

SUBMITTAL CHECKLIST

RESUBDIVISION & REZONE

Location: 1620 Canon Avenue

Project Name: Ashmont Heights Subdivision

ITEMS		DISTRIBUTION																												
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	Security Planning City Council	County Bldg. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District <i>OMI</i>	Drainage District <i>Allegan</i>	Water District <i>Ute</i>	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D./
DESCRIPTION																														
● Application Fee <u>\$330</u>	VII-1	1																												
● Submittal Checklist	VII-3	1																												
● Review Agency Cover Sheet* <i>Done</i>	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* <i>Done</i>	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
● 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 <i>Done</i>	VII-2	1		1			1																							
○ Appraisal of Raw Land	VII-1	1		1	1																									
● Names and Addresses* <i>Done</i>	VII-2	1																												
● Legal Description* <i>Done</i>	VII-2	1		1																										
○ Deeds	VII-1	1		1			1															1	1	1						
○ Easements	VII-2	1	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	1						
○ Covenants, Conditions, & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert. <i>Done</i>	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
○ Location Map	IX-21	1																												
○ Composite Plan	IX-10	1	2	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
● Final Plat	IX-15	1	2	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	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
○ 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						1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	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														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		8																					

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

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 1/2 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
Theresa B Robinson
& George E Wheeler-Trustee
3045 Teller Ave.
Grand Junction, Co. 81504-5861

2945-233-10-001
Leroy Workman
May Dell
2817 C $\frac{1}{2}$ Rd.
Grand Junction, Co. 81501-4713

~~2945-233-10-013
Eagles Aerie #595 F O E
1674 Highway 50
Grand Junction, Co. 81503-1795~~

2945-233-12-019
Herman F Beard
Charles A Thistle Jr
157 30 Rd.
Grand Junction, Co. 81503-2407

2945-233-09-015
Willard L Gath
Diana Mae
580 Ford St.
Grand Junction, Co. 81504-6043

2945-233-09-025
Dennis N Cerise
Patricia E Cerise
16724 HWY 82
Carbondale, Co. 81623

2945-233-14-012
T & B Inc
444 Grand Mesa Ave.
Grand Junction, Co. 81503-4816

2945-233-07-003
Noel L Crim
Asta K
1602 Dolores St.
Grand Junction, Co. 81503-1812

2945-233-14-010
Aggie R Stephens
Mary A
360 Grand Mesa Ave
Grand Junction, Co. 81503-1828

2945-233-14-019
Gaylen H Kettle
Nancy S Kettle
1550 Highway 50
Grand Junction, Co. 81503-1792

2945-233-09-013
Ted E Kernet
1642 Canon Ave
Grand Junction, Co. 81503-1806

2945-233-10-006
Eagles Aerie #595 F O E
1674 Highway 50
Grand Junction, CO. 81503-1795

~~2945-233-10-014
Eagles Aerie #595 F O E
1674 Highway 50
Grand Junction, Co. 81503-1795~~

2945-233-09-002
Anthony F Ippolito
Sara J
1609 Dolores St.
Grand Junction, Co. 81503-1811

2945-233-09-023
G & B Clark Family Trust
5863 Wedgewood Dr.
Granitebay, Ca 95746-6706

2945-233-14-007
Ivan F Dodson
Dorothy
2405 Broadway
Grand Junction, Co 81503-1513

~~2945-233-14-013
Mary Ann Stephens
360 Grand Mesa Ave.
Grand Junction, Co. 81503-1828~~

2945-233-07-004
Andrew L Gross
Bobbie JO Hetzel
621 33 $\frac{3}{4}$ Rd.
Clifton, Co. 81520-8104

2945-233-14-017
Stephen Vincent Finocchio
Virginia Kay
372 Martello Dr.
Grand Junction, Co. 81503-4710

2945-233-14-020
Jimmy E Thorsen
Julie A
538 Grand Mesa Ave.
Grand Junction, Co. 81503-1888

2945-233-09-014
Peggy Benson
1630 Canon Ave.
Grand Junction, Co. 81503-1806

~~2945-233-10-009
Eagles Aeries #595 F O E
1674 Highway 50
Grand Junction, Co. 81503-1795~~

2945-233-11-005
Larry J Badini
George E Wheeler
3045 Teller Ave.
Grand Junction, Co. 81504-5861

2945-233-09-003
Ronald W Elliott
Wendy L
1619 Dolores St.
Grand Junction, Co. 81503-1811

2945-233-09-024
Paul N Namer
Joann M Namer
2912 Plymouth Rd.
Grand Junction, Co 81503-2321

~~2945-233-14-009
Ivan F Dodson
Dorothy
2405 Broadway
Grand Junction, Co. 81503-1513~~

~~2945-233-07-002
Noel L Crim
A K
1602 Dolores St.
Grand Junction, Co. 81503-1812~~

2945-233-07-005
Glen E Hertel
1661 Dolores St.
Grand Junction, Co. 81503-1811

2945-233-14-018
Mountain Resources Trust
PO Box 4416
Grand Junction, Co. 81502-4416

OK

**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.

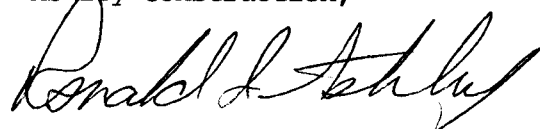
The front west half of the lot Ashley Construction will put two houses which will face Canon Avenue. The second half of the lot north east side will have a house facing Grand Mesa Avenue. The south east side of the second half will have a house facing south west. This is where the alley comes in it is 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' $\frac{1}{2}$ "x67' $\frac{1}{2}$ " 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,



July 31, 1996

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

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.

Date 7-31-96
Signature Laura A. Tiedtke

Peggy Benson Irwin
1630 Canon Street.
Grand Junction, Colorado. 81503

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

Peggy Benson Irwin,

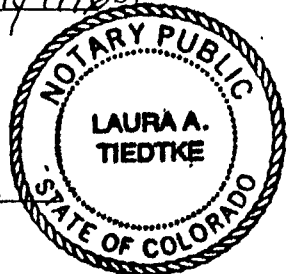
State of Colorado)
County of Mesa) ss.

This instrument was acknowledged before me on this 31st day of July 1996 by Peggy Benson Irwin

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission Expires: 12-01-1997

Laura A. Tiedtke
Notary Public



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 Stassen

244-3587

No comments.

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

OK

**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 submitted this application on July 31, 1996.

Thank You,

Ronald Ashley
Angelina Ashley

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 13 1996

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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

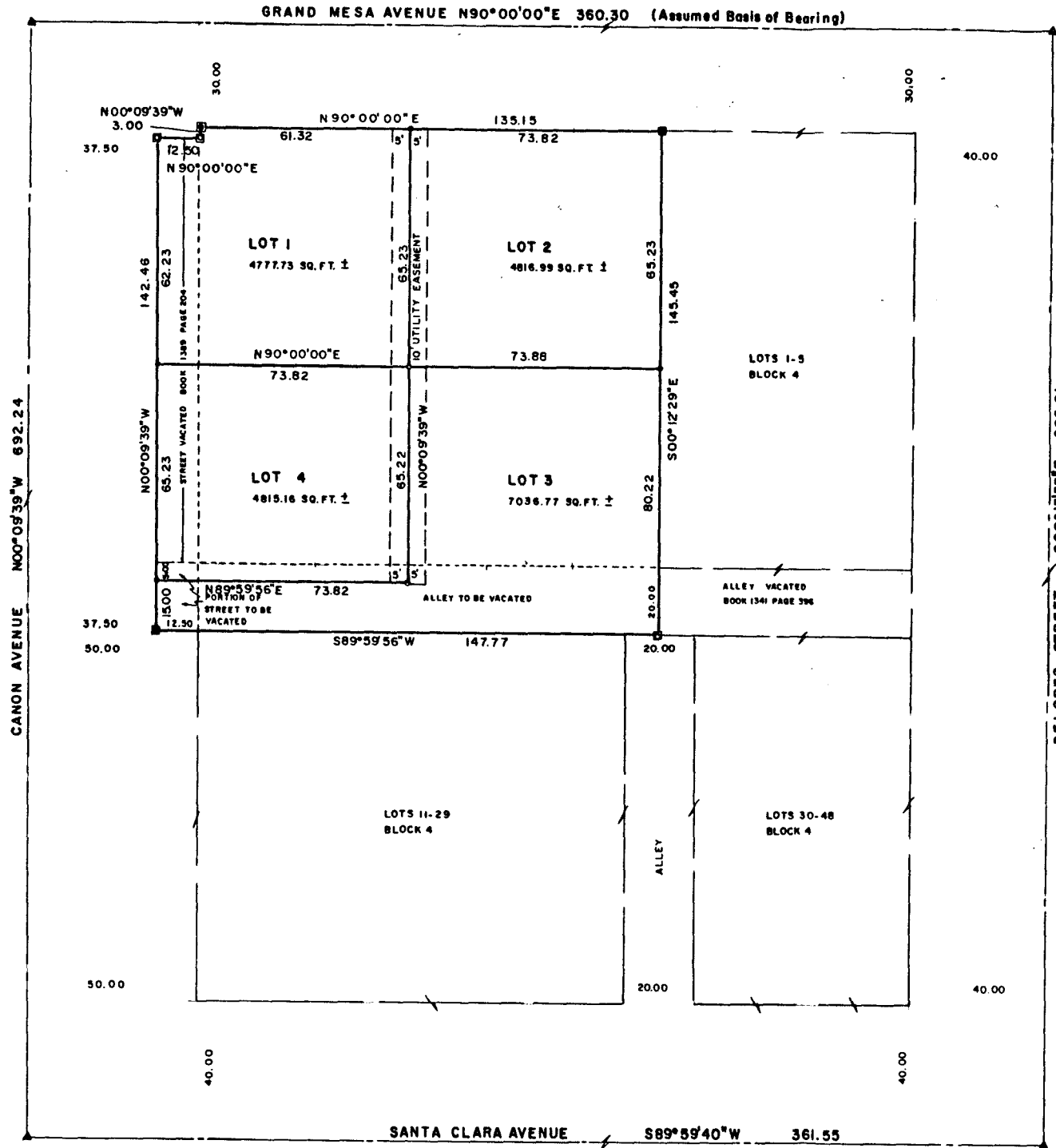
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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.

ASHMONT HEIGHTS

A REPLAT OF LOTS 6, 7, 8, 9, AND 10 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:
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.

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 easements 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 sewer 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 invitees, 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 assigns together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots or tracts hereby platted shall 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.

IN WITNESS said owner's has caused his name to be hereunto subscribed this ___ day of ___ AD 19__

Ronald I. Ashley
Angelina Ashley

STATE OF COLORADO)
) SS
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this ___ day of ___ AD 19__.
My commission expires _____

Notary Public.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at ___ O'clock ___ M this ___ day of ___ AD 19__ and is duly recorded as Reception Number ___ in Plat Book ___ at Page ___ Drawer ___

CITY OF GRAND JUNCTION APPROVAL

City Manager _____ President City Council _____

LIENHOLDER APPROVAL

Lienholder Representative _____

AREA SUMMARY

LOTS	21,446.65 Sq. Ft.	100%
STREETS	00 Sq. Ft.	0%
TOTAL	21,446.65 Sq. Ft.	100%

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of ASHMONT HEIGHTS, a subdivision of a part of Mesa 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 _____

NOTICE: 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 any defect in this survey be commenced more than ten years from the date of the certification shown herein.



Monument Surveying Co.
755 Flood Avenue
Grand Junction, CO 81501
(303) 245-4198 FAX (303) 245-4874

ASHMONT 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 1 South, Range 1 West, Ute Meridian.

DESIGNED	_____	FIELD APPROVAL	_____
DRAWN	_____	TECHNICAL APPROVAL	_____
CHECKED	_____	APPROVED	_____
PREPARED FOR	ASHLEY CONSTRUCTION		JOB NO 96-42