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Fil	le RZF-1996-195 Name: Ashmont Heights Subdivision – 1620 Canon									
P r e s e n t	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic developmen 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.									
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		Review Sheets								
X		Receipts for fees paid for anything								
X		*Submittal checklist						1 1 1 1		
		*General project report								
		Reduced copy of final plans or drawings					:	All the following of the first		
X		Reduction of assessor's map.		-				It is a consisting a second		
		Evidence of title, deeds, easements						and the state of the same		
X	X	*Mailing list to adjacent property owners						and any had been not be over		
		Public notice cards						A STANCE COLLEGE		
		Record of certified mail						Part of servicinal and the con-		
X	X	Legal description						NAMES AND A STATE OF THE STATE		
		Appraisal of raw land						Vignalisation raw in s		
		Reduction of any maps – final copy					:	Paging manadan kengalana		
		*Final reports for drainage and soils (geotechnical reports)						Ti ngaling pasis janggapi nampo		
		Other bound or non-bound reports						en a company of the company		
		Traffic studies								
X	X	*Review Comments						Section 1		
		*Petitioner's response to comments								
X	X	*Staff Reports								
		*Planning Commission staff report and exhibits						• •		
	\perp	*City Council staff report and exhibits								
		*Summary sheet of final conditions								
		DOCUMENT DESC	CR	<u>IPT</u>	<u>IOI'</u>	<u>N:</u>				
X	X	Planning Commission Minute – 10/1/96 - **	T	Τ						
X	-	Posting of Public Notice Signs – 9/16/96	┼─	+						
_	X	Correspondence	+-	十	<u> </u>					
X	\dashv	Treasurer's Certificate of taxes Due – 4/24/96	T^{T}	1						
X	\mathbf{x}	City Council Minutes – 10/16/96, 11/6/96- **	 	\vdash						
X	X	Certification of Plat – 11/21/96	† –	1						
-	_	Ashmont Heights – a Replat of Ltos 6,7,8,9 and 10 of Orchard	t –	\vdash						
]	Ì	Mesa Heights Subdivision – no signed, approved version in file			1					
- 1	X	Site Plan	Γ							
X		Notice of Public Hearing – sent 9/20/96								
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DEVELOPMENT APPLICATION

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

Receipt	
Date	
Rec'd By	
File No.	RZF 8096-196

	situated in Mes		dersigned, being the o te of Colorado, as desc		reby petition this:	
PETITION	PHASE	SIZE	LOCATION	Z	ONE	LAND USE
Subdivision Plat/Plan	☐ Minor ☐ Major ☑ Resub		1620 Canon			
Rezone			u u	From: PB	To: PSF-8	Residential
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final					
☐ Conditional Use						
☐ Zone of Annex						
☐ Variance						
☐ Special Use						·
☐ Vacation						☐ Right-of Way
☐ Revocable Permit						
Peroperty owner		/	DEVELOPER		REPR	ESENTATIVE
Name	Ashley & A	Nai			Name	
Address Grand Jun	ction, Colo		dress 03		Address	
City/State/Zip		Cit	y/State/Zip		City/State/Z	ip
(970) 242	-2633		d. Di A		D ' DI	N-
Business Phone No. NOTE: Legal property own	ner is owner of re		siness Phone No. f submittal.		Business Ph	one No.
We hereby acknowledge that information is true and comp comments. We recognize that will be dropped from the ager	olete to the best of t we or our repres	^r our knowledge entative(s) must	, and that we assume the be present at all require	responsibility to mod d hearings. In the ev	nitor the status of the ent that the petitioner	application and the review is not represented, the item
Kingh	the	u/		_	8-30-96	
Signature of Person Completi	ng Application				Date	
Mylling	Skyley				8-30-96	, •
Karakl.	Tople	I All	mlino/l	lly	8-30-96 Date 8-30-96 8-30-96	
Signature of Property Owner	(s) - attach addition	hal sheets if nec	essary	0	Date	



ASHLEY CONSTRUCTION

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

August 30, 1996

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

RE: Resubdivision / Rezone at 1620 Canon Avenue.

Gentlemen.

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

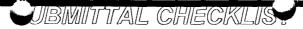
The front west half of the lot Ashley Construction will put two houses which will face Canon Avenue. These two lots will be approximately $72'\frac{1}{2}"x75'$. The second half of the lot north east side will have a house facing Grand Mesa Avenue. This lot will be approximately 60'x122'.

Two of the proposed houses at 1620 Canon Avenue are 28'x32' in structure, 1200 square feet of living space, three bedrooms one bath. The third house is 28'x38' in structure, 1064 square feet of living space, three bedrooms one bath. All the proposed housing will have a 20' set back in the front , 20' set back in the backyard and a 10' set back on the sides. Ashley Construction will put a centrally located sump for all three 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, this project falls within the guidelines of RSF-8 on the Rezone and Resubdivision.

Ashley Construction respectfully requests consideration into the matter of the Rezone and Resubdivision. With this generous permit Ashley Construction would be able to build three single family dwellings. Thank you for your consideration.

Ashley Construction,



RESUBDIVISION/PEZONE

Location: 1670 Cano	11/6	2	_						Pr	oje	eci	ŧΝ	Va	me	∋:_	_	<u> </u>	_	_	_	_	=	_	_	_	_		<u> </u>		_	<u></u>	
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Receipt # <u>4528</u> File # RE <u>F-96-195</u>	SSID REFERENCE	Community	Dev. Eng.	CE I	/ Property Agent	- Perior Rouse	/ Fire Department	/ Attorney	/ G.J.P.C. (8 sets)	Sity Bountagentus	/ Police	Sounty Planning C	BOURTER BLAND BOOK	Atty Comments	Karafasi -	School Dist. #51	Irrigation District	Drainage District /	Water District / Ufe	ver District	U.S. West	Public Service	4P)T	ps of Engineers	Colorado Geological	. Postal Service	Persigo WWTF	Cable			TOTAL REQ'D.
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asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE Date: 8/15/96 gelina Ashley, Knisten Ashbeck Conference Attendance: Proposal: __ Rezone Location: Tax Parcel Number: 2945-233-09-001 Review Fee: #5330 (Fee is due at the time of submittal. Make check payable to the City of Grand Junction.) Additional ROW required? Adjacent road improvements required? _ Area identified as a need in the Master Plan of Parks and Recreation? Parks and Open Space fees required? ___ Estimated Amount: _____ Recording fees required? ______Estimated Amount: Half street improvement fees/TCP required? _____Estimated Amount: Revocable Permit required? State Highway Access Permit required? On-site detention/retention or Drainage fee required?______ Applicable Plans, Policies and Guidelines ____ Located in identified floodplain? FIRM panel #_____ Located in other geohazard area? ____ Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? Avigation Easement required? __ While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. O Screening/Buffering O Access/Parking O Land Use Compatibility O Drainage O Landscaping O Traffic Generation O Floodplain/Wetlands Mitigation O Availability of Utilities O Geologic Hazards/Soils O Other Related Files: __ It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City. PRE-APPLICATION CONFERENCE WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are. In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted. WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda. WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Representative(s)

Signature(s) of Petitioner(s)

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

REVIEW COMMENTS

Page 1 of 2

FILE #RZF-96-195

TITLE HEADING: Ashmont Heights Subdivision

LOCATION:

1620 Canon

PETITIONER:

Angelina & Ronald Ashley

PETITIONER'S ADDRESS/TELEPHONE:

545 Grand Mesa Avenue Grand Junction, CO 81503

242-2633

STAFF REPRESENTATIVE:

Kristen Ashbeck

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., SEPTEMBER 23, 1996.**

CITY COMMUNITY DEVELOPMENT

9/11/96

Kristen Ashbeck

244-1437

- Delete right-of-way dedication language on plat--no right-of-way is being dedicated. 1.
- Power of Attorney for alley improvements is required. See attached form. 2.
- Show previous parcel lines on plat and site plan. 3.
- Indicate and dimension setback lines (building envelope) for all 3 lots on the site plan. 4.
- Why is the alley vacation but not Canon Street right-of-way vacation noted on the plat? 5.
- Please submit an 11" x 17" reduction of the revised site plan and final plat. 6.

CITY DEVELOPMENT ENGINEER

9/6/96

Jody Kliska

244-1591

- A power of attorney for future alley improvements is required. 1.
- Please show site drainage on the site plan. If the site drains to public right of way, it may be 2. possible to pay a drainage fee in lieu of on-site detention.
- 3. Payment of the Transportation Capacity Payment at the time of planning clearance will be required in lieu of street improvements.

CITY UTILITY ENGINEER

9/12/96

Trent Prall

244-1590

WATER: City of Grand Junction

Each lot is required to have a separate water service line and meter.

SEWER: City of Grand Junction

How is lot 2 proposed to sewer? Each lot is required to have its own sewer service line.

CITY PROPERTY AGENT

9/16/96

Steve Pace

256-4003

The surveyor's certificate also needs to state that this plat and/or survey conforms to the City of 1. Grand Junction Development Code.

RZF-96-195 / REVIEW COMMENTS / page 2 of 2

- 2. Indicate on the plat that portion of Canon Avenue that was vacated in Book 1386, Page 204.
- 3. We may require 14' multi-purpose easement along Canon and Grand Mesa.
- 4. Follow-up the description in the dedication with a new metes and bounds.
- 5. Ingress/egress easements are addressed in the dedication but are not shown on the plat.

CITY FIRE DEPARTMENT	9/12/96
Hank Masterson	244-1414
The Fire Department has no problems with this proposal.	
ORCHARD MESA IRRIGATION	9/6/96
James Rooks	464-7885
No comments.	
UTE WATER	9/12/96
Gary Mathews	242-7491
No comments.	
CUTTY DOLLAR DED A DELETIVE	0.42.40.4
CITY POLICE DEPARTMENT	9/13/96
Lisa Dicamillo	<u>244-3587</u>
No comment.	

TO DATE, NO COMMENTS RECEIVED FROM:

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

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

- 1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
- 2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
- 3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
- 4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
- 5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
- 6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

· · · · · · · · · · · · · · · · · · ·	
Mie Alle	9-16-96
SIGNATURE ashmont ATS.) RZF-910-195	DATE
FILE #/NAME	RECEIPT #_ 4584
PETITIONER/REPRESENTATIVE: Angelina ash	PHONE # 242-2633
DATE OF HEARING: 10/1/96	POST SIGN(S) BY: 9/20/96
DATE SIGN(S) PICKED-UP 9/16/96	RETURN SIGN(S) BY:
DATE SIGN(S) RETURNED $11/7/96$	RECEIVED BY: SLC
V# 40009074	

Approval: 4-0 10/1/96

STAFF REPORT

FILE:

RZP-96-195

DATE:

September 25, 1996

STAFF:

Kristen Ashbeck

REQUEST:

Rezone and Final Plat

LOCATION: Southeast Corner of Grand Mesa Avenue and Canon Street

APPLICANT: Ronald and Angelina Ashley

EXECUTIVE SUMMARY:

A request to rezone a 0.4-acre parcel from Planned Business (PB) to Residential Single Family 8 units per acre (RSF-8) in order to replat 5 existing lots into 3 single family residential lots.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Commercial - Redlands Upholstery, PD Design & T&B Custom

Furniture

SOUTH: Single Family Residential EAST: Single Family Residential

WEST: Commercial - Mesa Barber Shop

EXISTING ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)

SOUTH: Residential Multifamily, 16 units per acre (RMF-16)

EAST: RMF-16

WEST: C-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Orchard Mesa Neighborhood Plan proposes this area as Residential with a density not to exceed 8 units per acre. This designation is based on the existing land use patterns and would be the most compatible land use for infill development. Specific goals, policies and implementation strategies of the Plan relative to land use and zoning in this area follow.

- Zoning should be compatible with existing development densities on Orchard Mesa.
- The City should rezone some residential areas to better reflect current land use trends as identified on the Future Land Use Map, especially those areas currently zoned Residential Multifamily, 16 units per acre (RMF-16)

Similarly, the *Growth Plan (Draft)* indicates this area as Residential Medium High 8-12 units per acre.

STAFF ANALYSIS:

Background/Project Summary: This project is located on a vacant parcel of land on the southeast corner of Grand Mesa Avenue and Canon Street. The parcel is comprised of 5 lots within the Mesa Heights subdivision which were rezoned to Planned Business (PB) in the early 1980s for mini-storage units which were never developed. A portion of the Canon Street right-of-way was vacated at that time and incorporated into this parcel.

The present property owner is proposing to develop single family residences on the parcel. The maximum zoning allowed on this parcel for single family use, within the guidance of the *Orchard Mesa Neighborhood Plan* and the *Growth Plan (Draft)*, is Residential Single Family, 8 units per acre (RSF-8). This zoning and the associated bulk requirements yields 3 lots on the parcel. Since there is a reduction in the number of lots (5 to 3), the Final Plat for the resubdivision is under administrative review concurrent with this rezone request.

Site Access: Two of the proposed lots will access Grand Mesa Avenue and the third will access the unimproved alley along the southern boundary of the site. A Power of Attorney from the property owner for a future alley improvements district has been executed. Contrary to how it is depicted on the Site Plan, a minimum 20-foot setback will be required for the proposed carport on Lot 1.

Utilities/Drainage: Existing City water and sewer services are available to the parcel. Other utilities had no concerns with the proposal. Drainage from the proposed lots will primarily flow to the adjacent streets. As such, the City will accept a drainage fee in lieu of on-site detention.

Findings of Review: Section 4-4-4 of the *Zoning and Development Code* lists the criteria by which a rezone application is reviewed. Discussion of those most relevant to this proposal follows.

- Was the existing zone an error at the time of adoption? The compatibility of the previous proposal for mini-storage units with the surrounding neighborhood is questionable. A similar proposal today would not be supported by the *Orchard Mesa Neighborhood Plan*.
- Is there an area of community need for the proposed rezone? There is a need for smaller, affordable lots and homes such as those proposed with this rezone.
- Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? Although the surrounding zoning is RMF-16, the existing land use patterns are primarily single family residential with a density compatible with RSF-8.
- Is the proposal in conformance with the policies, intents and requirements of the Code, with the City Master Plan, and other adopted plans and policies? The proposal meets the requirements of the RSF-8 zone district and is consistent with the *Orchard Mesa Neighborhood Plan*.
- Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? Existing utilities are available to the site.

STAFF RECOMMENDATION: Approval of the rezone request.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item RZP-96-195, a request to rezone a property located at 1620 Canon Street from Planned Business (PB) to Residential Single Family, 8 units per acre (RSF-8), I move that we forward the request to City Council with the recommendation of approval.



ASHLEY CONSTRUCTION

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

September 23, 1996

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

Re: Ashmont Heights Review comments.

City Community Engineer.

3. We are aware that there is a Transportation Capacity Payment of \$500.00 per house or lot.



Re: Ashmont Heights Review comments.

CITY COMMUNITY DEVELOPMENT

- 1. Right-of-Way language has been deleted
- 2. To be provided by developer.
- 3. Previous lot lines will be shown on site plan.
- 4. Building envelopes now shown of site plan.
- 5. Street vacation for Canon now shown.
- 6. 11"X17" reductions of site plan and final plat to be submitted.

CITY DEVELOPMENT ENGINEER

- 1. Power of attorney to be supplied by developer.
- 2. Site plan now shows direction of drainage.
- 3. Payment to be supplied by developer.

CITY UTILITY ENGINEER

Separate water taps will be installed and metered. Lot 2 is to be serviced along 10' Utility and Sanitary Sewer Easement along rear portion of lot to existing sewer line in Grand Mesa Avenue.

CITY PROPERTY AGENT

- 1. Corrections to surveyor's certificate has been made.
- 2. Portion of vacated Canon street now shown on plat.
- 3. No request for 14' multipurpose has been submitted by any agency at this time. Also it should be noted all utilities are in place.
- 4. Metes and Bounds description has been added.
- 5. Ingress/Egress easements have been deleted from dedication.

REVIEW COMMENTS

Page 1 of 2

FILE #RZF-96-195

TITLE HEADING: Ashmont Heights Subdivision

LOCATION:

1620 Canon

PETITIONER:

Angelina & 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., SEPTEMBER 23, 1996.

CITY COMMUNITY DEVELOPMENT

9/11/96

Kristen Ashbeck

244-1437

- 1. Delete right-of-way dedication language on plat--no right-of-way is being dedicated.
- 2. Power of Attorney for alley improvements is required. See attached form.
- 3. Show previous parcel lines on plat and site plan.
- 4. Indicate and dimension setback lines (building envelope) for all 3 lots on the site plan.
- 5. Why is the alley vacation but not Canon Street right-of-way vacation noted on the plat?
- 6. Please submit an 11" x 17" reduction of the revised site plan and final plat.

CITY DEVELOPMENT ENGINEER

9/6/96

244-1591

Jody Kliska

1. A power of attorney for future alley improvements is required.

- 2. Please show site drainage on the site plan. If the site drains to public right of way, it may be possible to pay a drainage fee in lieu of on-site detention.
- 3. Payment of the Transportation Capacity Payment at the time of planning clearance will be required in lieu of street improvements.

CITY UTILITY ENGINEER

9/12/96

Trent Prall

244-1590

WATER: City of Grand Junction

Each lot is required to have a separate water service line and meter.

SEWER: City of Grand Junction

How is lot 2 proposed to sewer? Each lot is required to have its own sewer service line.

CITY PROPERTY AGENT

9/16/96

Steve Pace

256-4003

1. The surveyor's certificate also needs to state that this plat and/or survey conforms to the City of Grand Junction Development Code.

RZF-96-195 / REVIEW COMMENTS / page 2 of 2

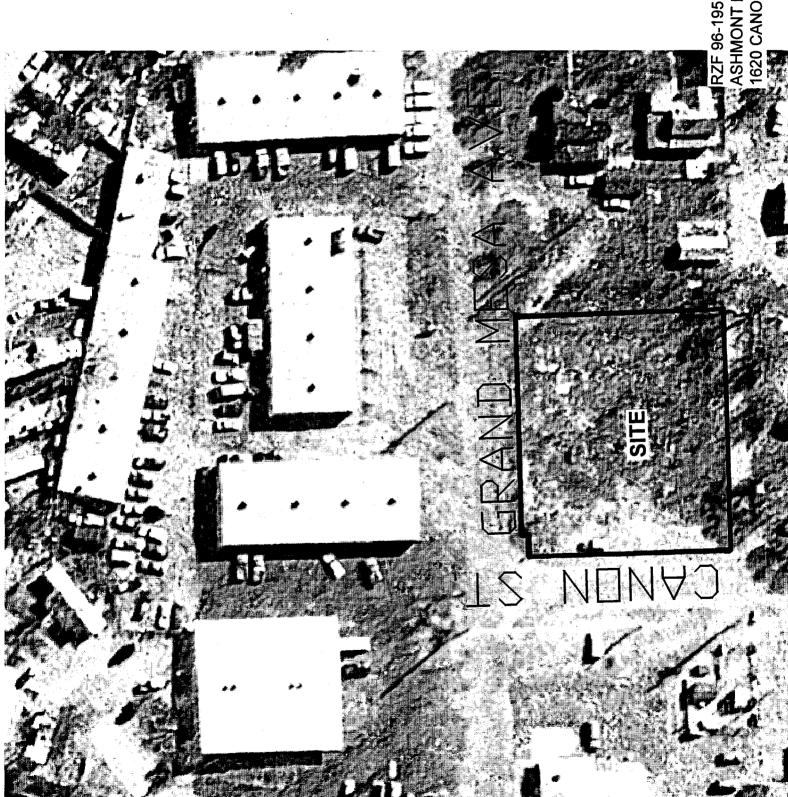
- 2. Indicate on the plat that portion of Canon Avenue that was vacated in Book 1386, Page 204.
- 3. We may require 14' multi-purpose easement along Canon and Grand Mesa.
- 4. Follow-up the description in the dedication with a new metes and bounds.
- 5. Ingress/egress easements are addressed in the dedication but are not shown on the plat.

CITY FIRE DEPARTMENT	9/12/96
Hank Masterson	244-1414
The Fire Department has no problems with this proposal.	
ORCHARD MESA IRRIGATION	9/6/96
James Rooks	464-7885
No comments.	
UTE WATER	9/12/96
Gary Mathews	242-7491
No comments.	
CITY POLICE DEPARTMENT	9/13/96
Lisa Dicamillo	244-3587

No comment.

TO DATE, NO COMMENTS RECEIVED FROM:

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



Z

ASHMONT HEIGHTS SUBDIVISION 1620 CANON STREET

STAFF REPORT - CITY COUNCIL

FILE:

RZP-96-195

DATE:

October 10, 1996

STAFF:

Kristen Ashbeck

REQUEST:

Rezone

LOCATION: Southeast Corner of Grand Mesa Avenue and Canon Street

APPLICANT: Ronald and Angelina Ashley

EXECUTIVE SUMMARY:

A request to rezone a 0.4-acre parcel from Planned Business (PB) to Residential Single Family 8 units per acre (RSF-8) in order to replat 5 existing lots into 3 single family residential lots.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Commercial - Redlands Upholstery, PD Design & T&B Custom

Furniture

SOUTH: Single Family Residential EAST: Single Family Residential

WEST: Commercial - Mesa Barber Shop

EXISTING ZONING: Planned Business (PB)

SURROUNDING ZONING:

NORTH: Light Commercial (C-1)

SOUTH: Residential Multifamily, 16 units per acre (RMF-16)

EAST: RMF-16

WEST: C-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Orchard Mesa Neighborhood Plan proposes this area as Residential with a density not to exceed 8 units per acre. This designation is based on the existing land use patterns and would be the most compatible land use for infill development. Specific goals, policies and implementation strategies of the Plan relative to land use and zoning in this area follow.

- Zoning should be compatible with existing development densities on Orchard Mesa.
- The City should rezone some residential areas to better reflect current land use trends as identified on the Future Land Use Map, especially those areas currently zoned Residential Multifamily, 16 units per acre (RMF-16)

Similarly, the *Growth Plan* indicates this area as Residential Medium High 8-12 units per acre.

STAFF ANALYSIS:

Background/Project Summary: This project is located on a vacant parcel of land on the southeast corner of Grand Mesa Avenue and Canon Street. The parcel is comprised of 5 lots within the Mesa Heights subdivision which were rezoned to Planned Business (PB) in the early 1980s for mini-storage units which were never developed. A portion of the Canon Street right-of-way was vacated at that time and incorporated into this parcel.

The present property owner is proposing to develop single family residences on the parcel. The maximum zoning allowed on this parcel for single family use, within the guidance of the *Orchard Mesa Neighborhood Plan* and the *Growth Plan (Draft)*, is Residential Single Family, 8 units per acre (RSF-8). This zoning and the associated bulk requirements yields 3 lots on the parcel. Since there is a reduction in the number of lots (5 to 3), the Final Plat for the resubdivision is under administrative review concurrent with this rezone request.

Site Access: Two of the proposed lots will access Grand Mesa Avenue and the third will access the unimproved alley along the southern boundary of the site. A Power of Attorney from the property owner for a future alley improvements district has been executed.

Utilities/Drainage: Existing City water and sewer services are available to the parcel. Other utilities had no concerns with the proposal. Drainage from the proposed lots will primarily flow to the adjacent streets. As such, the City will accept a drainage fee in lieu of on-site detention.

Findings of Review: Section 4-4-4 of the *Zoning and Development Code* lists the criteria by which a rezone application is reviewed. Discussion of those most relevant to this proposal follows.

- Was the existing zone an error at the time of adoption? The compatibility of the previous proposal for mini-storage units with the surrounding neighborhood is questionable. A similar proposal today would not be supported by the *Orchard Mesa Neighborhood Plan*.
- Is there an area of community need for the proposed rezone? There is a need for smaller, affordable lots and homes such as those proposed with this rezone.
- Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? Although the surrounding zoning is RMF-16, the existing land use patterns are primarily single family residential with a density compatible with RSF-8.
- Is the proposal in conformance with the policies, intents and requirements of the Code, with the City Master Plan, and other adopted plans and policies? The proposal meets the requirements of the RSF-8 zone district and is consistent with the *Orchard Mesa Neighborhood Plan*.
- Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? Existing utilities are available to the site.

PLANNING COMMISSION RECOMMENDATION (10/1/96): Approval of the rezone request (4-0).

CITY OF GRAND JUNCTION, COLORADO

Ordinance No REZONING A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF CANON STREET AND GRAND MESA AVENUE FROM PLANNED BUSINESS (PB) TO RESIDENTIAL SINGLE FAMILY 8 UNITS PER ACRE (RSF-8)
Recitals.
A rezone from Planned Business (PB) to Residential Single Family 8 units per acre (RSF-8) has has been requested for a property located on the southeast corner of Canon Street and Grand Mesa Avenue in order to develop the parcel for single family residential use. The City Council finds that the requirements for a rezone as set forth in Section 4-4-4 of the <i>Zoning and Development Code</i> .
The Grand Junction Planning Commission, at its October 1, 1996 hearing, recommended approval of the proposed RSF-8 zoning for the property on the southeast corner of Canon Street and Grand Mesa Avenue.
NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED RESIDENTIAL SINGLE FAMILY 8 UNITS PER ACRE (RSF-8):
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 N. 2069 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.
INTRODUCED for FIRST READING and PUBLICATION this 16th day of October, 1996.
PASSED on SECOND READING this 6th day of November, 1996.
ATTEST:

President of Council

City Clerk

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS & UTILITIES 250 NORTH 5TH STREET GRAND JUNCTION, CO 81501 (970) 244-4003

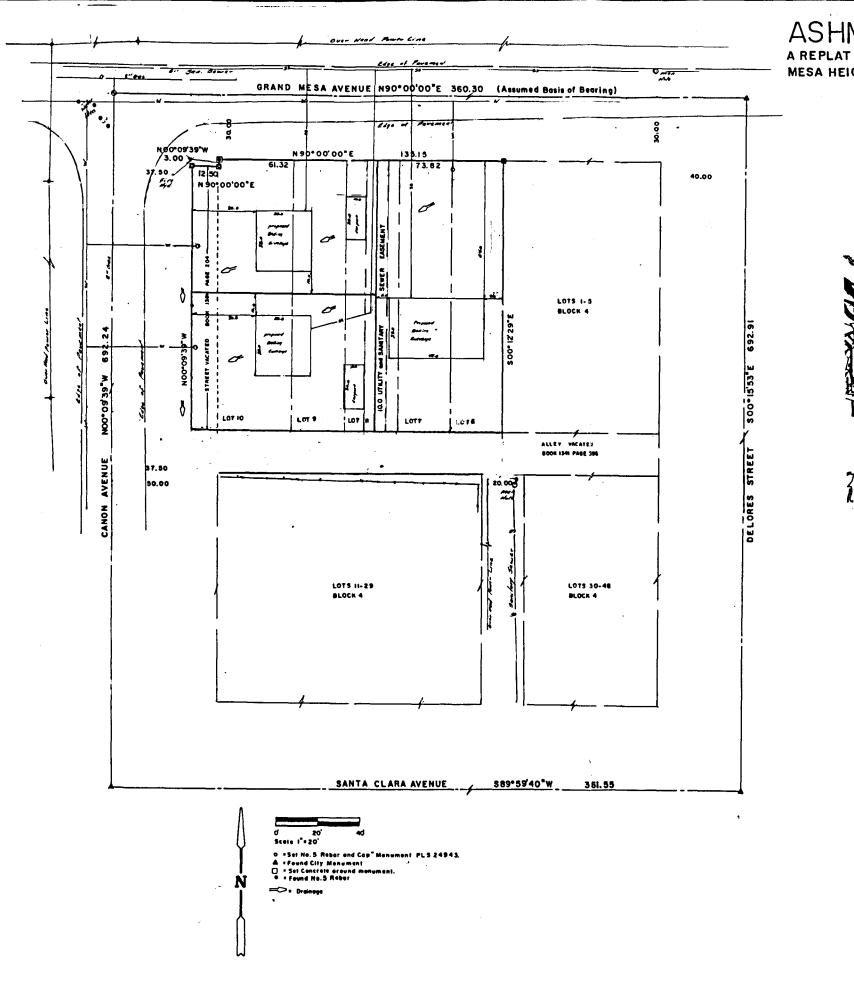
TO THE MESA COUNTY CLERK & RECORDER:
THIS IS TO CERTIFY that the herein named Subdivision Plat,
ASHMONT HEIGHTS
Situated in the $\leq M$ 1/4 of Section ≥ 3 ,
Township South , Range WEST ,
of the OTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.
This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoiners; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.
Dated this 19 day of November, 1996.
City of Grand Junction, Department of Public Works & Utilities
By: James L. Shanks, P.E., P.L.S. Director of Public Works & Utilities
Recorded in Mesa County
Date:
Plat Book: 15 Page: 205
Drawer. (1) Harl

g:\special\platcert.doc

<u>**</u>

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

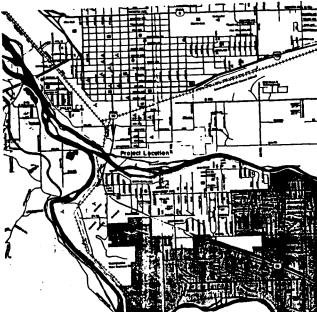
The land referred to is described as follows: Lots 6,7,8,9, and 10 in block 4 of Orchard Mesa Heights Subdivision, Together with vacated right of way adjacent to said lots as described in Ordinance No. 2069 recorded August 10, 1982 in Book 1386 at Page 204, Mesa County, Colorado.



ASHMONT HEIGHTS

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

VICINITY MAP



ASHMONT HEIGHTS SITE PLAN

NOTICE: According to Cotrondo late you must commence of legal action board upon any defect in this survey within three years after you thin it demonst supply defect in not event, may any others bas upon any defect in this survey to commenced more than ten ye from the date of the current bases.

\ s /	

Monument Surveying Co 756 Rood Avenue Grand Anction, CO 81501 (303) 245-4188 FAX (303) 245-46

THE PARKED FOR JOB NO

المهارية

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 2248 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 MEIGHTS 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.

And being more particularly described as follows: Beginning at the Mortheast corner of said Lot 6, Block 4 ORCHARD MESA HEIGHTS, whose Morth line is assumed to bear N90'00'00"E and all bearings contained herein to be relative thereto; thence S00'12'29"E 125.45 feet to the Southeast corner of said Lot 6; thence S89'59'52'20'414'.75 feet to the East right-of-way of vacated Cannon street as recorded in Book 1386 at Page 204; thence MO0'09'39"W 122.45 feet; thence MO0'09'39"W 122.45 feet; thence N90'09'00"E 12.50 feet; thence MO0'09'39"W 32.45 feet; thence N90'09'00"E 135.15 feet to the point of Beginning, Mesa County, Colorado.

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

That said Owners du hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows: 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 essements 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, provided however, that the beneficiaries of said easements shell utilize the same in a reasonable and prudent manner. Furthersore, 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 WITHESS	said	Owner's	has	caused	his	name	to	be	hereunt
subscribed	this:		day (of1					19

Ronald I. Ashley

Angeline Ashley

STATE OF COLORADO) COUNTY OF MESA

The foregoing instrument was acknowledged before me this

My commission expires

Notary Public.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF HESA

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

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 I South, Range I West, Ute Meridian.



in 1		CDC					
	CHECKED		APPROVED.				
	PREPARED FOI	ASHLEY CO	STRUCTIO	ON I	JOB NO	96-42	

AREA SUMMARY

LOTS 18491.43 54.Ft. 100% STREETS OO Sq.Ft. TOTAL 18491.43 Sq.Ft. 100%

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

Date