



# SUBMITTAL CHECKLIST

## RESUBDIVISION

Location: W. Kennedy (345)

Project Name: Monument Hts Townhomes

ITEMS	DISTRIBUTION																TOTAL REQD.													
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District - Grand Valley	Drainage District GJ	Water District Cable TV	Sewer District	U.S. West	Public Service	GWPP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo MWF		
● Application Fee \$160	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																							
○ Appraisal of Raw Land	VII-1	1			1																									
● Names and Addresses	VII-2	1																												
● Legal Description	VII-2	1			1																									
○ Deeds	VII-1	1			1		1																							
○ Easements	VII-2	1	1	1			1														1	1	1							
○ Avigation Easement	VII-1	1			1		1							1																
○ ROW	VII-3	1	1	1			1														1	1	1							
○ Covenants, Conditions, & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																							
○ CDOT, 404, or Floodplain Permit	VII-3.4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Location Map	IX-21	1																												
● Composite Plan - Building Locations	IX-10	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction Composite Plan	IX-10	1					1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Cover Sheet	IX-11	1	2																											
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1					
○ Storm Drainage Plan and Profile	IX-30	1	2														1				1	1	1							
○ Water and Sewer Plan and Profile	IX-34	1	2	1																	1	1	1	1						1
○ Roadway Plan and Profile	IX-28	1	2														1													
○ Road Cross-sections	IX-27	1	2																											
○ Detail Sheet	IX-12	1	2																											
○ Landscape Plan	IX-20	2	1	1																										
○ Geotechnical Report	X-8	1	1									1																		
○ Phase I & II Environmental Report	X-10,11	1	1																											
○ Final Drainage Report	X-5,6	1	2														1													
○ Stormwater Management Plan	X-14	1	2														1								1					
○ Sewer System Design Report	X-13	1	2	1																	1									
○ Water System Design Report	X-16	1	2	1																	1									
○ Traffic Impact Study	X-15	1	2																							1				
○ Site Plan	IX-29	1	2	1	1	1	1	1	8																					

- NOTES:
- 1) 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.
  - 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

# SUBMITTAL CHECKLIST

## RESUBDIVISION

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

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

ITEMS		DISTRIBUTION																				TOTAL REQ'D.							
Date Received _____	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Perisigo WWTF
Receipt # _____																													
File # _____																													
DESCRIPTION																													
● Application Fee	VII-1	1																											
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● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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○ Location Map	IX-21	1																											
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● Final Plat	IX-15	1	2	1	1		1							1															
○ 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1			1	1	1	1	1	1	1	1	1	1				1		
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**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Receipt \_\_\_\_\_  
 Date 5-16-95  
 Rec'd By \_\_\_\_\_  
 File No. RP-95-95

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		345 W. Kennedy Grand Jct. 81501		Multi-family land use.
<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 type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Boyd L. Wheeler	Boyd L. Wheeler	Banner Associates, Inc.
Name	Name	Name
478 Tiara Drive	478 Tiara Drive	2777 Crossroads Blvd.
Address	Address	Address
Grand Jct., CO 81506	Grand Jct., CO 81506	Grand Jct., CO 81506
City/State/Zip	City/State/Zip	City/State/Zip
(970)245-0129	(970)245-0129	(970)243-2242
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 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.

Shawn E. Sharpe 5-12-95  
 Signature of Person Completing Application Date

Boyd L. Wheeler By Cheryl Hayden Power of Attorney  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

# GENERAL PROJECT REPORT

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**MONUMENT HEIGHTS TOWNHOMES  
GRAND JUNCTION, COLORADO**

**MAJOR SUBDIVISION - PRELIMINARY**

**PETIONER:**

**BOYD L. WHEELER  
478 TIARA DRIVE  
GRAND JUNCTION, COLORADO 81503  
(303) 245-1-0129**

**AUGUST 1, 1994**



**American Consulting  
Engineers Council  
Member**

**BANNER**

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**BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857**

## MONUMENT HEIGHTS TOWNHOMES GENERAL PROJECT REPORT

The proposed project that will be known as Monument Heights Townhomes is located on Lots 1 through 6 of Block 4 of the previously platted Monument Heights Subdivision. The location of the project can also be described as being entirely in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian. These lots are all vacant and are bounded by W. Kennedy Avenue to the north, Franklin Avenue to the south, four single family houses to the east and two 4-unit apartment buildings to the west. This project will consist of 1.26 acres and existing utilities and services are all available to the site. Street improvements, consisting of monolithic concrete curb, gutter and sidewalks, are in existence along the frontage with Franklin Avenue, however, no street improvements other than an asphalt traveling mat exists along the frontage with W. Kennedy Avenue. Current zoning in the area consists of a multiple types. Lots 1 through 3 of this project, which are the north three lots, are zoned RMF-32. Lots 4 through 6, the south three lots, are zoned RMF-64. Additional zoning in the area consist of single family residential and commercial/industrial. The different zoning areas are denoted on the Preliminary Plan. Access to the project will be by use of Franklin Avenue and W. Kennedy Avenue which are both considered Urban Residential Collectors. The nearest arterial is N. 1st Street which is located approximately 935 feet to the east of the project. A Vicinity Map is included with this report as Exhibit A.

The Monument Heights Townhomes project is a proposal to construct one building on each of the existing six lots in Block 4 of the Monument Heights Subdivision. Each of these buildings will then consist of four townhome units. The townhome units will then be sold with the remaining area of the lots being designated as Common Open Space for the use of the owners of the townhomes. Maintenance will be provided for by the formation of a Homeowners Association. It is anticipated that the construction of this project will be completed in phases. The construction of each building will be considered a phase, with the first three phases being those along W. Kennedy Avenue and the final three phases along Franklin Avenue.

In developing each of the sites, the rear portions of the lot will be landscaped with sod and the front will be designated as parking with additional landscaping provided. The parking area will be a asphalt surface that will be graded to drain back to the street. For the three lots that front W. Kennedy Avenue, existing street improvements, consisting of concrete curb, gutter and sidewalk, will be extended across the frontage as there is no current improvement along W. Kennedy Avenue in this area. No additional improvement appear to be required for Franklin Avenue.

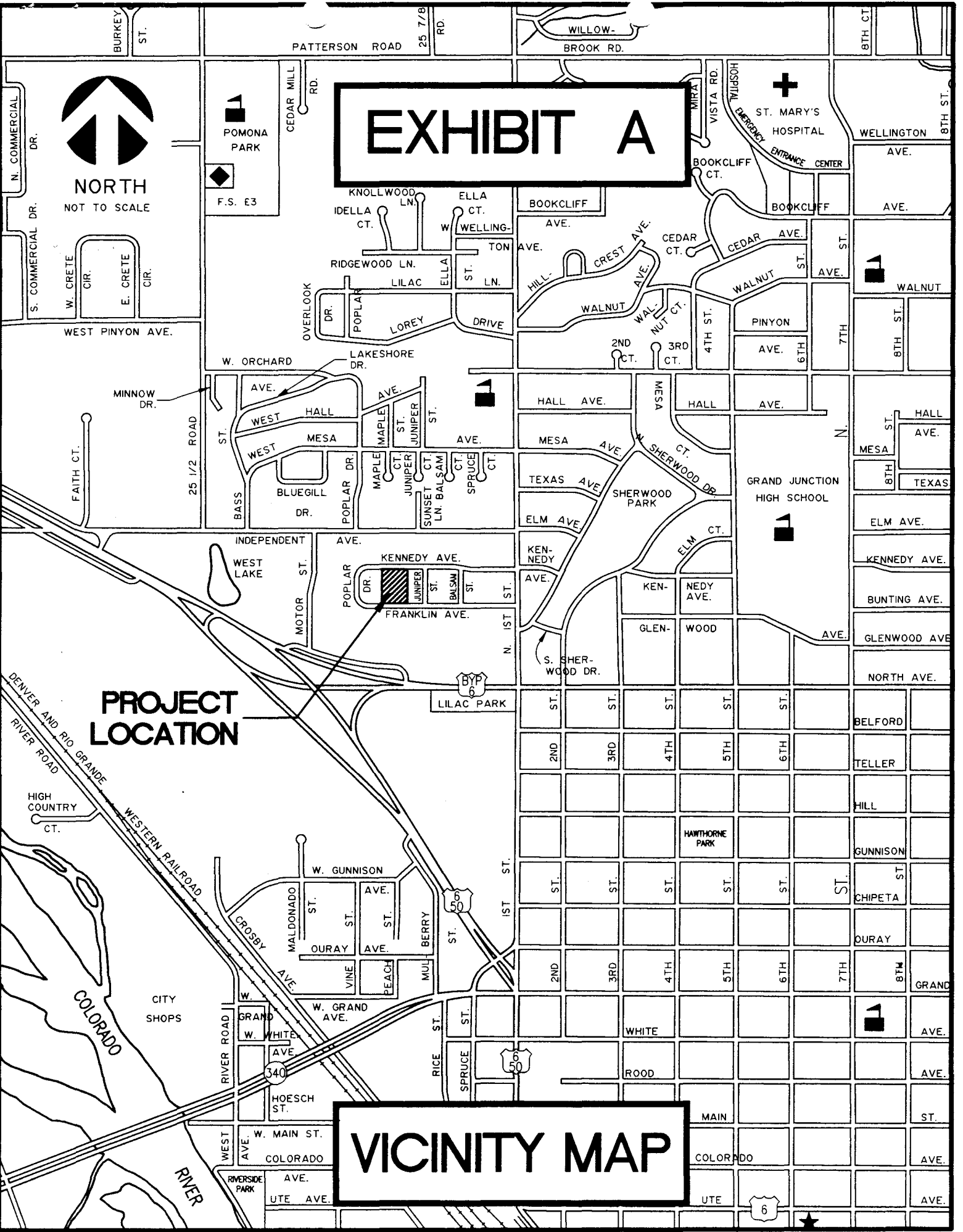
The type of construction for the townhome buildings is to be a two-story frame structure. The separation between buildings will be at least 20 feet at the sides. Rear separation is set at 40 feet. Interior floor space for each unit is to be approximately 1,034 square feet. As stated previously, existing utilities exist at the site and services will be brought into the buildings according to local building codes.

In researching information regarding this site, it was determined that it does not fall within the boundaries of 100-year floodplain of the Colorado River. This boundary is located approximately three-quarters of a mile to the southwest at an elevation near 4553. The average ground elevation of this project is 4590.

Soil information obtained from the Grand Junction office of the Soils Conservation Service classifies this soil as "Sagers silty clay loam". Preliminary information suggests that there are few limitations for this soil type. In making site observations, there appears to be no geological hazards at the site.

It is believed that this project is consistent with area uses and zoning. It will provide a logical transition from the single family homes on the east side of the project and the rental apartments to the west.

# EXHIBIT A



**PROJECT  
LOCATION**

# VICINITY MAP



**RANKIN JAMES & BETTY**  
122 Hillcrest Dr.  
Grand Junction, CO 81501

**TAYLOR GARY & JO**  
2180 Meadows Ct.  
Grand Junction, CO 81503

**MAVRAKIS CAROLYN D**  
518 28 Rd., Ste. B100  
Grand Junction, CO 81501-6558

**REES CHARLES WAYNE**  
1325 Juniper Ct.  
Grand Junction, CO 81505-7134

**ANDERSON EDWARD D**  
1305 Juniper Ct.  
Grand Junction, CO 81505-7134

**JACKSON JIMMY L**  
335 W Kennedu Ave.  
Grand Junction, CO 81505-7140

**BLUNN JAMES A**  
11350 W. 77th Dr.  
Arvada, CO 80005

**WEBB DONALD ROY**  
1306 Juniper St.  
Grand Junction, CO 81505

**JOHNSON CLINTON C**  
1800 N Stanton St., Apt. 906  
El Paso, TX 79902-3539

**ARNOLD GLENN E**  
356 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**ENNIS MARJORIE M**  
1758 Brookwood Drive  
Akron, OH 44313-5067

**THAYER RUTH M**  
355 Independent Avenue  
Grand Junction, CO 81505-7118

**DENNIS MIKE**  
255 W Kennedy Ave.  
Grand Junction, CO 81505-6119

**LARSON PETER B**  
1326 Juniper Ct.  
Grand Junction, CO 81505-7135

**DEROSE RONALD E**  
1316 Juniper Ct.  
Grand Junction, CO 81505-7135

**HAWKINS DAVID R**  
359 Franklin Avenue  
Grand Junction, CO 81505-7112

**WEST. SLOPE WELD. SUPPLY**  
Post Office Box 5239  
Cheyene, WY 82003-0000

**BOYD L. WHEELER**  
478 Tiara Drive  
Grand Junction, CO 81503

**FREDERICK C J LU**  
605 Canyon Creek Rd.  
Grand Junction, CO 81503-2603

**LAWRENCE THOMAS H**  
335 Franklin Avenue  
Grand Junction, CO 81505-7112

**THORNLEY ROBERT HILTON**  
345 Franklin Avenue  
Grand Junction, CO 81505-7112

**RICH PATTI R**  
357 Franklin Avenue  
Grand Junction, CO 81505-7112

**MCCOLE T VAIL SCHOULTZ**  
337 Independent Avenue  
Grand Junction, CO 81505-7118

**MALLORY GARY L**  
327 Independent Avenue  
Grand Junction, CO 81505-7118

**HAMMOND NEIL R**  
307 Independent Avenue  
Grand Junction, CO 81505-7116

**CLEMONS CATHERINE D**  
264 W Kennedy Avenue  
Grand Junction, CO 81505-7139

**JONES RAYMOND**  
306 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**C C ROBINSON**  
326 W Kennedy Avenue  
Grand Junction, CO 81505-7141

**FELLER ORA C**  
450 W Kennedy Avenue  
Grand Junction, CO 81505-7143

**EDMONDSON RICHARD W**  
448 W Kennedy Aveune  
Grand Junction, CO 81505-7143

**SEEDING A.F.**  
639 Panorama Drive  
Grand Junction, CO 81503-4028

**ORVIS GLEN E**  
329 Franklin Avenue  
Grand Junction, CO 81505-7112

**HULSE JIMMI K**  
309 Franklin Avenue  
Grand Junction, CO 81505-7112

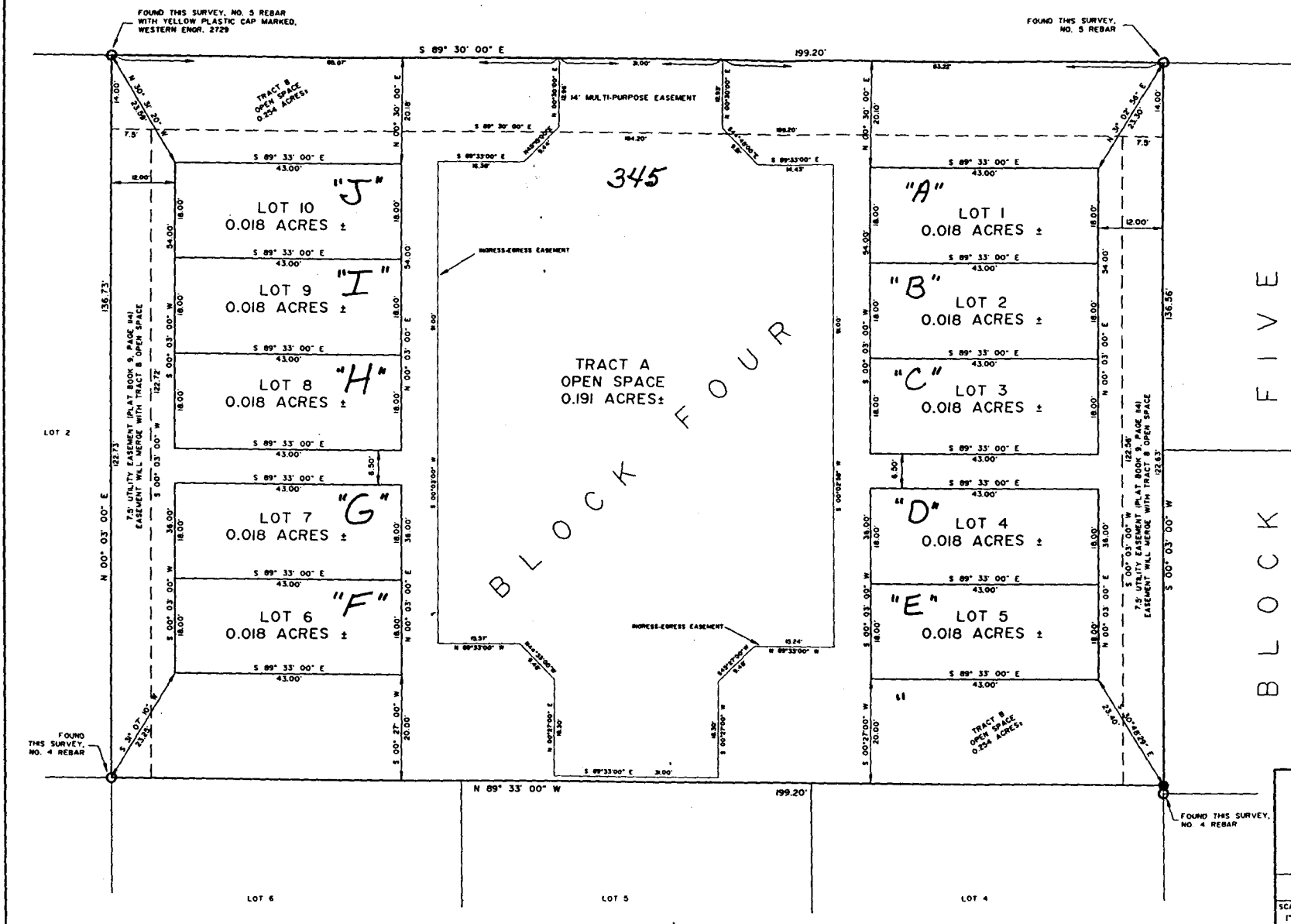
Boyd L. Wheeler  
478 Tiara Drive  
Grand Junction, CO 81506

Banner & Associates  
2777 Crossroads Blvd.  
Grand Junction, CO 81506

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

WEST KENNEDY AVENUE

50' RIGHT-OF-WAY



N



FEET 10 0 10 FEET  
 GRAPHIC SCALE  
 SCALE: 1 INCH = 10 FEET

LEGEND

- SET THIS SURVEY, 3/4" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 1997
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED



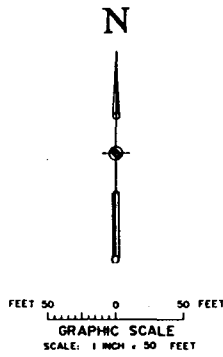
BLOCK FIVE

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., MESA COUNTY, COLORADO.

BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO

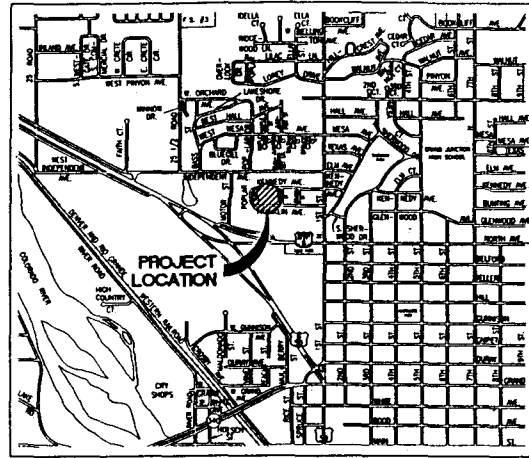
SCALE: 1" = 10'	JOB NO: 8305-03	DATE: 6-20-95	SHEET NO: 2 of 2
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MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION,  
IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY COLORADO

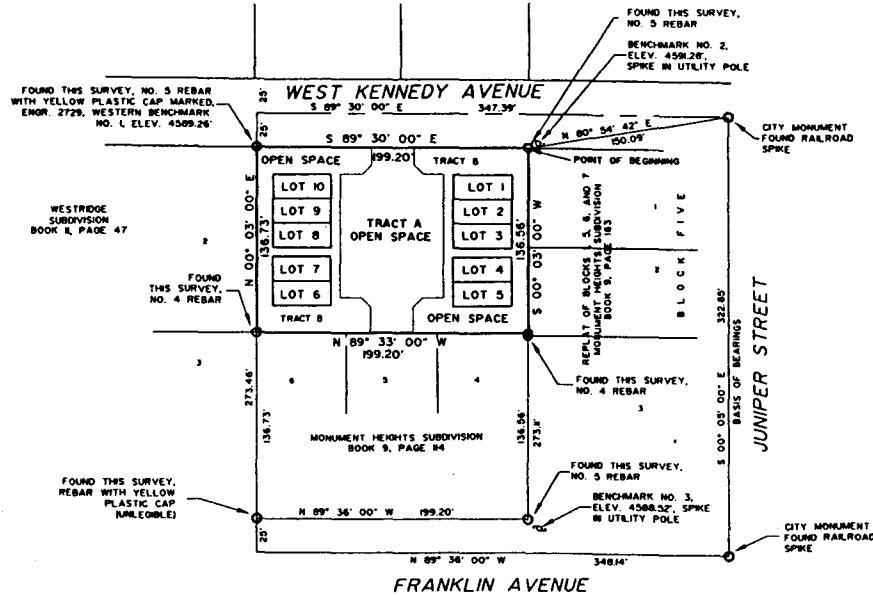


**LEGEND**

- SET THIS SURVEY, 3/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 19997
- FOUND THIS SURVEY, MONUMENT AS DESCRIBED



**VICINITY MAP**



**NOTES:**

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE LINE BETWEEN THE CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF WEST KENNEDY AVENUE AND JUNIPER STREET TO ANOTHER CITY OF GRAND JUNCTION MONUMENT FOUND AT THE INTERSECTION OF FRANKLIN AVENUE AND JUNIPER STREET, ARE ASSIGNED TO HAVE A BEARING OF S 00° 00' 00" E WITH ALL OTHER BEARINGS MEASURED RELATIVE THERETO.
3. BASIS OF BEARINGS: CITY OF GRAND JUNCTION BENCHMARK, ELEVATION 4892.8 FEET, FOUND 78" ON TOP OF NORTH CURB RETURN AT THE NORTHEASTLY CORNER OF THE INTERSECTION OF FRANKLIN AVENUE AND BALSAM STREET.
4. EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET ± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATIONS AS SHOWN BY THE RECORD.

AREA SUMMARY		
LOTS	0.180 AC.±	28.8%
TRACT A OPEN SPACE	0.15H AC.±	30.6%
TRACT B OPEN SPACE	0.254 AC.±	40.6%
TOTAL	0.625 AC.±	100%

**CITY APPROVAL**

Monument Heights Townhomes Subdivision, a Replat of Lots 1, 2 and 3, of Block 4, Monument Heights Subdivision located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, T.1 S., R.1 W., U.M. City of Grand Junction, Mesa County, State of Colorado is approved and accepted on this day of June, A.D. 1999.

*David Clever*  
City Manager

*Tom Mousquin*  
President of the Grand Junction City Council

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
County of Mesa )  
I hereby certify that Monument Heights Townhomes Subdivision, a Replat of Lots 1, 2 and 3, of Block 4, Monument Heights Subdivision located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, T.1 S., R.1 W., Ute Meridian was filed for record in the office of the County Clerk and Recorder of Mesa County on 5-28-99 at the 3:00 PM of June, A.D. 1999 on Book No. 1721966 Page No. 366.

Mesa County Clerk and Recorder  
Date:

**CERTIFICATE OF OWNERSHIP AND DESIGNATION**

KNOW ALL MEN BY THESE PRESENTS that David L. Wheeler being the owner in fee owner of Lots 1, 2 and 3, of Block 4, Monument Heights Subdivision as described in the instrument recorded in Book 2808 of said 1999 in the records of the Mesa County Clerk and Recorder upon which MONUMENT HEIGHTS TOWNHOMES SUBDIVISION is located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado does hereby Replat, said real property under the name and style of MONUMENT HEIGHTS TOWNHOMES SUBDIVISION in accordance with the Replat shown hereon.

**DESCRIPTION OF MONUMENT HEIGHTS TOWNHOMES SUBDIVISION**  
Monument Heights Townhomes Subdivision is located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more fully described as follows:

Beginning at the northeasterly corner of Monument Heights Subdivision, thence the City Monument at the intersection of West Kennedy Avenue and Juniper Street, each in a railroad split, bears N 89° 34' 42" E, 100.09 feet;

1. Thence S 00° 03' 00" W, 332.60 feet;
2. Thence N 89° 33' 00" W, 199.20 feet;
3. Thence S 00° 03' 00" E, 100.09 feet to the Point of Beginning.

Monument Heights Townhomes Subdivision as described above contains 0.625 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and located on the plat shown hereon as follows:

1. All streets and rights-of-way to the City of Grand Junction for the use of the Public forever.
2. All utility Easements to the City of Grand Junction for the use of public utilities as parcelled easements for the installation, operation, maintenance and repair of electrical and communication lines, including, but not limited to, overhead lines, water lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
3. To the owners of the lots hereby platted and their successors and assigns forever, the real property labeled Tract A Open Space for: a ingress, egress and parking easement for the common benefit and use of said lot owners and their heirs; b the installation, operation, maintenance and repair of utilities; c use by the public for the installation, operation, maintenance and repair of utilities; d use by the public for the installation, operation, maintenance and repair of utilities; e use by the public for the installation, operation, maintenance and repair of utilities; f use by the public for the installation, operation, maintenance and repair of utilities; g use by the public for the installation, operation, maintenance and repair of utilities; h use by the public for the installation, operation, maintenance and repair of utilities; i use by the public for the installation, operation, maintenance and repair of utilities; j use by the public for the installation, operation, maintenance and repair of utilities; k use by the public for the installation, operation, maintenance and repair of utilities; l use by the public for the installation, operation, maintenance and repair of utilities; m use by the public for the installation, operation, maintenance and repair of utilities; n use by the public for the installation, operation, maintenance and repair of utilities; o use by the public for the installation, operation, maintenance and repair of utilities; p use by the public for the installation, operation, maintenance and repair of utilities; q use by the public for the installation, operation, maintenance and repair of utilities; r use by the public for the installation, operation, maintenance and repair of utilities; s use by the public for the installation, operation, maintenance and repair of utilities; t use by the public for the installation, operation, maintenance and repair of utilities; u use by the public for the installation, operation, maintenance and repair of utilities; v use by the public for the installation, operation, maintenance and repair of utilities; w use by the public for the installation, operation, maintenance and repair of utilities; x use by the public for the installation, operation, maintenance and repair of utilities; y use by the public for the installation, operation, maintenance and repair of utilities; z use by the public for the installation, operation, maintenance and repair of utilities.
4. All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as parcelled easements for the installation, operation, maintenance and repair of utilities and communication lines, including, but not limited to, overhead lines, water lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.
5. To the owners of the lots hereby platted and their successors and assigns forever, the real property labeled Tract B Open Space for: a ingress and egress easement for the common benefit and use of said lot owners and their heirs; b the installation, operation, maintenance and repair of utilities; c use by the public for the installation, operation, maintenance and repair of utilities; d use by the public for the installation, operation, maintenance and repair of utilities; e use by the public for the installation, operation, maintenance and repair of utilities; f use by the public for the installation, operation, maintenance and repair of utilities; g use by the public for the installation, operation, maintenance and repair of utilities; h use by the public for the installation, operation, maintenance and repair of utilities; i use by the public for the installation, operation, maintenance and repair of utilities; j use by the public for the installation, operation, maintenance and repair of utilities; k use by the public for the installation, operation, maintenance and repair of utilities; l use by the public for the installation, operation, maintenance and repair of utilities; m use by the public for the installation, operation, maintenance and repair of utilities; n use by the public for the installation, operation, maintenance and repair of utilities; o use by the public for the installation, operation, maintenance and repair of utilities; p use by the public for the installation, operation, maintenance and repair of utilities; q use by the public for the installation, operation, maintenance and repair of utilities; r use by the public for the installation, operation, maintenance and repair of utilities; s use by the public for the installation, operation, maintenance and repair of utilities; t use by the public for the installation, operation, maintenance and repair of utilities; u use by the public for the installation, operation, maintenance and repair of utilities; v use by the public for the installation, operation, maintenance and repair of utilities; w use by the public for the installation, operation, maintenance and repair of utilities; x use by the public for the installation, operation, maintenance and repair of utilities; y use by the public for the installation, operation, maintenance and repair of utilities; z use by the public for the installation, operation, maintenance and repair of utilities.

All easements include the right of ingress and egress on, along, over, under and through and across by the beneficiaries, their successors or assigns, together with the right to file and enforce judgments and liens and to enforce and prosecute in court, the right to enforce provided however, that the beneficiaries of said easements shall enforce the same in a reasonable and prudent manner and not by means of suits or actions at law or in equity and shall not be liable for costs or expenses incurred in enforcing or attempting to enforce any easements herein which may prevent reasonable ingress and egress to and from the monument.

The undersigned certifies that no landing location holds any encumbrance on the property shown hereon.

IN WITNESS WHEREOF, I have set my hand this 21 day of June, A.D. 1999.

*David L. Wheeler*  
David L. Wheeler

**ACKNOWLEDGEMENT OF OWNERSHIP**

State of Colorado )  
County of Mesa )  
On this 21 day of June, A.D. 1999, before me the undersigned official, personally appeared David L. Wheeler who has executed the foregoing Certificate of Ownership, for the purposes herein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

My commission expires January 26, 1999

*Wallace E. Beedle*  
Wallace E. Beedle  
Notary Public  
Grand Junction, Colo.  
81506

**REVISOR'S CERTIFICATE**

I, Dawn E. Fisher, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that Monument Heights Townhomes Subdivision a Replat of Lots 1, 2 and 3, of Block 4, Monument Heights Subdivision located in the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 10, T.1 S., R.1 W., Ute Meridian, shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of the zoning and subdivision laws of the City of Grand Junction and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have set my hand and official seal this 20 day of June, A.D. 1999.

*Dawn E. Fisher*  
Dawn E. Fisher  
Professional Land Surveyor  
P.L.S. No. 19997

**MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., MESA COUNTY, COLORADO**

**BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO**

SCALE: 1" = 50' JOB NO: 8305-03 DATE: 6-20-99 SHEET NO: 1 of 2

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-95-95

TITLE HEADING: Replat - Monument Heights  
Townhomes

LOCATION: 345 West Kennedy

PETITIONER: Boyd Wheeler

PETITIONER'S ADDRESS/TELEPHONE: 478 Tiara Drive  
Grand Junction, CO 81506  
245-0129

PETITIONER'S REPRESENTATIVE: Banner & Associates

STAFF REPRESENTATIVE: Mike Pelletier

**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 UTILITY ENGINEER 5/23/95  
Trent Prall 244-1507

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1. SEWER - CITY Contact Utility Billing (244-1580) to verify fees for connection to sewer. Please provide information on number of buildings and number of units in each building.
2. WATER - CITY City would prefer, however not require, waterline to loop through to Franklin upon completion of Phase 2.
3. As-builts still needed for sewer and water work already completed.

CITY FIRE DEPARTMENT 5/24/95  
Hank Masterson 244-1414

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The Fire Department has no problems with this resubdivision proposal.

PUBLIC SERVICE COMPANY 5/26/95  
Dale Clawson 244-2695

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No objections.

CITY DEVELOPMENT ENGINEER 5/26/95  
Jody Kliska 244-1591

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No comment.

**CITY POLICE DEPARTMENT**  
**Dave Stassen**

**5/30/95**  
**244-3587**

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Are there only two proposed area lights for this development? I would suggest that there be additional lighting on all four sides of each building. The minimum lighting for the east and west sides of all buildings should be two (2) candle feet. The lighting in between the buildings, and on the north/south ends, should be one (1) candle foot.

It looks as if the dumpster area will be enclosed on three sides. If this is the case, the fencing should be transparent / chain link or wrought iron, in nature. This should discourage vandalism and the practice of just throwing refuse into the collection area.

If any shrubs or landscaping are planned for up close to the buildings, they should be of a type that, at maturity, are no taller than thirty-six (36) inches.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John Ballagh**

**5/30/95**  
**242-4343**

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There are no existing or planned district facilities within the tracts on West Kennedy identified as the site for Monument Heights Townhomes.

**CITY COMMUNITY DEVELOPMENT**  
**Mike Pelletier**

**5/31/95**  
**244-1437**

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See attached comments.

**U.S. POSTAL SERVICE**  
**Cheryl Fiegel**

**6/1/95 LATE**  
**244-3435**

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U.S. Postal Service requires either grouped curbside boxes or centralized delivery-one location on W. Kennedy Ave. & one location on Franklin Ave.-no more than 2 locations allowable.

**CITY PROPERTY AGENT**  
**Steve Pace**

**6/1/95 LATE**

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On the Plat: a) Need to resolve meas. & rec. calls; Note: There seems to be a 2' error on the original plat, for the distance along the centerline of W. Kennedy Ave., measure distance may be the correct distance +/- 0.2' centerline of Franklin. b) The distances around the perimeter should probably reflect the record as shown on Monument Heights Subdivision. c) Radial tie optional but not noted. In the Dedication: a) In the second sentence - Monument Heights Townhomes Subdivision A Replat of - should be removed. b) The description should reflect - Lots 1, 2 & 3, Blk 4, Monument Heights Subdivision. Title on top of Plat could be larger & or bolder text.

**TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES**

- City Parks & Recreation
- Grand Valley Irrigation
- TCI Cablevision
- U.S. West

**CITY ATTORNEY**  
**Dan Wilson**

**5/26/95**  
**244-1505**

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No comment.

**CITY POLICE DEPARTMENT**  
**Dave Stassen**

**5/30/95**  
**244-3587**

---

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**John Ballagh**

**5/30/95**  
**242-4343**

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**CITY COMMUNITY DEVELOPMENT**  
**Mike Pelletier**

**5/31/95**  
**244-1437**

---

See attached comments.

**TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES**

City Property Agent  
City Parks & Recreation  
City Police Department  
Grand Valley Irrigation  
TCI Cablevision  
U.S. West  
U.S. Postal Service

## STAFF REVIEW

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FILE: PR-95-95  
DATE: May 19, 1995  
STAFF: Mike Pelletier  
REQUEST: Replat - Monument Heights Townhomes  
LOCATION: 345 W. Kennedy Ave.  
ZONING: RMF-32

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### STAFF COMMENTS:

1. Be sure the foundations are set very accurately to correspond with the plat.
2. A homeowners association will need to be created and a copy of the covenants, conditions, and restrictions will need to be provided.
3. The site plan shows the patios being 10' from the property line while the plat shows each lot being 12' from the property line. This conflict should be addressed.
4. Update the project narrative to reflect the current plan and phasing.
5. Change the project narrative to refer to Franklin Ave. and W. Kennedy Ave. as local streets instead of collector streets.
6. Delete the following items on the plat:
  - a) Signatures for the Chairman of the Planning Commission, City Planning Director, and City Engineer;
  - b) Board of County Commissioners Certificate.
7. Dedicate parking lot and driveways as a separate tract labelled as utility easement and ingress/egress easement. Label remaining common areas as open space using appropriate dedication.

REVISED PLANS ARE REQUIRED. PLEASE SUBMIT FOUR (4) COPIES OF REVISED, STAMPED PLANS WITH YOUR RESPONSE TO COMMENTS.

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### PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.
2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE



CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

May 22, 1995

Concerning: RP95-94 MONUMENT HEIGHT T OWNHOMES  
345 West Kennedy Ave.  
Grant Junction, Colorado.

Dear Sirs:

We would like to object to the building of these townhomes. We live next door and we feel with the 10 townhomes going up, there will be alot of traffic on W. Kennedy Ave. If they build the 10 townhomes I'm sure each townhome will have ~~two~~ two cars. That will be 20 more cars we don't need on W. Kennedy Ave.

Is there going to be adequate parking for all these cars or will they have to park in front of our homes?

It also looks like they get to build closer to the street than anyone on our street, is permitted to.

This isn't fair! If they are allowed to builed close to the street than we want to builed a privacy fence closer to the front steet.

Thank You!

*Mrs. Jimmy L. Jackson*



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

May 24, 1995

Mr. & Mrs. J.L. Jackson  
335 W. Kennedy Ave.  
Grand Junction, CO ~~80405~~  
81505

Dear Mr. & Mrs Jackson,

I received your letter dated May 22, 1995 today and would like to provide some answers to your concerns regarding Monument Heights Townhomes. Also, the developer received approval for this project after a public hearing was held at a Planning Commission Meeting on October 10, 1994. The property is now being platted into lots to conform with each townhome which will be individually owned.

There will be 20 parking spaces located on site for the 10 townhomes. This meets the Development Code requirement of 2 parking spaces per dwelling unit. In response to your setback concern, the setback requirement from the street for this site is 45 feet from the centerline of the right-of-way. This is also the setback requirement for your home. Both these townhomes and the building to the west are setback 45 feet.

Regarding your interest in a privacy fence, the Development Code allows your corner lot a 6 foot fence along your west property line except for within 5 feet of the sidewalk. Between your property line and 5 feet from the sidewalk, a fence up to 30 inches is allowed. A fence permit must be obtained from the Community Development Department for the construction of any fence. The fee is \$10.

If you have any questions, feel free to give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Mike Pelletier".

Mike Pelletier  
Associate Planner