance of 55.00 feet; thence South a distance of 1.00 feet; thence East a distance of 55.00 feet; thence North a distance of 1.00 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the City Manager, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to Edsel Swanson and Donna Swanson, for the purposes aforescribed and within the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 1996.

Attest:

City Clerk

President of the City Council

General Project Report

The ROW is currently ~~to~~ and has been for a number of years been encroached upon approx. by one foot by a ~~5~~ five foot chain link fence. Our understanding was if there ever was a problem with the City needing to widen the road or sidewalk that the fence would have to be moved.

The Revocable Permit is ~~now~~ needed because we are selling the property and a new Mortgage company may require us to obtain this permit for their information.



17th STREET

SIDEWALK

604 Nth 17th St

CITY ROAD

HOUSE

SIDEWALK

FENCE

GARAGE

EXISTING FENCE ENCROACHMENT
APPROX. 1' (ONE FOOT) ONTO
CITY ROAD

APPROX. 5' LINEAL FEET

CHIPETA AVE

ALLEY

STAFF REVIEW

FILE: RVP-96-134
DATE: October 27, 1997

STAFF: Senta Costello
REQUEST: Revocable Permit for Fence

LOCATION: 604 N 17th St.

APPLICANT: Edsel Swanson & Donna Swanson

EXECUTIVE SUMMARY: Resolution rescinding Resolution 86-96, which authorized the issuance of a Revocable Permit to allow for an existing fence in a portion of the Chipeta Avenue Right-of-Way.

STAFF ANALYSIS: Edsel Swanson and Donna Swanson were requesting a Revocable Permit to allow an existing chain link fence to remain in a portion of the Right-of-Way of Chipeta Avenue. The request was due to the fact that they had the house for sale and the Revocable Permit for the fence was required by the title company. The sale of the house fell through and they have taken it off the market. Since the house is no longer for sale, they feel that they no longer need the permit and wish to rescind their application.

STAFF RECOMMENDATION: Review and adopt proposed resolution

*Pulled from agenda. Applicant agreed to sign
Revocable Permit.*

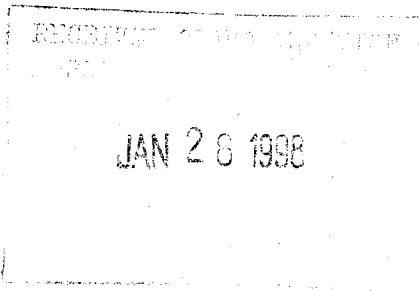
To: Stephanie Nye
Cc: Kathy,Marka,Daveva
From: Scott Harrington
Subject: Revocation of Revocable Permit
Date: 11/13/97 Time: 8:42AM

Please pull item 10. Revocable Permit for Fence at 604 N. 17th Street, from the Council agenda. Our department needs to have further contact with the property owners and it may take some time. I will contact you if and when the item should be place back on the agenda. If this is a situation where it has been advertised and therefore requires some official action by the Council, I recommend they accept a withdrawal without prejudice at the request of the Community Development Department. Please do not hesitate to contact me if you need further information. Thank you.

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



January 16, 1998

Edsel and Donna Swanson
604 N 17th Street
Grand Junction CO 81501

*Rec'd w/
check*

RE: Revocable Permit
RVP-1996-134

Dear Mr. and Mrs. Swanson,

Our records indicate the \$50.00 application fee (which was due at the time of approval of the application) has not been paid. I do find the recording fee as being paid, but this is a separate fee.

Please review your files and if you find a receipt from our department showing it as being paid, please either bring or send a copy for our files. If you cannot find the receipt, please remit a check for \$50.00 by February 16, 1998.

I look forward to hearing from you soon on this matter.

Thank you,

A handwritten signature in cursive script that reads "Kathy Valdez".

Kathy Valdez
Planning Technician

lots 12 and 13 in
Block 11 of Slocomb's Addition of Grand Junction,
Mesa County, CO
Together with any and all water, water rights, ditches and ditch
rights thereto belonging, if any.

also known as street and number 604 North 17th. Street, Grand Junction, Colorado

17th STREET

SIDEWALK

604 Nth 17th ST

CITY ROW

HOUSE

SIDEWALK

FENCE

GARAGE

EXISTING FENCE ENCROACHMENT
APPROX. 1' (ONE FOOT) ONTO
CITY ROW

APPROX. 55 LINEAL FEET

CHIPETA AVE

ALLEY