Table of Contents

File1994-0048 Name:Aspen Heights - Administrative Replat-Final-Aspen Heights/Crossroads Blvd./27 Ro								
P r e s e n t	c a n n	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for						
		the contents of each file.						
X	X	Table of Contents						
		*Review Sheet Summary						
X	X	*Application form						
X		Review Sheets						
X		Receipts for fees paid for anything						
	X	*Submittal checklist						
X	X	*General project report						
		Reduced copy of final plans or drawings						
X		Reduction of assessor's map.						
		Evidence of title, deeds, easements						
		*Mailing list to adjacent property owners						
		Public notice cards						
77	_	Record of certified mail						
X		Legal description						
		Appraisal of raw land						
		Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical reports)						
\dashv		Other bound or non-bound reports Traffic studies						
X	X	*Review Comments						
-		*Petitioner's response to comments						
X	X	*Staff Reports						
		*Planning Commission staff report and exhibits						
	$\neg \uparrow$	*City Council staff report and exhibits						
	\dashv	*Summary sheet of final conditions						
	1	DOCUMENT DESCRIPTION:						
X	X	Aspen Heights Town Homes – Filing No. 5 – GIS Historical						
		Maps - **						
X		Warranty Deed – Bk 1992/Pg 77 – not conveyed to City						
X	_	A Guide to Plat Dedications						
_								
	4							
_	_							
	\dashv							
	\dashv							
\dashv	\dashv							
-	+							
\dashv	\dashv							
\dashv	\dashv							
\dashv	\dashv							
\dashv	+							



Receipt Rec'd By File No. #48

	446,			ed herein do hereby		•				
	PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE				
	[X] Subdivision Plat/Plan	[]Minor [] Major [X] Resub		Aspen Heights Townhomes	PR	Residential				
	[] Rezone				From: To:					
	[] Planned Development	[]ODP []Prelim [] Final								
	[]Conditional Use				,					
	[]Zone of Annex									
	[] Text Amendment									
	[] Special Use		·							
Original NOT I						[] Right-of-way				
From Offi	Monument Homes		Monum	ent Homes	Monument Homes					
	Name		Nar		Name					
	759 Horizon Dr. Suite A	Α		zon Dr. Suite A Iress	759 Horizon Dr. Suite A Address					
	Grand Jct., CO 81506		Grand Jo	t CO 81506	Grand Jct., CO 81506					
	City/State/Zip			/State/Zip	City/Stat/Zip					
	(303)243-4890		(303)-24	3-4890	(303)243-4890					
	Business Phone	No.	Bus	iness Phone No	Business Phone No					
	Note Legal property owner is owne	r of record on date of	f submittal.							
	We hereby acknowledge that we hat the foregoing information is true as									

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 of person completing Application

Signature of property owner(s)-Attach additional Sheets if Necessary

SUBMITTAL CHECKLIST

RESUBDIVISION

TIEGOBBIVIOIOIV																														
Location: Light Height	runhonus Project Name: Kylat																													
TEMS	DISTRIBUTION																													
DESCRIPTION #48 94 Original Do NOT Remove From Office	SSID REFERENCE	City Community Development		City Utility Eng	City Property Agent	City Fire Department	City Attorney	10 10 10 10 10 10 10 10 10 10 10 10 10 1	O City Downtown Dev. Auth.	O County Planning	O County Bldg, Dept.	County Surveyor	- 1	O School Dist #51		U Drainage District/	O Sewer District	1	Public Service	O GVRP	•			1	O Persigo WWIT-					TOTAL DESCRIPTION
4 Application Fee 4/60.00	VII-1	11		+	+-	1 1	<u>i :</u>	+	+	1		!	- !	+	+	+	1	<u> </u>		_		1	_	<u>.</u>	 	+	\dotplus	<u> </u>	<u> </u>	<u> </u>
Submittal Chacklist* Review Adency Cover Sheet*	VII-3	1	1 1	1 1 .			-	+	+++	11	1	1 1	+	+ -	1 1 7	1	+	1 1	14	4		1	1 1 .		+	+	+-	<u> </u>		
Application Form*	1 VII-1	1	111	11.	1 1 1	<u>; ; </u> 1	1 1 1 2	3 1 1	1 1 1	11	1 1	1 1	11	1 1 1	1 1	11	11	11	11	1	1 1	11	11.		+	+	+		-	
• 11"x17" Reduction of Assessor's Mad		1	111	111	1	1 7 1	1 1 1 5		111	11	11	11	11	1 1	111	11	11	11	11	1	7 1	11	' 	111	÷	÷	+			
Evidence of Title	VII-2	Ŀ		. 1	1		11	Ī	I				İ	i	Ī	Ī	I	Ī]	Ī	Ī	ī	T	i		
● Hopraisal of Faw Land	VIII+:	11	1	1	1:	: 1						:	1	I						-		1	Ī	Ī	I	I				
Names and Addresses	VII-3	11		!	<u> </u>			1		1 1						1	1	_		١		_ [1	_	1	I				_
Legal Description	1 7/11-5	11	-	11	!	<u>i 1</u>	<u>:</u>		 	<u> </u>	1		_	+	\dotplus		 		<u> </u>		_!	<u> </u>	+	÷	Ļ	<u>!</u>	<u>↓ '</u>	!		_
O Deeds	1 1/11-1	11		11	+-	<u>_</u> -	1!		 				+	+	+	+	+-	1	1 1	- 1	_	+	<u> </u>	 	+ -	-	┼-!			
O Easements O Avigation Easement	VII-2 VII-1	11	1	117	1		1	+	+				+	+		+	+	1	11	7		+	+	+	+	┼	1 1			_
O ROW	VII-3	1	11.	1 1 1	+	- 	++	+	$\dot{+}$		\dashv	- 	÷		i	+		1	1	1	\dashv	÷		+	+-	 	+		$-\frac{1}{1}$	
Covenants, Conditions, & Restrictions		111		1	†	÷	71	i	÷	1 1	-	1	i	Ť	i	$\dot{\top}$		Ė		' 	ij	T	i	÷	;	T	$\overline{\Box}$	Ť	 i	
O Common Space Agreements	VII-1	111		١	1	- 1	1	1	ī	1 1	1	-	!	1	-1	Ī	1		Ī	1	T	1	;	1	i	ī	1	ī		_
County Treasurer's Tax Cart.	VII-1	11	Ī	ı) '	- 1	:	1	i	! !	İ	- 1	•	!	1		:		. !	Ī	ļ	_	1	ī	ī	!	i	į		
C improvements Agreement/Guarantee		11	111		ļ		• 1	į		,	- 1	1	1		1	!	!		:	- 1	·		!	Ι	!		!			
	1 VII-3.4	411	11		1 :	- :		1	- 1	1	ì		1	į.	i	į.	: ;	:	1	_	i			سنجيت	:	i :	:			
		11!	1 1	11	111	11	1 18	11	111	11	-	: :	! ! 1	1	11	11	111	11	11	1!	<u> </u>	111	11	! !	1	<u>'</u>				
Location Mao	X-21 X-10	11	011	1	<u>; '</u>			+		!	!		+	+	!	<u> </u>	1 1			f	1	<u> </u>	<u>:</u>	• .	<u>:-</u> '					
Composite Plan 11"x17" Reduction Composite Plan	X-10	$\frac{1}{1}$	2 1	11		11	1 18	11	111	11	1 1	-	÷	11	11	11	111	7 1	7 1	1 1	+ i -	111	'	11		_	-	-		
Final Plat		11	211	11	1	_	11	+	+	+	_	11	Ť	†	+	 	1 1	++	++	11	1	1	1	''	\vdash	\vdash	<u> </u>	-	-	_
		11		İ	1 1	ī	:8	11	111	11	_	11	11	11	11	11	111	11	11	11	i	ì	11	T		$\overline{}$	1	一	一	-
O Cover Sheet	X-11	11	21	T	1 ;	ı	i	1				i	Ī	ı	Γ		ŀ		Ī	Ī	Ī	ı	İ				1	\Box	1	_
O Grading & Stormwater Momt Plan		71		1	1. 1	i		1			Ī	1	L	1	1			I	1	İ	11	П	I	1				I		_
O Storm Orainage Plan and Profile		11		<u> </u>	1 1	1		<u> </u>	1 1	<u> </u>	1	1	_	<u> </u>	11				11.			1		<u> </u>	<u> </u>			_		
Water and Sewer Plan and Profile		11		_	1 1	+	- -	+	+	-		-	+	+		11	1	11	<u> 1 </u>	1	+	_	+	11		_	_+	-	-	
Roadway Plan and Profile		11		+	1 1	+		<u> </u>	++	-	\dashv		+	╫	11				+	+	+	+	! -	+	 	-+		+		_
O Road Cross-sections O Detail Sheet		1		╁	1 1		÷	+		÷	÷	╁	$\dot{+}$	┿				\dashv	+	+	÷	÷	╁	╁	H	\dashv		+		
O Landscape Plan	X-20	_	1 1	Ť	11	÷	Ť	†	$\dot{1}$	Ť	$\dot{ au}$	Ť	Ť	$\dot{\top}$					Ť	i	Ť	÷	†		\sqcap	十		十	一	
O Georganical Report	X-8	1		T	1 1	i	1	Ī		1-	11	T	T	İ				T	十	1	\top	11	i		\Box	T	T	T	寸	_
O Phase I & 'Environmental Report	X-10.11					1	I						I					I	Ī	Τ		Ī	1				-	I		_
O Final Orainage Report	X-5.6	1							Ш	I	I	I	1	Γ	1			I	T	I	I	Γ	L	\Box		\Box	\perp	Ī	\perp	
O Stormwater Management Plan	X-14	1		1	1 1	1		1	11	1	_		1	1	11		1	1		1	11	1	1	Щ	\sqcup	\dashv	1	4	<u> </u>	
O Sewer System Design Report		11			1 !	+		1	++	+	+	+	+	<u> </u>	\sqcup		1	+	+	<u> </u>	+	+		닏	\dashv	\dashv	 +	 	 	
O Water System Design Report	X-16		2 1	+	1 1	+	 -	<u> </u>	┼┼	+	+	+	+	-	H	1	-	+	+	+	. +	+	\perp	닏	-	_		+	- +	_
O Traffic Impact Study	X-15	1	2	+	1 1	+	+	╁	+	+	+	+	+	+	\vdash	Н	+	+	+	+1	+	+	+	屵	\dashv	+	\dashv	+	+	_
			_									1								\perp							_			_
NOTES: 1) An asterisk in the item of	escription	COL	umr	in	gica	IAS	ina	ıt a	tor	m i	9 9	unc	ilie	d b	v t	he	Cit	v												

NOTES: An asterisk in the item description column indicates that a form is supplied by the City.

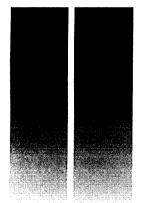
2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date:		
Conference Attendance:		
Proposal:		
Tax Parcel Number:		
(Fee is due at the time of submittal.	Make check payable to the City	or Grand Junction.)
Additional ROW required?		
Adjacent road improvements require Area identified as a need in the Mas	d?	
Area identified as a need in the Mas Parks and Open Space fees required		
Parks and Open Space rees required?	·	Estimated Amount:
Half street improvement fees require	d?	Estimated Amount:
Revocable Permit required?		
State Highway Access Permit requir	ed?	
ocated in other geohazard area?		
Located in established Airport Zone: Avigation Easement required?		of Influence?
	attention as needing special atten	paration and design, the following "checked tion or consideration. Other items of speci
O Access/Parking	O Screening/Buffering	O Land Use Compatibility
O Drainage	O Landscaping	O Tratific Generation
O Floodplain/Wetlands Mitigation		_
O Other	<u></u>	
•	inform the neighboring property	owners and tenants of the proposal prior
PR	E-APPLICATION CONFE	ERENCE
and it is our responsibility to know v	when and where those hearings an	•
dditional fee shall be charged to cove	er rescheduling expenses. Such fe changes to the approved plan w	will be dropped from the agenda, and a e must be paid before the proposed item ca fill require a re-review and approval by the cepted.
		and submittals with insufficient information plicant, may be withdrawn from the agenda
		identified by the Community Developmer scheduled for hearing or being pulled from

Signature(s) of Representative(s)

X Signature(s) of Peritioner(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

Original
Do NOT Remove
From Office

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

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS

IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 31, 1994.

UTE WATER

3/14/94

Gary R. Mathews

<u> 242-7491</u>

No objections.

U.S. WEST

3/14/94

Leon Peach

244-4964

No comments at this time.

PUBLIC SERVICE COMPANY

3/16/94

Dale Clawson

244-2695

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

GRAND JUNCTION FIRE DEPARTMENT

3/17/94

George Bennett

244-1400

No requirements at this time.

CITY UTILITY ENGINEER

3/18/94

Jody Kliska

244-1591

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

FILE #48-94 / REVIEW COMMENTS / page 2 of 2

COMMUNITY DEVELOPMENT DEPARTMENT Kathy Portner	3/17/94 244-1446						
See attached comments.							
CITY UTILITY ENGINEER	3/21/94						

244-1590

WATER - Ute Water SEWER

Bill Cheney

- 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

FILE:

#48-94

DATE:

March 17, 1994

STAFF:

Kathy Portner

REQUEST:

Replat--Aspen Heights Townhomes

LOCATION:

Crossroads Blvd. and 27 Road

APPLICANT:

Monument Homes

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:

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. 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

Original
Do NOT Remove
From Office

WARRANTY DEED

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

BOOK

whose address is 9327 TAMARISK, HYSTERIA, CA. HESPERIA

JK 1992 PAGE 77
1646166 10:58 AN 07/19/93
MONIKA TODD CLK&REC MESA COUNTY CO
00C \$ 4.95

*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

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

*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.

Original Do NOT Remove From Office

#48

772 27 ROAD also known by street and number as Grand Junction, CO 81506 with all its appurtenances, and warrant(s) the title to the same, subject to $% \left(1\right) =\left(1\right) \left(1$

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 / 2 day of July

, 19 93

BILL A. CHRISTOPHER

JOAN C. CHRISTOPHER

State of CALIFORNIA

))ss.

The foregoing instrument was acknowledged before me this

County of San Bemand

day of July

BILL A. CHRISTOPHER and JOAN C. CHRISTOPHER

Witness by hand and official seal.

CHRISTINE E. ENOS COMM. #961508 NOTARY PUBLIC-CALIFORNIA SAN BERNARDING COUNTY My Comm. Expires Mar. 24, 1996

Notary Public

My Commission expires

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