





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

Receipt 1029  
 Date 3-11-94  
 Rec'd By mp  
 File No. 48 94

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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		Aspen Heights Townhomes	PR	Residential
<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"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-way <input type="checkbox"/> Easement

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 from Office

<u>Monument Homes</u>	<u>Monument Homes</u>	<u>Monument Homes</u>
Name	Name	Name
<u>759 Horizon Dr. Suite A</u>	<u>759 Horizon Dr. Suite A</u>	<u>759 Horizon Dr. Suite A</u>
Address	Address	Address
<u>Grand Jct., CO 81506</u>	<u>Grand Jct., CO 81506</u>	<u>Grand Jct., CO 81506</u>
City/State/Zip	City/State/Zip	City/Stat/Zip
<u>(303)243-4890</u>	<u>(303)-243-4890</u>	<u>(303)243-4890</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 hearings. In the event that the petitioner is not represented, the items will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature] 3-11-94  
 Signature of person completing Application Date  
[Signature]  
 Signature of property owner(s)-Attach additional Sheets if Necessary



## 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 required? \_\_\_\_\_ Estimated Amount: \_\_\_\_\_  
Revocable Permit required? \_\_\_\_\_  
State Highway Access Permit 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 \_\_\_\_\_  
Signature(s) of Petitioner(s)

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

# Monument Homes

759 Horizon Dr. Suite A • Grand Junction, CO 81506 • (303)243-4890 • Fax: (303)241-6743

March 11, 1994

## General Project Report

Develop four individual townhomes on 1.1 acres with common area maintenance. Project will become part of existing Aspen Heights Townhomes.

Sincerely,



Denny Granum  
President

48 94

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# REVIEW COMMENTS

Page 1 of 2

FILE #48-94

TITLE HEADING: Administrative Replat (Final Plat)  
Aspen Heights Townhomes

LOCATION: Crossroads Boulevard & 27 Road

PETITIONER: Monument Homes

PETITIONER'S ADDRESS/TELEPHONE: 759 Horizon Drive, Suite A  
Grand Junction, CO 81505  
243-4890

PETITIONER'S REPRESENTATIVE: Denny Granum

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 31, 1994.**

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**UTE WATER** 3/14/94  
**Gary R. Mathews** 242-7491

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No objections.

**U.S. WEST** 3/14/94  
**Leon Peach** 244-4964

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No comments at this time.

**PUBLIC SERVICE COMPANY** 3/16/94  
**Dale Clawson** 244-2695

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ELECTRIC & GAS: Request that "open space" be also described as utility easement.

**GRAND JUNCTION FIRE DEPARTMENT** 3/17/94  
**George Bennett** 244-1400

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No requirements at this time.

**CITY UTILITY ENGINEER** 3/18/94  
**Jody Kliska** 244-1591

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1. See red-lined comments on dedication.
2. Guide to plat dedications attached for reference.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

**3/17/94**  
**244-1446**

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See attached comments.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**3/21/94**  
**244-1590**

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**WATER - Ute Water**  
**SEWER**

1. Each unit is required by Ordinance to have its own separate sewer service that connects to a public sewer. The City has no "As-Builts" on file that indicate sewer has been extended to Filing #5.
2. How will the services from each unit get to the common line without easements? Per the dedication language "open space" is for ingress and egress only and does not pertain to utility service.
3. If the line off Crossroads is private than the City has no responsibility for the cleaning and maintenance of the line. The line will be the responsibility of the homeowners.

STAFF REVIEW

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FILE: #48-94  
DATE: March 17, 1994  
STAFF: Kathy Portner  
REQUEST: Replat--Aspen Heights Townhomes  
LOCATION: Crossroads Blvd. and 27 Road  
APPLICANT: Monument Homes

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EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH:

SOUTH:

EAST:

WEST:

EXISTING ZONING: PR

PROPOSED ZONING: PR

SURROUNDING ZONING:

NORTH:

SOUTH:

EAST:

WEST:

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RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

This is an administrative replat to plat the footprints of the existing townhomes. The townhomes that have been built were approved through the Planned Development process in 1982. All improvements are in place. The technical aspects of the plat are being reviewed at this time.

No comments on the plat.



LOT 5, BLOCK 5, REPLAT OF LOT 1, BLOCK 5, CROSSROADS COLORADO WEST  
FILLING NO. TWO

#48 94

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WARRANTY DEED

Grantor(s). BILL A. CHRISTOPHER and JOAN C. CHRISTOPHER

BOOK 1992 PAGE 77

7-19-93 1646166 10:58 AM 07/19/93

MONIKA TODD CLK&REC MESA COUNTY Co DOC \$ 4.95

whose address is 9327 TAMARISK, HYSTERIA, CA.

HESPERIA

\*County of

State of CALIFORNIA

#4.95

for the consideration of FORTY-NINE THOUSAND, FIVE HUNDRED and XX/100 DOLLARS

in hand paid, hereby sell(s)

and conveys(s) to MONUMENT HOMES DEVELOPMENT, INC., A COLORADO CORPORATION

whose legal address is 759 HORIZON DRIVE #C. GRAND JUNCTION CO 81506

\*County of MESA

and State of COLORADO

the following real property in the County of MESA, and State of

Colorado, to wit:

LOT 5, BLOCK 5, REPLAT OF LOT 1, BLOCK 5, CROSSROADS COLORADO WEST FILING NO. TWO

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#48 94

also known by street and number as 772 27 ROAD Grand Junction, CO 81506

with all its appurtenances, and warrant(s) the title to the same, subject to

taxes for 1993 due and payable in 1994, and all subsequent years taxes and assessments; easements, restrictions, reservations and rights of way of record; building and zoning regulations.

Signed this 12 day of July, 19 93

\_\_\_\_\_

*[Signature]*  
BILL A. CHRISTOPHER

\_\_\_\_\_

*[Signature]*  
JOAN C. CHRISTOPHER

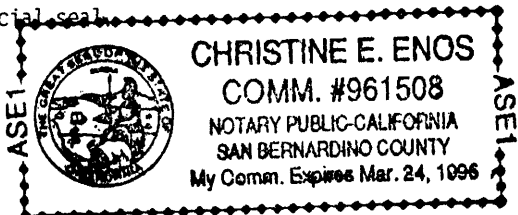
State of CALIFORNIA )

)ss.

County of San Bernardino )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 19 93, by BILL A. CHRISTOPHER and JOAN C. CHRISTOPHER

Witness by hand and official seal



*[Signature]*  
Notary Public

My Commission expires 3 24 96

\*If in Denver, insert "City and." No. 897.Rev.12-85.

2701-362-36-006

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