





# DEVELOPMENT APPLICATION

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. RZF 96-196

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		1620 Canon		
<input checked="" type="checkbox"/> Rezone			" "	From: PB To: RSF-8	Residential
<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					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Ronald I. Ashley & Angelina Ashley

Name

545 Grand Mesa Ave.

Name

Name

Address

Grand Junction, Colorado. 81503

Address

Address

City/State/Zip

(970) 242-2633

City/State/Zip

City/State/Zip

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 required 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.

Signature of Person Completing Application

Date

8-30-96

Signature of Property Owner(s) - attach additional sheets if necessary

Date

8-30-96

8-30-96

OK

**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,



PRE-APPLICATION CONFERENCE

Date: 8/15/96
Conference Attendance: Angelina Ashley, Kristen Ashbeck
Proposal: Replat/Rezone
Location: 1620 Canon Avenue
Tax Parcel Number: 2945-233-09-001
Review Fee: \$330

(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.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

Signatures of Petitioner(s) and Representative(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 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

# 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

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**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.**

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**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

**Jody Kliska**

244-1591

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.

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

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The Fire Department has no problems with this proposal.

**ORCHARD MESA IRRIGATION**

9/6/96

**James Rooks**

464-7885

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No comments.

**UTE WATER**

9/12/96

**Gary Mathews**

242-7491

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No comments.

**CITY POLICE DEPARTMENT**

9/13/96

**Lisa Dicamillo**

244-3587

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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.

            9-16-96  
SIGNATURE      Ashmont RTs.)      DATE  
FILE #/NAME      RZF-96-195      RECEIPT # 4584  
PETITIONER/REPRESENTATIVE: Angelina Ashley      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  
✓ #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.

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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.

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**STAFF RECOMMENDATION:** Approval of the rezone request.

**SUGGESTED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item RZF-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.

**OK**

**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.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
SEP 23 1996

Kristen Ashbeck  
City Community Development

9/23/96

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

**Jody Kliska**

244-1591

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.

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**

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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**

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No comment.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney

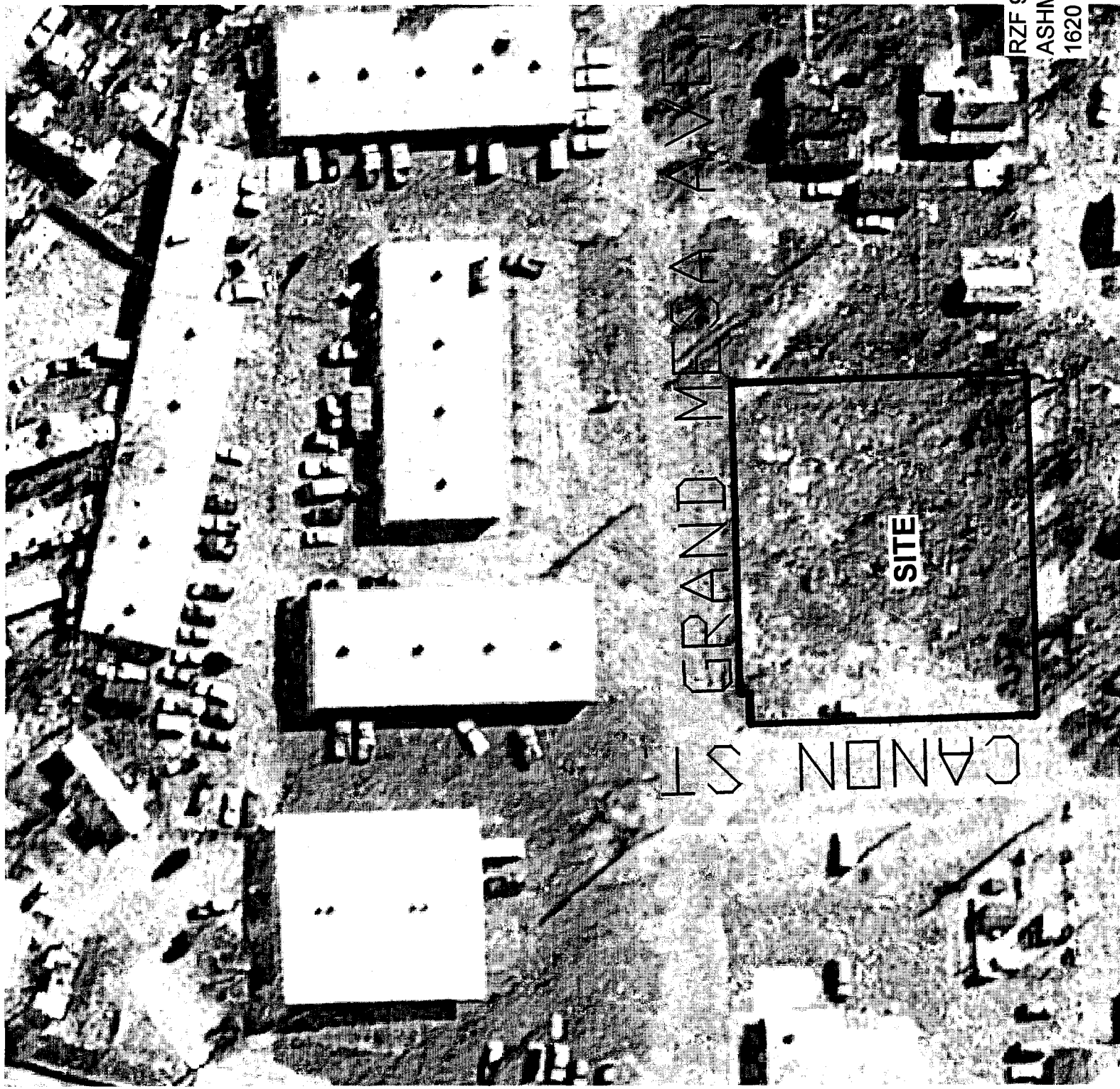
Mesa County School District #51

U S West

Public Service Company

TCI Cablevision





RZF 96-195

ASHMONT HEIGHTS SUBDIVISION  
1620 CANON STREET

1

Approved 11/6/96

**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.

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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 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 *Zoning and Development Code*.

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:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of Council

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 SW 1/4 of Section 23,

Township 1 SOUTH, Range 1 WEST,

of the UTE 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 adjoining; 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  
James L. Shanks, P.E., P.L.S.  
Director of Public Works & Utilities

1779195 1247PM 11/21/96  
MONIKA TODD CLK&REC MESA COUNTY CO

Recorded in Mesa County
Date: _____
Plat Book: <u>15</u> Page: <u>205</u>
Drawer: <u>CC 103</u>

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

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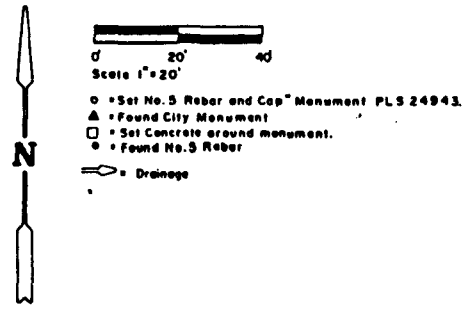
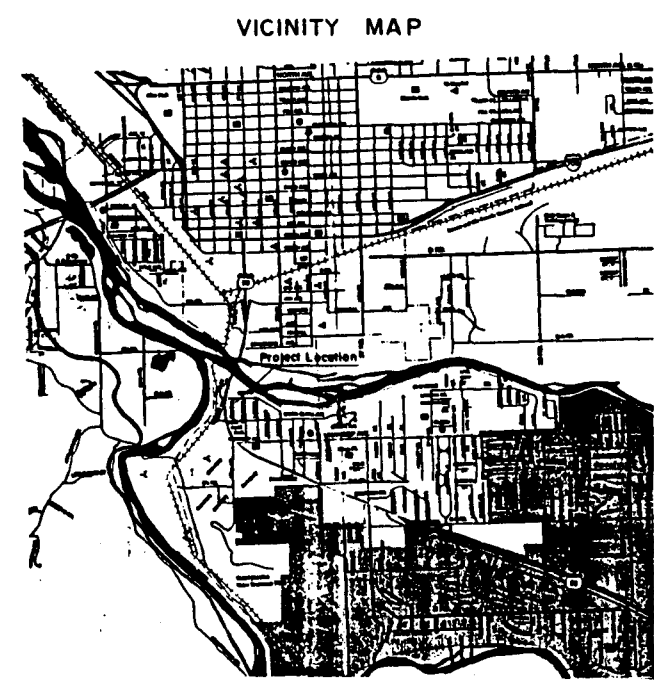
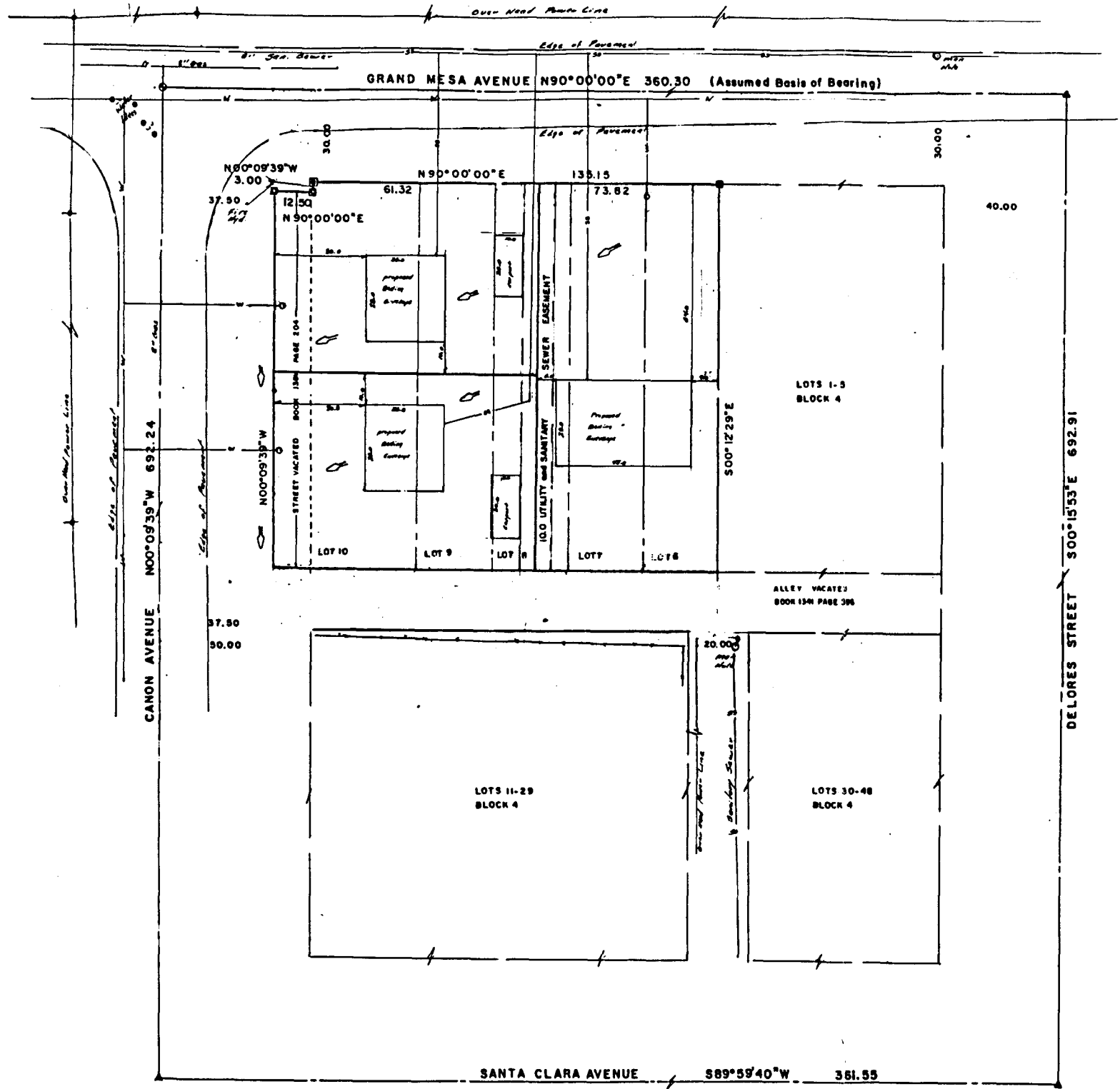
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1620 Canon Avenue. Grand Junction, Colorado. 81503  
Tax Schedule No: 2945-233-09-001

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.



- • Set No. 5 Rebar and Cap Monument PLS 24943.
- ▲ • Found City Monument
- • Set Concrete ground monument.
- • Found No. 5 Rebar
- • Drainage



**Monument Surveying Co.**  
 756 Flood Avenue  
 Grand Junction, CO 81501  
 (303) 245-4100 FAX (303) 245-4674

<b>ASHMONT HEIGHTS SITE PLAN</b>	
DESIGNED _____	FIELD APPROVAL _____
DRAWN _____	TECHNICAL APPROVAL _____
CHECKED _____	APPROVED _____
PREPARED FOR _____	JOB NO _____

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 certificate shown herein.



