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File 1991-0034

Name: 2000 Block of Aspen Street - Rezone - HO to RSF-8

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X	X	Planning Commission Agenda - 6/4/91	X	X	Memo from David Thornton to John Shaver re: 2012 Aspen Street was accidentally omitted from the common description in the published Ordinance -
X	X	Petition to Councilman Nelson re: signature of neighbors wanting to reverse the unwarranted zoning change made in 1974 - 12/12/90	X	X	Ordinance No. 2524 - **
X	X	Letter from Dave Thornton to Concerned Property Owners re: Notifying the beginning of the rezone process - 2/3/91	X		Mesa County Assessor Real Property Master legal description -
X	X	Letter from Dave Thornton to Aspen Street Property Owners re: initiation of planning process, grandfather clause and neighborhood meeting on 5/21/91 - 5/7/91	X		Assessor's Map
X	X	Letter from Dave Thornton to Aspen Street Revised Schedule for Rezone Public Hearing before City Council - 5/25/91	X		Computer Files Indexing Information Sheet
X		Legal Ad - 5/28/91	X	X	Quit Claim Deed - Bk 1794 / Pg 913

December 12, 1990

City Councilman Paul Nelson
333 Acoma Ct.
Grand Junction, Colorado 81503

Dear Councilman Nelson:

We are owners of residential properties in the Canon Addition to Orchard Mesa Heights Subdivision. Our properties front on both sides of Aspen Street south of U.S. Highway 50.

We have recently discovered that our neighborhood was zoned to H.O. (Highway Oriented) when Orchard Mesa was annexed into the City of Grand Junction in 1974. Those of us who owned our property at that time were not informed and were not aware that the neighborhood had been rezoned.

The H.O. commercial zone has created a number of problems for our residential properties. Mortgage companies will not approve loans for the purchase of our homes and building permits cannot be obtained to build new houses or to reconstruct a house which is destroyed by fire or other disaster. Our rights to sell or rebuild our homes should not be taken away as a result of being annexed into the City.

Our subdivision was recorded in 1910, and developed as a residential neighborhood long before Highway 50 was constructed. Over the years, we have improved our properties and maintained the residential character of the neighborhood. In 1977 the neighborhood petitioned the City to pave Aspen Street through a special improvement district. Our properties were assessed for the cost of these improvements.

The redevelopment of our neighborhood to commercial uses is highly unlikely and unnecessary as there are many other undeveloped commercial properties fronting Highway 50. We believe that the rezone to H.O. at the time of annexation was an error and are requesting that the neighborhood be restored to a residential zone. We also request that any fees associated with this process be waived.

Please let us know what can be done to reverse the unwarranted zoning change made in 1974. Your assistance in this matter would be greatly appreciated.

Sincerely,

Concerned Property Owners

Name(s)

Property Address and Mailing Address

Barbara S. Newton

John W. Newton 2015 Aspen St., Grand Jct. Co. 81503 -242-0210

Opal Mae Henderson 2031 Aspen, Grand Jct. Co. 81503
243-9613

Judy A. Cardin 2020 Aspen, Grand Jct Co 81503
242-5428

Mary Kuehn 2009 Aspen Grand Jct. Colo 81503 242-6954

Tom Patton 2011 Aspen, Grand Jct., CO 81503 241-0499
859 Chipeta Grand Jct. 81501

Roger A. Longe 2026 Aspen Grand Jct. Co. 241-1388

Ana Smith 2001 Aspen St 241-5155
430 Chipeta Av. #17
243-4586

Norothy M. Hall 2012 Aspen Grand Junction, Co. 81501

Margie Wilson 2030 Aspen St Grd Jct 81503

W.R. Bakke 2030 Aspen St. Grd Jct. 81503

MAILING ADDRESS

ANA SMITH

830 UNAWEEP

G.J., Colo.

81503

February 3, 1991



Concerned Property Owners
Aspen Street
Grand Junction, Co. 81503

Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

Dear Property Owner:

We greatly appreciate you calling to our attention your desire of having your homes zoned residential rather than the existing zone of Highway Oriented (HO). In the next couple of months the Community Development Department will look into this matter to determine if a rezone should be initiated by the City.

If the Community Development staff initiates a rezone for this area of Aspen Street to residential single family from its' current zoning of HO, it will require the usual process of notification to adjacent property owners, etc. and public hearings before both Planning Commission and City Council. City Council will have final decision as to approving or denying any rezone request. If the rezone request is staff initiated, no fees will be required.

If you have any questions, please do not hesitate to call me at 244-1447. Again, thanks for your concern and we appreciate your patience of this matter.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner

dlt

cc: John & Barbara Newton
Opal Henderson
Jeffrey Cardin
Mary Fuchs
Tom Patten
Roger Lange
Anna Smith
Dorothy Hall
Maxine Wilson
W. R. Backke

Councilman Paul Nelson

A



Receipt # _____

Date Rec. _____

Received By _____

DEVELOPMENT APPLICATION

34 92

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Original
Do NOT Remove
From Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input checked="" type="radio"/> Rezone			2001, 2009, 2011, 2015, 2031, 2012, 2020, 2026, 2030 ASPEN STREET	HO to RSF-8 Frm To	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name: _____ Name: _____ Name: Community Development Dept.
 Address: _____ Address: _____ Address: 250 North 5th St.
 City/State: _____ City/State: _____ City/State: G.J., Co 81501
 Business Phone #: _____ Business Phone #: _____ Business Phone #: 244-1447

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 & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, 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 RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



[Signature] _____ Date: 3-12-91
Signature of person completing application

(SEE ATTACH letter from Property Owners requesting their property to be rezoned)
Signature of property owner(s) - attach additional sheets if necessary

15-007 Larry Com
P.O. Box 1240
WJ 81502

15-003 Lee Baker
840 Hwy 50
WJ 81503

15-004 Gladys L. Collins *
562 White Ave
WJ 81501

15-005 Gladys L. Collins *

15-009 Charles Wagner
1085 Wallace St
Fruita Co 81521

14-001 Gladys Collins
c/o Sam E Elder
~~845 Dominguez Ave~~
WJ Co 81501 ?

14-002 William R. Bakke
2036 Aspen
WJ 81503

14-003 Roger A. Lange
2026 Aspen 81503

14-004 Yerray Cardin
P.O. Box 147 81502

14-005 D.M. Hall
430 Chipeta Ave #17 81501

00-042 Albert Rider
P.O. Box 2682 81502

13-001 Albert Rider

16-017 Paul D. McNew
659 29 1/2 Rd 81504

23-007 Wandra J. Schumacher
730 Hwy 50 S. 81503

23-014 - Carol Payne
701 Jung Place 81501

23-015 Gladys Collins

23-005 - Anna Mae Smith
830 Unawap 81503

757 Hwy 50 South

23-004 - Mary Fuchs
C/o Thomas A. Patton
2011 Aspen St. 81503

23-016 John W. Newton
2015 Aspen St 81503

23-001 Eleanor J. Latum
2970 E View Ct.
Wj Co 81509

~~23-000~~

2945-262-00-024 Delmar L. Leger
1500 E Main
Montrose Co 81401

07-001 Delmar L. Leger

08-001 Delmar L. Leger

06-001 Marjorie L. Montgomery
661 Highway 50 Box A
Wj Co 81503

Larry Corn
P.O. Box 1240
Grand Junction, CO 81502

2945-261-15-007

Lee Baker
840 Hwy 50
Grand Junction, CO 81503

2945-261-15-003

Gladys L. Collins
C/o Tom E. Edler
757 Hwy 50
Grand Junction, CO 81503

Charles Greager
1085 Wallace St.
Fruita, CO 81521

2945-261-15-009

William R. Bakke
2030 Aspen
Grand Junction, Co 81503
2945-261-14-002

Roger A. Lange
2026 Aspen
Grand Junction, CO 81503

2945-261-14-003

Jeffrey Cardin
P.O. Box 147
Grand Junction, CO 81502
2945-261-14-004

D.M. Hall
430 Chipeta #17
Grand Junction, CO 81501
2945-261-14-005

Elbert Rider
P.O. Box 2682
Grand Junction, CO 81502
2945-261-00-042
2945-261-13-001

Paul D. McNew
659 29 1/2 Rd
Grand Junction, CO 81504
2945-261-16-017

Sandra J. Schumacher
730 Hwy 50 S.
Grand Junction, Co 81503

2945-261-23-007

Earl Payne
701 Ivy Place
Grand Junction, CO 81501
2945-261-23-014

Anna Mae Smith
830 Unaweeep
Grand Junction, Co 81503

2945-261-23-005

Mary Fuchs
C/O Thomas A. Patton
2011 Aspen St. 81503
2945-261-23-004

John W. Newton
2015 Aspen St
Grand Junction, CO 81503
2945-261-23-016

Eleanor J. Tatum
2970 E. View Ct.
Grand Junction, Co 81504

2945-261-23-001

Delmar L. Leger
1500 E. Main
Montrose, CO 81401

Marjorie L. Montgomery
661 Highway 50 Box A
Grand Junction, CO 81503
2945-262-06-001



May 7, 1991

Aspen Street Property Owner
Orchard Mesa
Grand Junction, Colorado 81503

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RE: Changing the zoning from Highway Oriented to Residential Single Family

Dear Property Owner:

The Grand Junction Community Development Staff have looked into your request to change the zoning of your property to a residential zone. The process has now been initiated. The first public hearing will be before Planning Commission on June 4, 1991. The proposal is to change the current zoning of the property from Highway Oriented (HO) to Residential Single Family (RSF-8) which allows a maximum of 8 housing units per acre.

As you are aware of in the HO zone, residential uses are not allowed by right. Your existing home as well as your neighbor's homes are allowed to remain under a "grandfather clause", but if by some way it was destroyed by more than 50% you would not be allowed to rebuild your home under the existing HO zoning.

Under the proposed zoning of RSF-8, all single family homes would be allowed by right and would no longer fall under the "grandfather clause". However the duplex at 2009/2011 Aspen Street, the duplex at 2026 Aspen Street, and the mobile home at 2030 Aspen Street would remain under a "grandfather clause". They would be allowed to remain forever unless destroyed by more than 50%. If any of the three were to be torn down, moved or destroyed by more than 50%, then a single family structure could be constructed on each of these lots.

I have scheduled a neighborhood meeting on May 21st at 7 p.m. to be held at Mr. & Mrs. J. W. Newton at 2015 Aspen Street. I will be there to address your concerns and answer any questions you may have. Please plan to be there. If you can't attend this meeting, please call me at 244-1447 between 8 a.m. and 5 p.m.

Thank you for your patience in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton".

Dave Thornton
Planner

cc: John & Barbara Newton
Opal Henderson
Jeffrey Cardin
Mary Fuchs
Tom Patten
Roger Lange
Anna Smith
Dorothy Hall
Maxine Wilson
W. R. Backke
Councilman Paul Nelson

PROJECT NARRATIVE

Original
Do NOT Remove
From Office

34 91

What is the Proposal?

This Rezone request from Highway Oriented (HO) to Residential Single Family - Maximum of 8 units per acre (RSF-8) for the following properties:

2001 Aspen Street	2012 Aspen Street
2009 Aspen Street	2020 Aspen Street
2011 Aspen Street	2026 Aspen Street
2015 Aspen Street	2030 Aspen Street
2031 Aspen Street	

is being initiated by the Grand Junction Community Development Department Staff upon written request to do so by each property owner. (See attached letter). After further research, staff determined that when this existing neighborhood was annexed into the City 12/17/73 that the H.O. zone was given to the above properties when the zone of annexation was considered. Staff concurs with the property owners that the neighborhood be restored to a residential zone.

All of the properties (except 2009 & 2011 Aspen Street which is a duplex, 2026 & 2026 1/2 which is currently being used as a duplex and 2030 Aspen St which now houses a mobile home) are existing single family residential uses. Under the existing Zoning designation of HO, all residential uses are not a use by right. In the current zoning these particular properties are "grandfathered" and may remain forever as long as they are not destroyed more than 50 percent. If for whatever reason a house was destroyed more than 50 percent, reconstruction would not be allowed in the current zoning.

With the requested zoning of RSF-8, all single family uses would be allowed to remain as a use by right. However the duplexes and mobile home would not be a use by right, but would remain under the "Grandfather Clause" which allows them to remain forever unless destroyed by more than 50 percent. If it were to be torn down, moved or destroyed by more than 50 percent, then the use would be required to be brought into conformance which is a single family residence in a RSF-8 zone.

Where is the Proposal, Area Impacted and Compatibility to Surrounding Area?

The proposal is located at 2001 thru 2031 Aspen Street. It is located South of Highway 50 on Orchard Mesa.

The area impacted is currently zoned Planned Mobile Home (PMH) to the West, Highway Oriented (HO) to the North and East, and to the South the zoning is R-2 residential in the County. The existing mobile home park to the West is called Green Acres. In the HO zoning to the North, there is a laundromat, a restaurant and retail uses. To the East a used car sales and repair is the existing land use.

The requested zoning of RSF-8 is compatible to the surrounding land uses. As indicated above it is bordered on the West by a mobile home neighborhood. On the South are agricultural land uses. This neighborhood has existed long before Hwy 50 and the corresponding commercial uses which now exist adjacent to the highway (North and East of this neighborhood) were constructed.

Special Considerations

Perhaps what deserves special consideration with this proposal is the fact that all property owners within the area being considered are requesting this action.

Criteria for a Rezone

A. The existing zone of HO was an error at the time of adoption because the use is residential not Highway commercial.

B. There has not been a major change in this residential neighborhood due to new growth trends, other zone changes, development transitions, etc., which supports the premise that the HO zoning designation assigned as the zone of annexation is not appropriate and therefore an error at the time of adoption.

C. There is an area need for the rezone. All property owners within the area being considered are requesting this rezone to bring their properties into or closer to conformance.

D. This proposed rezone is compatible with the surrounding area.

E. The benefits derived by the area by granting the rezone will allow the neighborhood to stay intact and grant them the option and ability to improve and maintain their single family homes.

F. This proposal conforms with the policies, intents and requirements of this code.

G. All services are available and currently serving this neighborhood.

(ASPENST.REZ)

734-91

STAFF REPORT FOR ASPEN STREET REZONE

The proposal is located at 2001 thru 2031 Aspen Street. It is located South of Highway 50 on Orchard Mesa.

This is a Rezone request from Highway Oriented (HO) to Residential Single Family - Maximum of 8 units per acre (RSF-8) for the following properties:

- | | |
|-------------------|-------------------|
| 2001 Aspen Street | 2012 Aspen Street |
| 2009 Aspen Street | 2020 Aspen Street |
| 2011 Aspen Street | 2026 Aspen Street |
| 2015 Aspen Street | 2030 Aspen Street |
| 2031 Aspen Street | |

The rezone is being initiated by the Grand Junction Community Development Department Staff upon written request to do so by each property owner. (See letter).

After further research, staff determined that when this existing neighborhood was annexed into the City 12/17/73 that the H.O. zone was given to the above properties when the zone of annexation was considered. Staff concurs with the property owners that the neighborhood be restored to a residential zone.

All of the properties (except 2009 & 2011 Aspen Street and 2026 & 2026 1/2 which are duplexes or two housing units and 2030 Aspen St which now houses a mobile home) are existing single family residential uses.

Under the existing Zoning designation of HO, all residential uses are not a use by right. In the current zoning these particular properties are "grandfathered" and may remain forever as long as they are not destroyed more than 50 percent. If for whatever reason a house was destroyed more than 50 percent, reconstruction would not be allowed in the current zoning.

With the requested zoning of RSF-8, all single family uses would be allowed to remain as a use by right. However the duplexes and mobile home would not be a use by right, but would remain under the "Grandfather Clause" which allows them to remain forever unless destroyed by more than 50 percent. If it were to be torn down, moved or destroyed by more than 50 percent, then the use would be required to be brought into conformance which is a single family residence in a RSF-8 zone.

The area impacted is currently zoned Planned Mobile Home (PMH) to the West, Highway Oriented (HO) to the North and East, and to the South the zoning is R-2 residential in the County. The existing mobile home park to the West is called Green Acres. In the HO zoning to the North, there is a laundromat, a restaurant and retail uses. To the East a used car sales and repair is the existing land use.

The requested zoning of RSF-8 is compatible to the surrounding land uses. As indicated above it is bordered on the West by a mobile home neighborhood. On the South are agricultural land uses. This neighborhood has existed long before Hwy 50 and the corresponding commercial uses which now exist adjacent to the highway (North and East of this neighborhood) were constructed.

Special Considerations - Perhaps what deserves special consideration with this proposal is the fact that all property owners within the area being considered are requesting this action.

This proposal meets the criteria for a Rezone:

A. The existing zone of HO was an error at the time of adoption because the use is residential not Highway commercial.

B. There has not been a major change in this residential neighborhood due to new growth trends, other zone changes, development transitions, etc., which supports the premise that the HO zoning designation assigned as the zone of annexation is not appropriate and therefore an error at the time of adoption.

C. There is an area need for the rezone. All property owners within the area being considered are requesting this rezone to bring their properties into or closer to conformance.

D. This proposed rezone is compatible with the surrounding area.

E. The benefits derived by the area by granting the rezone will allow the neighborhood to stay intact and grant them the option and ability to improve and maintain their single family homes.

F. This proposal conforms with the policies, intents and requirements of this code.

G. All services are available and currently serving this neighborhood.

ITEM: #34-91 (Page 1 of 1)

PETITIONERS: City of Grand Junction

PROPOSAL: Rezone on Aspen Street

PRESENTED BY: David Thornton

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #34-91, a request for a rezone from Highway Oriented (HO) to Residential Single Family not to exceed eight units per acre (RSF-8), I move that we forward this on to City Council with the recommendation of approval subject to the review agency summary sheet comments and for the following reasons:

- 4-0
1. The existing zone of HO was an error at the time of adoption because the land use is residential;
 2. There has not been a major change in this residential neighborhood due to new growth trends, other zone changes, development transitions, etc.;
 3. There is an area need for the rezone which will allow the existing land uses to be brought into or closer to conformance;
 4. The proposed rezone is compatible with the surrounding area;
 5. The benefits derived by the area by granting the rezone will allow the neighborhood to stay intact and give them the option to improve and maintain their single family homes;
 6. All services are available and currently serving this neighborhood."

DENIAL: "Mr. Chairman, on item #34-91, a request for a rezone from Highway Oriented (HO) to Residential Single Family not to exceed eight units per acre (RSF-8), I move that we recommend denial for the following reasons." (STATE REASONS USING REZONE CRITERIA)

PAGE 2 OF 2

CITY UTILITIES ENGINEER 05/03/91
Bill Cheney 244-1590

Where is the rest of the information that is supposed to be submitted when requesting a rezone? It's conceivable we would want to escrow money for street improvements similar to what was required for the church on 12th Street.

COMMUNITY DEVELOPMENT 05/22/91
David Thornton 244-1447

Please refer to project narrative; no further comments.

MISSING COMMENTS FROM: City Property Agent
City Attorney



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

May 25, 1991

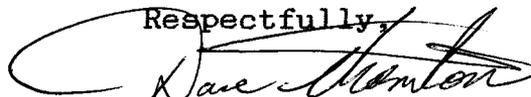
Aspen Street Property Owner
Orchard Mesa
Grand Junction, Colorado 81503

RE: Revised Schedule For Rezone Public Hearing Before City Council

Dear Property Owner:

When we met the other night I mentioned that the proposed rezone would go before City Council on the first Wednesday in July. I need to correct that statement by informing you that City Council will review this proposal a month sooner. City Council will hear this rezone item on June 5th, 1991 at 7:30 p.m. in the City/County Auditorium at City Hall, 250 North 5th Street. This will be the night following the scheduled Planning Commission hearing which is at 7:30 p.m. on June 4th also in the City/County Auditorium. Please try to attend both meetings if you can. During a public hearing, public testimony will be taken. It is best to have one spokesman speak for and in behalf of a neighborhood group that has residents wanting to say the same thing. Thanks again for your patience in this important matter.

Respectfully,



Dave Thornton
Planner

cc: John & Barbara Newton
Opal Henderson
Jeffrey Cardin
Mary Fuchs
Tom Patten
Roger Lange
Anna Smith
Dorothy Hall
Maxine Wilson
W. R. Backke

RESPONSE TO REVIEW SHEET SUMMARY COMMENTS

REZONE REQUEST FOR 8 PARCELS ON ASPEN STREET FROM HO TO RSF-8

PETITIONER: CITY OF GRAND JUNCTION

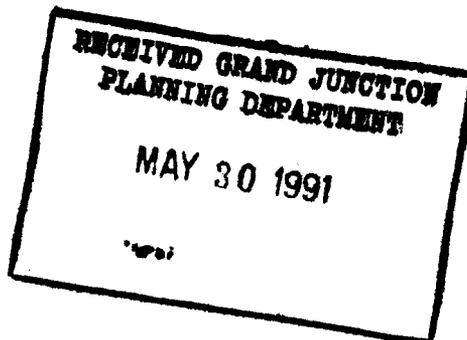
DATE: MAY 30, 1991

File #34-91

TO: City Utilities Engineer

Additional information that was not required on this application was the Utilities Composite. This was not required because all properties being considered within this rezone have existing residential uses and have all utilities available to them.

In 1977 this neighborhood petitioned the City to have Aspen Street paved through a special improvements district. These properties were assessed for this improvement. The improvement consisted of pavement only and not curb, gutter and sidewalk. Since this application is being submitted by the City (to correct a zoning error at the time of annexation) it is not anticipated that the City would want to budget money to complete the curb, gutter and sidewalk along this portion of Aspen Street.



To: JOHNS
From: DAVIDT
Subject: Aspen Street rezone
Date: 08-27-91 Time: 8:23a

John,

It was brought to my attention yesterday afternoon that 2012 Aspen Street was accidentally omitted from the common description in the published ordinance (#2524) for the rezone of Aspen Street from HO to RSF-8. It is included in the legal description. In looking thru the file, 2012 was included in both legal notices for Planning Commission and City Council as a common address and in the legal description. The effective date of the rezone ordinance was August 4th. What do we do from here?

Dave

MARY Fuchs 2009 Aspen

242-6954

Duplex → (50+ yrs old)

2009
 \$ Aspen STREET
 2011

Aspen Street

PKL	Year	Dimensions	Area
(005)	2001	60' x 125'	7500 #
(004)	2009/2011	55' x 125'	6875 #
(016)	2015	125' x 125'	15,625 #
(001)	2031	50' x 125'	6250 #
31K1A (005)	2012	75' x 125'	9375 #
(004)	2020	35' x 125'	4375 #
(003)	2026	50' x 125'	6250 #
(002)	2030	50' x 125'	6250 #

Tom Patton - 200 Aspen St. Dup

J.W. Newton 2015 Aspen St.

Anna Smith 2001 Aspen

J. Carh 2020 Aspen

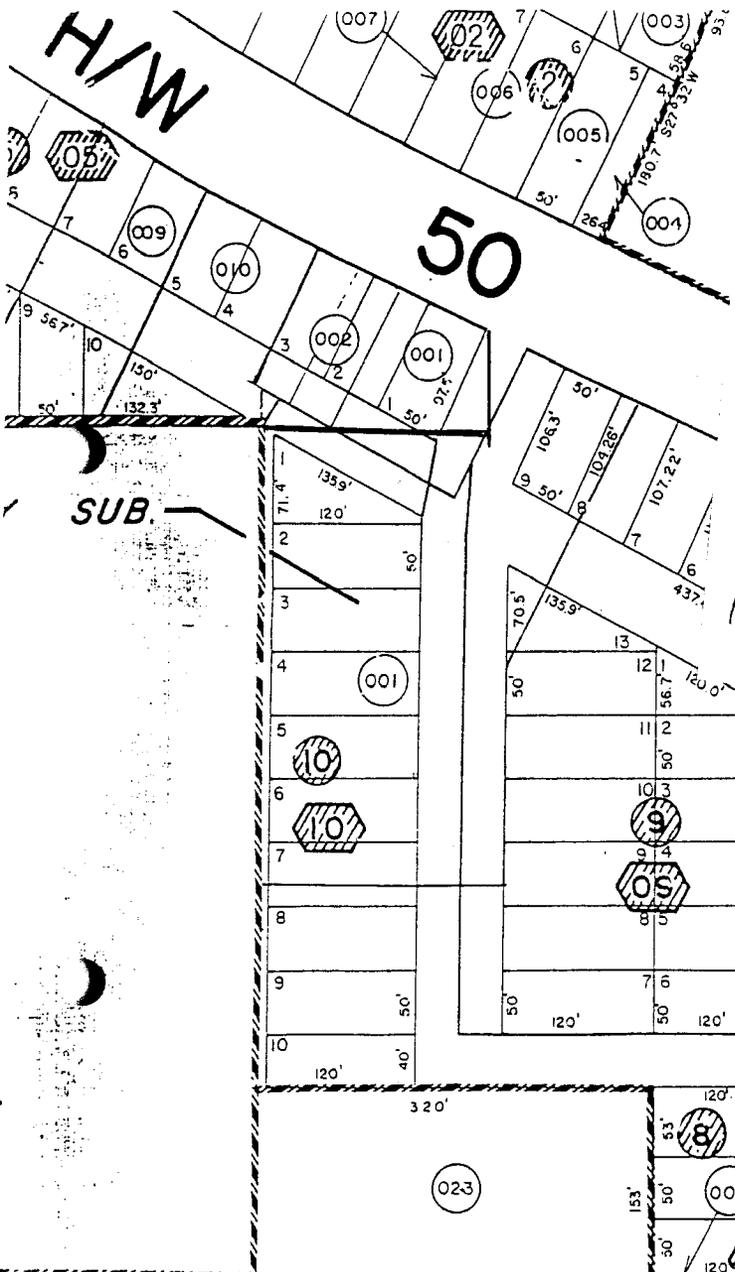
Roger A. Lange 2026 Aspen

Opal Mae Henderson - 2031 Aspen

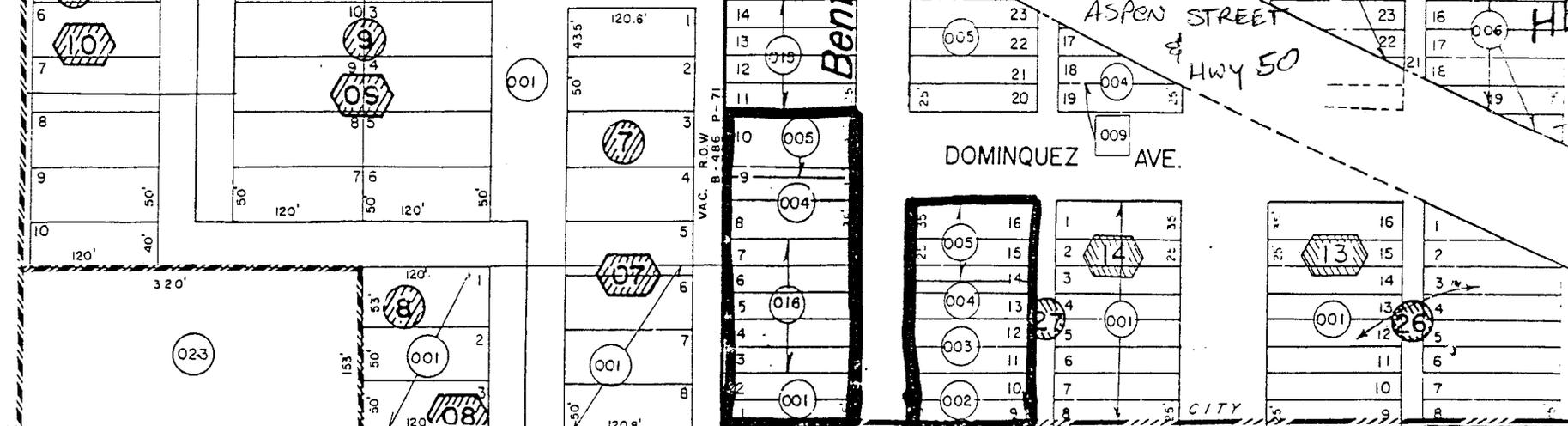
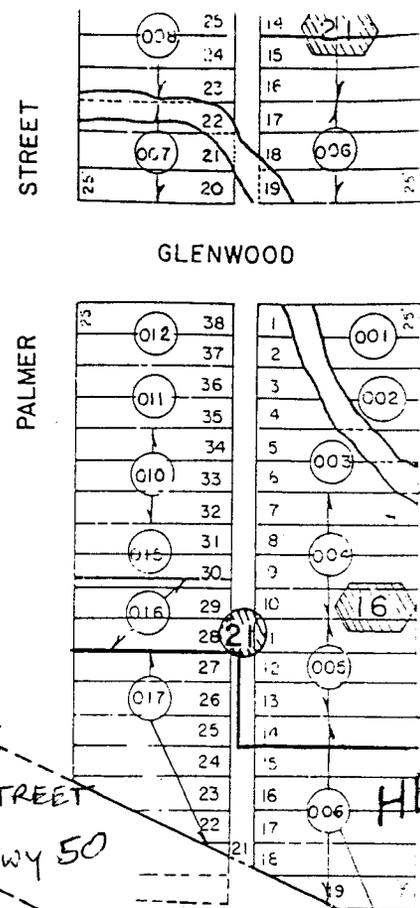
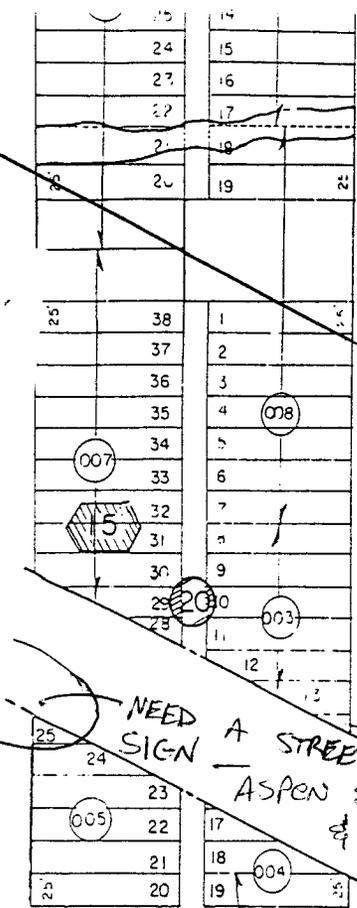
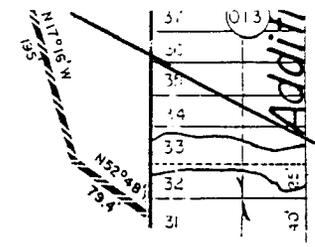
Mafine Wilson 2030 Aspen

Questions

- ✓ (1) NEED A STREET SIGN FOR ASPEN ST. AT Hwy 50 intersection
- (2) LOST GARAGE - Screening



Dave
 Work order written to
 install St Name sign SW
 corner Dave +



Dave Tentati
 This neighborhood on
 Aspen Street would very
 much like a street sign
 for their street
 Thank
 Dave

2001 - Single Family

2009 > Duplex

2011 > Duplex

2015 - single Family Big Lot

2031 - single Family

2030 - single wide Mobile Home

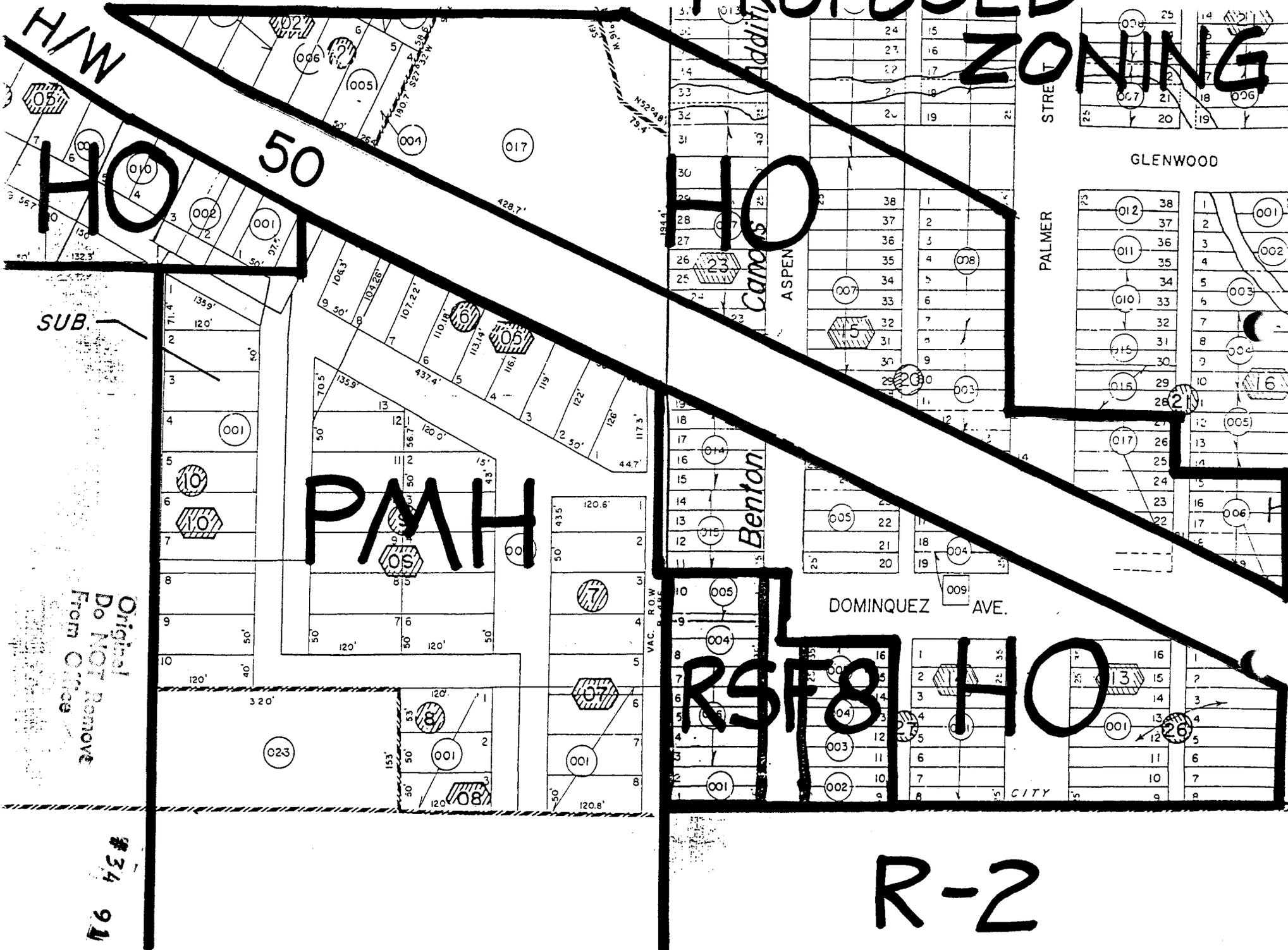
2026 -

2026 $\frac{1}{2}$ - Duplex of sorts

2020 - single Family

2012 - single Family

PROPOSED ZONING



R-2

Original
Do NOT Remove
From Office

34 91

EXISTING ZONING

H/W

H0 50

H0

PMH

H0

R-2

SUB

Original
Do NOT Remove
From Office

34 91

