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		the contents of each file.	rea present. This mack can serve as a quien guide for								
X	X	Table of Contents									
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X	X	*Application form									
X		Review Sheets									
		Receipts for fees paid for anything									
X	X	*Submittal checklist									
		*General project report									
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	-	*Final reports for drainage and soils (geotechnical reports)	2010 2010 2010								
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		*Petitioner's response to comments									
\dashv	\dashv	*Staff Reports									
		*Planning Commission staff report and exhibits									
	一	*City Council staff report and exhibits									
		*Summary sheet of final conditions									
		DOCUMENT DESCRIPT	ION:								
		WITHDRAWN	44.4								
X		Treasurer's Certificate of Taxes Due – 4/24/96									
X		Commitment to Insure – 7/12/96									
X											
X	X	Signed Agreement to vacate the alley next to 1620 Canon Street - notarized 7/31/96									
X	X	Ashmont Heights Plat									
X		Site Plan – not scanned – file withdrawn									
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DEVELOPMEN PPLICATION
Community Development Department
250 North 5th Street, Grand Junction, CO 81501 (303) 244-1430

ceipt _		
Date		
Rec'd By		
File No.	RP-96-115	

	situated in Me	esa County, Sta	te of Colorado, as descri	bed herein do her	eby petition this:							
PETITION	PHASE	SIZE	LOCATION	Z	ONE	LAND USE						
☑ Subdivision Plat/Plan	☐ Minor ☐ Major ☑ Resub				•							
Rezone		Hacres	16 20 Canon acc.	From: PB	To: 1654-8	Predential						
Planned Development	ODP Prelim Final											
☐ Conditional Use												
☐ Zone of Annex												
☐ Variance												
☐ Special Use												
☐ Vacation		es especies				☐ Right-of Way						
☐ Revocable Permit		i ki Aji kishi. Ciri										
7 PROPERTY OWNER	☐ PROPERTY OWNER ☐ DEVELOPER ☐ REPRESENTATIVE											
Name	Algerria	Na Na	me		Name							
645 Grand Mesa Ave Address Grand Junction,	· · · · · · · · · · · · · · · · · · ·											
City/State/Zip	WIGIAGO.		y/State/Zip		City/State/Z	ip						
(970) 242-2633												
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Business Phone No. NOTE: Legal property own We hereby acknowledge that information is true and compound from the age will be dropped from the age. Signature of Person Completed March 1980.	we have familiar plete to the best of twe or our repre yda, and/in addi	ecord on date o ized ourselves wi of our knowledge sentative(s) musi	f submittal. Ith the rules and regulations, and that we assume the related by present at all required to	esponsibility to mon hearings. In the eve henses before it can	preparation of this si itor the status of the nt that the petitioner again be placed on th	abmittal, that the foregoing application and the review is not represented, the item						

RESUBDIVISION & REZONE

Location: 1620 Canon	renue Project Name: Ashmont Heights Subdivision																													
ITEMS	DIS¥RIBUTION																													
Date Received <u>8-1-96</u> Receipt # <u>43.77</u> File # <i>RP-96-115</i>	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	-City Parks/Recreation	City Fire Department	City G.J.P.C. (8 sets)	ξ	City Police	Gounty Planning C/Ty Cource	County Bldg. Dept.	COUNTY SULVEYOR		School Dist. #51	- 1	- 1	- 1	- 1	U.S. West	Public Service		срот	Corps of Engineers		U.S. Postal Service	į	TCI Cable	Catal Serveil	TOTAL REO'D. / 7
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NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

districtively show in navratives / drawings -WUBMITTAL CHECKLIST **VACATION** Location: Project Name:_ **ITEMS DISTRIBUTION** rotal rea'd. **Date Received** SSID REFERENCE Receipt # File # **DESCRIPTION** Application Fee VII-1 Submittal Checklist * VII-3 Review Agency Cover Sheet* VII-3 Application Form* VII-1 Reduction of Assessor's Map VII-1 Names and Addresses* VII-2 Legal Description*(1) VII-2 General Project Report X-7 Site Plan IX-29 O Vicinity Sketch IX-33 IX-21 O Location Map NOTES: * An asterisk in the item description column indicates that a form is supplied by the City. (1) Provide legal description of right-of-way or easement to be vacated.

RP-96-175

Peggy Benson 1630 Canon Ave. Grand Junction, CO 81503

Larry J Badini George E Wheeler 3045 Teller Ave. Grand Junction, CO 81504

Ronald & Wendy Elliott 1619 Dolores St. Grand Junction, CO 81503

Paul & Joann Namer 2912 Plymouth Rd. Grand Junction, CO 81503

T & B Inc. 444 Grand Mesa Ave. Grand Junction, CO 81503

Andrew L. Gross Bobbie Jo Hetzel 621 33 3/4 Road Clifton, CO 81520

Stephen & Virginia Finocchio 372 Martello Dr. Grand Junction, CO 81503

Jimmy & Julie Thorsen 538 Grand Mesa Ave. Grand Junction, CO 81503 Theresa Robinson
George E Wheeler - Trustee
3045 Teller Ave.
Grand Junction, CO 81504

Leroy Workman May Dell 2817 C ½ Road Grand Junction, CO 81501

Herman F Beard Charles A Thistle Jr 157 30 Rd. Grand Junction, CO 81503

Willard & Diana Mae Gath 580 Ford St. Grand Junction, CO 81504

Dennis & Patricia Cerise 16724 Highway 82 Grand Junction, CO 81623

Mary Ann Stephens 360 Grand Mesa Ave. Grand Junction, CO 81503

Glen E Hertel 1661 Dolores St. Grand Junction, CO 81503

Mountain Resources Trust P.O. Box 4416 Grand Junction, CO 81502

Ronald & Angelina Ashley .545 Grand Mesa Ave.
Grand Junction, CO 81503

Ted Kernet 1642 Canon Ave. Grand Junction, CO 81503

Eagles Aerie #595 F O E 1674 Highway 50 Grand Junction, CO 81503

Anthony & Sara Ippolito 1609 Dolores St. Grand Junction, CO 81503

G & B Clark Family Trust 5863 Wedgewood Dr. Granitebay, CA 95746

Ivan & Dorothy Dodson 2405 Broadway Grand Junction, CO 81503

Noel & Asta Crim 1602 Dolores St. Grand Junction, CO 81503

Aggie R. Stephens Mary A. Stephens 360 Grand Mesa Ave. Grand Junction, CO 81503

Gaylen & Nancy Kettle 1550 Highway 50 Grand Junction, CO 81503

City of Grand Junction Community Development Dept. 250 N 5th St. Grand Junction, CO 81501 2945-233-09-012 2945-233-09-013 2945-233-09-014 Theresa B Robinson Ted E Kernet Peggy Benson % George E Wheeler-Trustee 1642 Canon Ave 1630 Canon Ave. 3045 Teller Ave. Grand Junction, Co. 81503-1806 Grand Junction, Co. 81503-1806 Grand Junction, Co. 81504-5861 2945-233-10-001 2945-233-10-009 2945-233-10-006 Eagles Apries #595 F O E Leroy Workman Eagles Aerie #595 F O E May Dell 1674 Highway 50 1674 Highway 50 2817 C $\frac{1}{2}$ Rd. Grand Junction, CO. 81503-1795 Grand Junction, Co. 81503-1795 Grand Junction, Co. 81501-4713 2945-233-10-014 2945-233-10-013 2945-233-11-005 Eagles Aexie #595 F O E Eagles Aerie #595 F O E Larry J Badini 1674 Highway 50 1674 Highway 50 George E Wheeler Grand Junction, Co. 81503-1795 3045 Teller Ave. Grand Junotion, Co. 81503-1795 Grand Junction, Co. 81504-5861 2945-233-12-019 2945-233-09-002 2945-233-09-003 Herman F Beard Anthony F Ippolito Ronald W Elliott Charles A Thistle Jr Sara J Wendy L 157 30 Rd. 1609 Dolores St. 1619 Dolores St. Grand Junction, Co. 81503-1811 Grand Junction, Co. 81503-2407 Grand Junction, Co. 81503-1811 2945-233-09-015 2945-233-09-024 2945-233-09-023 Willard L Gath G & B Clark Family Trust Paul N Namer Diana Mae Joann M Namer 580 Ford St. 5863 Wedgewood Dr. 2912 Plymouth Rd. Grand Junction, Co. 81504-6043 Granitebay, Ca 95746-6706 Grand Junction, Co 81503-2321 2945-233-14-009 2945-233-09-025 2945-233-14-007 Ivan F Dodson Ivan N Dodsom Dennis N Cerise Patricia E Cerise Dorothy Dorothy 2405 Broadway 16724 HWY 82 2405 Broadway Grand Junction, Co. 81503-1513 Grand Junction, Co 81503-1513 Carbondale, Co. 81623 2945-233-14-012 2945-233-07-002 2945-233-14-012 Mary Ann Stephens Noel La Crim T & B Inc ΑK 360 Grand Mesa Ave. 444 Grand Mesa Ave. Grand Junction, Co. 81503-4816 Grand Junction, Co. 81503-1828 1602 Poloxes St. Grand Junction, Co. 81503-1812 2945-233-07-004 2945-233-07-005 2945-233-07-003 Glen E Hertel Noel L Crim Andrew L Gross Bobbie JO Hetzel 1661 Dolores St. Asta K 621 33 3/4 Rd. Grand Junction, Co. 81503-1811 1602 Dolores St. Grand Junction, Co. 81503-1812 Clifton, Co. 81520-8104 2945-233-14-018 2945-233-14-017 2945-233-14-010 Mountain Resources Trust Stephen Vincent Finocchio Aggie R Stephens Virginia Kay Mary A 372 Martello Dr. PO Box 4416 360 Grand Mesa Ave Grand Junction, Co. 81502-4416 Grand Junction, Co. 81503-1828 Grand Junction, Co. 81503-4710 2945-233-14-020 2945-233-14-019 Gaylen H Kettle Jimmy E Thorsen

Julie A

Grand Junction, Co. 81503-1792 Grand Junction, Co. 81503-1888

538 Grand Mesa Ave.

Nancy S Kettle

1550 Highway 50



ASHLEY CONSTRUCTION

(303) 242-2633 • 545 Grand Mesa Avenue • Grand Junction, Colorado 81503

July 16, 1996

Community Development Department 250 North 5th Street.
Grand Junction, Colorado. 81501 (970) 244-1430

RE: Resubdivision / Rezone / Vacation of Alley at 1620 Canon Avenue.

Gentlemen:

Ashley Construction proposes to build four affordable single family homes at 1620 Canon Avenue.

The front west half of the lot Ashley Construction will put two houses which will face Canon Avenue. The second half of the lot north east side will have a house facing Grand Mesa Avenue. The south east side of the second half will have a house facing south west. This is where the alley comes in it is this south east corner that has no access but the alley. House number four will utilize the alley as a driveway.

All the proposed housing at 1620 Canon Avenue are 47'x28' in structure, 1064 square feet of living space, three bedrooms one bath. They will have carports and a storage shed. These houses will have approximately a 67'½"x67'½" lot to them with a 20' set back in the front, 20'set back in the backyard and 10' set back on the sides. Ashley Construction will put a centrally located sump for all four of the houses. All electrical, cable and phones are above ground. 1620 Canon Avenue already has one sewer and one water line.

1620 Canon Avenue is .4 of an acre, the alley adjacent to it is essential to making 1620 Canon Avenue .5 acre so this project can be within the guidelines of our RSF-8 on the Rezone, Resubdivision and Alley Vacation.

Ashley Construction respectfully requests consideration into the matter of vacating the alley way for the purpose of giving access to house number four. With this generous permit Ashley Construction would be able to build four affordable single family dwellings. Thank you for your consideration.

Ashley Construction,

Conable & Schluf

July 31, 1996

Community Development Department 250 North 5th Street. Grand Junction, Colorado, 81501 244-1430

Peggy Benson Irwin 1630 Canon Street. Grand Junction, Colorado. 81503 I hereby certify that this is a true and exact copy of the original document presented to me and bearing an original signature as shown in this copy.

To Whom It May Concern:

Ronald Ashley and Angelina Ashley have asked to vacate the alley next to 1620 Canon Street, my understanding is that I would get 10 feet of this alley if it is approved. I have no interest in the 10 feet of alley. Ron Ashley and I have spoken about this matter and I have agreed to give him my half of the alley in return for irrigation water which he will supply from the new site to my house at 1630 Canon Street. After this is completed I will not pursue any claims to the alley.

I thank you for your time.

Thank You,

Peggy Benson Irwin,

Hegge Benson Srwin

State of Colorado County of Mesa

This instrument was acknowledged before me on this 3/st day of Tuly 19
Peggy Kenson Irwin

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission Expires: /2-0(-(997)

My Commission expires 12-01-1997

REVIEW COMMENTS

Page 1 of 2

FILE #VE-96-175

TITLE HEADING: Ashmont Heights Subdivision

LOCATION:

1620 Canon Avenue

PETITIONER:

Angeline & Ronald Ashley

PETITIONER'S ADDRESS/TELEPHONE:

545 Grand Mesa Avenue Grand Junction, CO 81503

242-2633

STAFF REPRESENTATIVE:

Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 22, 1996.

CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

- 1. The alley is open and used. The vacation would create a dead end alley, which is not allowed.
- 2. Please provide copies of the vacations referenced on the plat. What is drawn does not appear to match the assessor's map.

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

- 1. Please identify existing water and sewer service lines.
- 2. Please show how lot 4 is to access sewer?

CITY PROPERTY AGENT

8/14/96

Steve Pace

256-4003

- 1. Those areas labeled "to be vacated" need to be vacated by City Ordinance. After vacation, those same areas need to be labeled as vacated by ordinance number and book and page that ordinance was recorded.
- 2. An ingress/egress easement is addressed in the dedication but is not shown on the plat.
- 3. Should the distance along the north line of lots 1 & 2 be 135.14?
- 4. Lot dimensions seem to be a little confusing.
- 5. Remove text in the dedication as redlined on the attached map.

CITY FIRE DEPARTMENT

8/14/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY POLICE DEPARTMENT

8/12/96

Dave StassenNo comments.

244-3587

VE-96-175 / REVIEW COMMENTS / page 2 of 2

ORCHARD MESA IRRIGATION

8/6/96

James Rooks

464-7885

Orchard Mesa Irrigation District has no structures or facilities in the area of the proposed alley vacation. The irrigation water is delivered at a headgate on Aspen and Santa Clara Streets. A homeowner's group administers the water from the headgate to the individual properties.

UTE WATER

8/9/96

Gary Mathews

242-7491

City of Grand Junction, not Ute Water.

TCI CABLEVISION

8/8/96

Glen Vancil

245-8777

We are in receipt of your request to vacate south of 1620 Canon.

Unfortunately, TCI Cablevision needs this easement as it is currently being used to provide service to many of your neighbors.

We have no problem with the vacation of the alley provided that we can maintain a clear utility easement throughout the existing area.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney
Mesa County School District #51
U S West
Public Service Company



ASHLEY CONSTRUCTION

(303) 242-2633 • 545 Grand Mesa Avenue • Grand Junction, Colorado 81503

August 12, 1996

Community Development Department 250 North 5th Street. Grand Junction, Colorado. 81501 244-1430

Please withdraw the application for a rezone, resubdivision and vaction at 1620 Canon Street. Ronald I. Ashley and Angelina Ashley sumitted this application on July 31, 1996.

Thank You,

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

AUG 13 1996

The Westerly half of the East and West alley of block 4 of Orchard Mesa Heights Subdivision.

1620 Canon Avenue. Grand Junction, Colorado. 81503 Tax Schedule No: 2945-233-09-001

The land referred to is described as follows: Lots 6,7,8,9, and 10 in block 4 of Orchard Mesa Heights Subdivision, Together with vacated right of way adjacent to said lots as described in Ordinance No. 2069 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.

GRAND MESA AVENUE N90°00'00"E 360.30 (Assumed Basis of Bearing) NO0°09'39"W N 90" 00' 00" E 37.50 40.00 N 90100'00"E LOT I LOT 2 4777.73 SQ. FT. 1 4816.99 SQ.FT 1 N 90°00'00"E 73.88 LOTS 1-5 73.82 BLOCK 4 LOT 4 LOT 3 4815.16 SQ.FT. 1 7036.77 SQ.FT. ± ALLEY VACATED N89.59.56E ALLEY TO BE VACATED BOOK 1341 PAGE 394 STREET TO BE VACATED 37,50 S89*59'56"W 147.77 50.00 LOTS 11-29 LOTS 30-48 BLOCK 4 BLOCK 4 50.00 20.00 40.00 SANTA CLARA AVENUE S89°59'40"W 0 "Set No.5 Rebar and Cap" Monument PLS 24943. Found City Monument SURVEYOR'S CERTIFICATE Set Concrete around monument. Found No. 5 Rebar

ASHMONT HEIGHTS

A REPLAT OF LOTS 6,7,8,9, ANDIO OF ORCHARD MESA HEIGHTS SUBDIVISION.

DEDICATION: KNOW ALL MEN THESE PRESENTS

That Ronald I. Ashley and Angelina Ashley are the owner's of that real property as described in Book 2246 at Page 836 in the Mesa County Clerk and Recorder's Office and being described as follows:

Lota 6,7,8,9 and 10 in Block 4 of ORCHARD MESA HEIGHTS
SUBDIVISION, TOGHETHER with vacated right-of-way adjacent to said lots as described in Ordinance No. 2065 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.

That said owner has caused that real property to laid out and surveyed as ASHMONT HEIGHTS.

That said Owners do hereby dedicate and set apart all streets and roads to the City of Grand Junction and to the use of the public forever and hereby dedicate all utility essements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereof including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sawer lines, water lines and telephone lines. All ingress/egress easements to the owners of lots or tracts specifically identified on the plat as perpetual easements for the ingress and egress purposes for the use by said lot or tract owners, their guests and invites, and also for use by public services, including but not limited to, postal service trash collection, fire, police, emergency vehicles.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or aligns together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dradge, provided however, that the beneficiaries of said easements shell utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots or tracts hereby platted shell not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

day o	£AD 19
Ronald I. Ashley	Angelina Ashley
STATE OF COLORADO) SS COUNTY OF NESA)	
The foregoing instrument was	acknowledged before me this
My commission expires	
CLERR AND RECORDER'S CERTIF	ECATE
COUNTY OF HESA)	
o'clock _M this	instrument was filed in my office a day of Reception Rumber Drawer
CITY OF GRAND JUNCTION APPRO	DVAL
City Hanager	President City Council
LIENHOLDER APPROVAL	
Lienholder Representative	

AREA SUMMARY

LOTS 21,446.65 Sq.Ft. 100% <u>STREETS 00 Sq.Ft. 0%</u> TOTAL 21,446.65 Sq.Ft. 100%

NOTICE: According to Colorado lev you must commence tegal action based upon any defect in this survey within time y site you first decover such defect. In no event, may any close journ any defect in this survey be commenced more than ten y from the date of the certification shown hereon. ASMONT HEIGHTS
A REPLAT OF LOTS 6,7,8,9 AND 10 OF
ORCHARD MESA HEIGHTS SUBDIVISION.
Located in the SW 1/4 of Section 23,
Township I South, Range I West, Ute Meridian.

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Monument Surveying Co. 755 Rood Avenue Grand Junction, CO 81501 (303) 245-4189 FAX (303) 245-467-

Township I South, Range I West, Ute Meridian.

DESIGNED CDC FIELD APPROVAL

ORANN CDC TECHNICAL APPROVAL

CHICKED APPROVAL

| Grand Junchon, CD 81901 | CDC | TECHNICAL APPROVAL | CMECKED | APPROVED | CMECKED | APPROVED | CMECKED |

I Cecil D. Caster, do hereby certify that the accompanying plat of ASHMONT HEIGHTS, a subdivision of a part of Mess County, Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same.

Cecil D. Caster Registered Professional Land Surveyor P.L.S. Number 24943

Date