

# RECEIPT OF APPLICATION

DATE BROUGHT IN: 4/30/03  
CHECK #: 4742 AMOUNT: 210.00  
DATE TO BE CHECKED IN BY: 5/2/03  
PROJECT/LOCATION: 2665, 2667, 2669 Spenser Ln.

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application



# DEVELOPMENT APPLICATION

Community Development Dept  
250 North 5th Street  
Grand Junction CO 81501  
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

**Petition for (check all appropriate boxes):**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final       | <input type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Change of Use         |
| <input type="checkbox"/> Planned Development - ODP                 | <input type="checkbox"/> Vacation, Right-of-Way   | <input type="checkbox"/> Revocable Permit      |
| <input type="checkbox"/> Planned Development - Preliminary         | <input type="checkbox"/> Vacation, Easement       | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Planned Development - Final               | <input type="checkbox"/> Extension of Time        |  |
| <input type="checkbox"/> Annexation/Zone of Annexation             | <input type="checkbox"/> Rezone                   | <input type="checkbox"/> Growth Plan Amendment |

From: \_\_\_\_\_ From: \_\_\_\_\_ From: \_\_\_\_\_  
 To: \_\_\_\_\_ To: \_\_\_\_\_ To: \_\_\_\_\_

Site Location: 2665, 2667 & 2669 Sperber Lane

Site Tax No.(s) 2945-021-15-001,  
2945-021-15-002, 2945-021-00-034

Site Acreage/Square footage:  
001-0.842, 002-0.861, 034-1.0061

Zoning: RSF-2

Project Description: Boundary Line Adjustment.

Alice Sperber/ Vincent Gray

Thompson-Langford Corp.

Property Owner Name

Developer Name

Representative Name

2665 Sperber Lane/ 2669 Sperber Lane

529 25 1/2 Road, B-210

Address

Address

Address

Grand Junction, CO 81506

Grand Junction, CO 81505

City/State/Zip

City/State/Zip

City/State/Zip

(970) 242-7704/ (970) 242-0624

(970)243-6067

Business Phone No.

Business Phone No.

Business Phone No.

E-Mail

E-Mail

dthies@tlcwest.com

E-Mail

Fax Number

Fax Number

(970) 241-2845

Fax Number

Larry Beckner (Attorney)

Doug Thies

Contact Person

Contact Person

Contact Person

(970) 245-4300

(970) 243-6067

Contact Phone No.

Contact Phone No.

Contact 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 may 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

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

Date

CITY OF GRAND JUNCTION  
COMMUNITY DEVELOP  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501

CITY OF GRAND JUNCTION  
WENDY - COMM DEV  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501

THOMPSON-LANGFORD CORP  
529 25½ ROAD #B-210  
GRAND JUNCTION, CO 81505

VINCENT R GRAY  
J C  
2669 SPERBER LN  
GRAND JUNCTION, CO 81506-1458

LINDA S STAHL  
676 26 1/2 RD  
GRAND JUNCTION, CO 81506-1443

EDWARD J SETTLE  
VIRGINIA L  
2661 SPERBER LN  
GRAND JUNCTION, CO 81506-1458

DOROTHY B ESPE  
ETAL  
249 GRAND AVE  
GRAND JUNCTION, CO 81501-7816

EDWARD D BENNETT  
DARLENE M BENNETT  
680 SPERBER LN  
GRAND JUNCTION, CO 81506-1400

GERTRUDE I DALBY  
WALTER L  
555 PINYON AVE  
GRAND JUNCTION, CO 81501-7431

RICHARD L WATSON  
KAREL J  
2533 W PINYON AVE  
GRAND JUNCTION, CO 81505

PHILLIPP R CAPP  
JOY D CAPP  
684 CREST CT  
GRAND JUNCTION, CO 81506-8307

STEVEN H MEYER  
ANNE B  
685 CREST CT  
GRAND JUNCTION, CO 81506-8307

KARL D BARGER  
SANDRA J BARGER  
684 26 1/2 RD  
GRAND JUNCTION, CO 81506-1446

JIM D DAVIS  
EVELYN K  
2650 SPERBER LN  
GRAND JUNCTION, CO 81506-1434

ROBERT W WILSON  
LIVING TRUST  
2654 SPERBER LN  
GRAND JUNCTION, CO 81506-1434

FRANKIE D SQUIRRELL  
2658 SPERBER LN  
GRAND JUNCTION, CO 81506-1457

ANITA E COX  
WILLIAM N EKSTRAND  
667 ROUNDHILL DR  
GRAND JUNCTION, CO 81506-1441

LARRY KLAUZER  
665 ROUNDHILL DR  
GRAND JUNCTION, CO 81506-1441

ROBERT S HANNA  
HELEN C  
663 ROUNDHILL DR  
GRAND JUNCTION, CO 81506-1441

ELEANOR M EMERSON  
662 ROUNDHILL DR  
GRAND JUNCTION, CO 81506-1436

DENNIS M KIRTLAND  
BARBARA J  
2675 HOMESTEAD RD  
GRAND JUNCTION, CO 81506-8315

TERRANCE L FARINA  
BEVERLY J FARINA  
2673 HOMESTEAD RD  
GRAND JUNCTION, CO 81506-8315

WILLIAM TAFT MOORE  
MARGARET CALLENDER M  
2679 HOMESTEAD RD  
GRAND JUNCTION, CO 81506-8315

JOSE R GALLEGOS  
ANN L STEWART  
678 SPERBER LN  
GRAND JUNCTION, CO 81506-1400

LINDA S REYNOLDS  
D CARTER  
676 SPERBER LN  
GRAND JUNCTION, CO 81506-1400

JAMES R PASTERZ  
VICTORIA L  
3126 NORTHRIDGE DR  
GRAND JUNCTION, CO 81506-1922

SUSAN K MEASON  
THOMAS M  
697 CASCADE DR  
GRAND JUNCTION, CO 81506-8355

DAVID HOFFMAN  
BETHANY R HOFFMAN  
3755 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5424

MACK GOUGH  
MARIAN  
3805 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

JAMES S MARSHALL  
PATRICIA K MARSHALL  
3825 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

GLENN M MADRID  
CHRISTINE S MADRID  
3835 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

VIRGINIA C RICE  
GEORGE W  
3830 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

STEVE S BARNES  
MARY JO BARNES  
3760 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5424

DANIEL E PRINSTER  
ELISE M PRINSTER  
1203 GUNNISON AVE  
GRAND JUNCTION, CO 81501-4448

L EDWARD ELLINWOOD  
FRANCES S ELLINWOOD  
694 SPERBER LN  
GRAND JUNCTION, CO 81506-1400

LARRY J THEISEN  
CONSTANCE M THEISEN  
663 CORDIAL CT  
GRAND JUNCTION, CO 81506-8503

CHRISTOPHER KELLY BYNUM  
BARBARA KING BYNUM  
662 CORDIAL CT  
GRAND JUNCTION, CO 81506-8503

GREG A WINEGARDNER  
JILL E WINEGARDNER  
2671 DAHLIA CT  
GRAND JUNCTION, CO 81506-8429

DALE A RENNELS  
VIRGINIA L RENNELS-L  
2668 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

PHYLLIS J OTTO  
2662 DAHLIA DR  
GRAND JUNCTION, CO 81506-8353

GREGORY B SCHAEFER  
MARY A SCHAEFER  
3845 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

KIM M FUERST  
KAREN FUERST  
2705 MIDWAY AVE  
GRAND JUNCTION, CO 81506-4060

HORIZON GLEN HOMEOWNERS  
ASSOC  
3805 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

FRED W SPERBER  
ALICE J  
2665 SPERBER LN  
GRAND JUNCTION, CO 81506-1458

DEBORAH A LUCERO  
668 JUBILEE CT  
GRAND JUNCTION, CO 81506

RAE M BENTON  
PO BOX 1451  
EDWARDS, CO 81632-1451

BRETT A WINDER  
CYNTHIA M WINDER  
2667 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

J MERRICK TAGGART  
DEANNA C TAGGART  
2673 DAHLIA CT  
GRAND JUNCTION, CO 81506-8429

LEE B GOLTER  
R SUZANNE GOLTER  
PO BOX 3975  
GRAND JUNCTION, CO 81502-3975

TED L ALBRIGHT  
SHARON E ALBRIGHT  
2660 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

NORMA JEAN ROSE  
995 23 RD  
GRAND JUNCTION, CO 81505-8610

TROY L HOLMAN  
LESLIE A HOLMAN  
3810 HORIZON GLEN CT  
GRAND JUNCTION, CO 81506-5425

ELISE M PRINSTER  
DANIEL E PRINSTER  
1203 GUNNISON AVE  
GRAND JUNCTION, CO 81501-4448

JEFFREY M NAKANO  
SHERRY G NAKANO  
699 CASCADE DR  
GRAND JUNCTION, CO 81506-8355

MICHAEL RAY ARCHULETA  
JOLENE MARIE ESQUIBE  
2531 FALLS VIEW CIR  
GRAND JUNCTION, CO 81505-1073

REDSTONE DEVELOPMENT LLC  
816 ELBERTA AVE  
PALISADE, CO 81526-4200

LINDA M KRAMER  
CLIFFORD C KRAMER  
2669 DAHLIA CT  
GRAND JUNCTION, CO 81506

ANNE P SAUNDERS  
PAUL J SAUNDERS II  
2670 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

TIMOTHY A STERN  
KATHRYN J STERN  
2664 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

S CORY CARLSON  
LORI CARSON  
674 26 1/2 RD  
GRAND JUNCTION, CO 81506-1443

T L BENSON  
MARION J BENSON & C  
785 JORDANNA RD  
GRAND JUNCTION, CO 81506-3811

JAMES C PITTS  
CATHLEEN C PITTS  
2658 DAHLIA CT  
GRAND JUNCTION, CO 81506-8424

## Counter General Meeting Notes – 2665/2667 Sperber Lane

2/25/03 Lot Line Adjustment  
Engineer: Laura L

Site Overview: Two separate parcels, one with single family home, other vacant. Site sits in Sperber Minor Subdivision on Sperber Lane. Lots do not have front multi-purpose easement. Lots have drainage and utility easements that straddle common boundary. Sewer line runs at rear of lot. Sperber Lane is underimproved (does not meet City Standards).

Water:	--
Sewer:	--
Drainage:	--
Flood plain:	--
Wetlands:	--
Access:	Sperber Lane
Site circulation:	--
TCP:	No
CDOT permit:	No
Street class:	Local road
Street improvements:	No
Other:	Easements, see below

### **Streets/Traffic notes:**

### **Drainage notes:**

### **Utility notes:**

**Other:** On site plan, identify all existing utilities. The existing easements would need to remain in place or be vacated (and/or moved) through a separate/additional process. A 14' multi-purpose easement will need to be dedicated across the front of both lots. Confirm that existing sewer is inside rear lot line easement.



## Counter General Meeting

A counter general meeting request was received for the property listed below. Please review the property/request, review the checklist and add all engineering requirements, then return all information to the staff person listed below.

Date: 2-21-03

Applicant: Dennis Shellhorn

Phone # 243-16067

Property Location: 2445 E 2447 Sperber Ln

Tax Parcel #: 2945-021-15-001 & 002

Type of application requested: Lot Line Adjustment

Proposed Project: \_\_\_\_\_

Review by: 2-26-03

Return to: Nishi

### Aerial Photo of Property

See Attached



# City of Grand Junction GIS Zoning Map

**Airport Zones**  
— AIRPORT ROAD  
- - CLEAR ZONE  
— CRITICAL ZONE  
— RUNWAY 22  
— RUNWAY 29  
— TAXI WAY

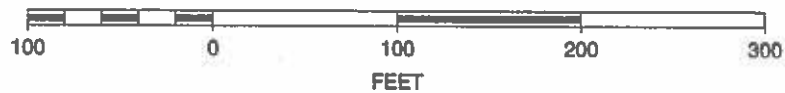
**Cell Towers**  
|

**City Limits Boundary**  
[ ] Grand Junction

**Air Photos**  
[ ] 2002 Photos  
[ ] Streets 2



SCALE 1 : 1,257



Planner's Name:

Nishi

# SUBMITTAL CHECKLIST

Date: 2-28-03

## SIMPLE SUBDIVISION

Expiration Date: 6 months from above date

Location: 21605 & 21607 Spherber Ave

Project Name: Lot Line Adjustment

### ITEMS 21609 DISTRIBUTION

Date Received: 5/6/03

Receipt #: 18860

File #: 55-2003-085

#### DESCRIPTION

SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Fire Dept / -Citizen-Rec Dept	City Police Department	City Transportation Engineer	City Downtown Dev Authority	City Addressing	Code Enforcement	City G.J. Planning Commission	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Qwest	Excel	GVRP	Cable	Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Corp of Engineers	Urban Trails	Colorado Geological Survey	U.S. Postal Service	Other	Total required		
Application Fee \$ 210.00	VI-1	1																																		
• Development Application Form*	VI-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	1	1	1	1	1	1	
• Submittal Checklist*	VI-4	1																																		
• Review Agency Cover Sheet*	VI-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	1	1	1	1	1	
• Location Map	VI-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	1	1	1	1	1	
• Names & Addresses* Fee \$ <i>Including</i>		1																																		
• General Project Report	IX-08	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	1	1	1	1	1	
• Site Plan <i>show utilities</i>	IX-31	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Composite Plan	IX-08	1	2	1	1		1						1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction Composite Plan	IX-08	1			1	1				1		1						1	1	1	1	1	1	1											1	
• Final Plat	IX-12	1	2	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• 11"x17" Reduction of Final Plat	IX-12	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	
• Evidence of Title/Lease Agreement	VI-2	1		1	1												1																			
• Legal Description*	VI-3	1		1																																
○ Deeds	VI-2	1		1	1																															
○ Easements	VI-2	1	1	1	1	1												1	1	1	1															
○ Avigation Easement	VI-1	1		1	1											1																				
○ ROW-Dedication/Conveyance	VI-3	1	1	1	1	1												1	1	1	1															
○ DIA/Guarantee*	VI-2	1	1	1		1																				1										
• County Treasurer's Tax Certificate	VI-2	1																																		
○ Appraisal of Vacant Land	VI-1	1		1	1																															
○ CDOT, 404, or Floodplain Permit	VI-4	1	1																							1	1									
○ Inside Cover Sheet	IX-15	1	2																																	
○ Detail Sheet	IX-09	1	2																																	
○ Road Cross-sections	IX-28	1	2																																	
○ Roadway Plan & Profile	IX-29	1	2																																	
○ Traffic Impact Study	X-15	1	1				1																													
○ Water & Sewer Plan & Profile	IX-35	1	2	1					1				1		1	1	1	1	1	1	1	1	1				1	1								
○ Water System Design Report	X-17	1	1															1	1	1	1	1	1				1	1								
○ Sewer System Design Report	X-13	1	1																																	
○ Final Drainage Report	X-5,6	1	1																				1													
○ Grading And Drainage Plan	IX-14	1	2																				1						1							
○ Storm Drainage Plan - Drawing/Report	IX-32	1	2															1	1	1	1		1					1								
○ Stormwater Management Plan	X-14	1	1																				1						1							
○ Transaction Screen Process / Phase II Environmental Report	X-10,16	1	1																																	
○ Final Geotechnical Report	X-07	1	1										1																							
○ Landscape Plan	IX-19	2	1	1					1																											1
○ Covenants, Conditions, & Restrictions	VI-2	1	1			1																														
○ Common Space Agreement	VI-1	1	1			1																														
○ Fire Flow Form*	XI-3	1				1																														

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



Sperber Minor Subdivision  
General Project Report

Replat Sperber Lane Minor Subdivision  
Final Plat

April 30, 2003

Prepared for:

Alice J. Sperber  
2665 Sperber Ln  
Grand Junction, CO 81506

AND

Vincent R. Gray and J. C. Vincent  
2669 Sperber Ln.  
Grand Junction, CO 81506

prepared by:

Thompson-Langford Corporation  
529 25½ Road - B210  
Grand Junction, CO 81505  
Telephone: 243-6067

job no. 0297-002

### Project Description:

This project is located in the northwest quarter of the northeast quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian.

1.764 acres of the proposed subdivision is in the existing Sperber Lane Minor Subdivision and 1.000 acres is an adjoining irregular parcel. There are existing houses and other improvements on one of the platted lots and on the irregular parcel.

This submittal proposes to adjust property lines between the existing parcels to place the existing driveway for Lot 1 completely within the lot and to comply with zoning regulations for possible future use on the resulting Lot 3.

### Code Criteria

The proposal is compatible with surrounding use.

Domestic water is available at the site. A sanitary sewer system is available in a recorded easement at the rear of the lots. Electric, gas and telephone is at the site.

Access to these sites is from the existing Sperber Lane.

The usage of the property will continue as zoned

### General Approval Criteria

It is believed by the applicants and the preparer of this submittal that it complies with the Land Development Code.

It is also believed that this application is consistent with known review agency comments.

It is also believed that this application is consistent with applicable intergovernmental agreements.

### Summary

This submittal is for a minor adjustment in property lines to comply with existing conditions and represents no change in land use of the parcels involved. We respectfully request this submittal be approved.



AP 5/12/03

## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 4/23/03 To Review Agency: Cable  
File No: SS-2003-085 Staff Planner: Ronnie Edwards  
*(To be filled in by City Staff)* *(To be filled in by City Staff)*  
Project Name: Sperber Lot Line Adjustment  
Location: 2665, 2667, 2669 Sperber lane  
Development Review Meeting Date: 5/13/03  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the  
Community Development Department no later than

*(To be filled in by City Staff)*

5/12/03

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Chuck Wiedman  
Reviewed By

5-13-03  
Date

Email Address

263-2313  
Telephone

Bresnan Communications  
2502 Foresight Circle  
Grand Junction, CO 81505  
970-263-2313 telephone  
970-245-6803 fax

**BRESNAN**  
Communications

May 14, 2003

Sperber Lot Line Adjustment  
Community Development Department  
250 North 5th Street  
Grand Junction, CO 81501

Dear Alice Sperber and Vincent Gray,

We are in receipt of the plat map for your Lotline adjustment at 2669 Sperber Lane. Bresnan communications utility services are already in place at this time. We have no problem with the lot line adjustment so long as it does not require moving any pedestals and/or other equipment. If we do have to move pedestals and/or other equipment all costs incurred will be billed to the property owners.

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.

Sincerely,



Chuck Wiiedman  
Bresnan Communications  
Construction Supervisor  
263-2313





# Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 4/23/03 To Review Agency: City Community Development  
File No: SS-2003-085 Staff Planner: Rennie Edwards  
*(To be filled in by City Staff)* *(To be filled in by City Staff)*  
Project Name: Sperber Lot Line Adjustment  
Location: 2665, 2667, 2669 Sperber lane  
Development Review Meeting Date: 5/13/03  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

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Community Development Department no later than

*(To be filled in by City Staff)*

5/12/03

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By \_\_\_\_\_

Date \_\_\_\_\_

Email Address \_\_\_\_\_

Telephone \_\_\_\_\_



# APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 5/2/03

Project Name: \_\_\_\_\_ (if applicable)

Project Location: 2665, 2667 & 2669 Spedden Ln. (address or cross-streets)

Check-In Staff \_\_\_\_\_ Community Development: PC initials of check-in  
Development Engineer: \_\_\_\_\_ staff members

APPLICATION TYPE(S): SS

(e.g. Site Plan Review)

FEE PAID: Application: 160<sup>00</sup>  
Acreage: \_\_\_\_\_  
Public Works: \_\_\_\_\_

BALANCE DUE:

Yes amount \$ \_\_\_\_\_

No

\$50 - tables

COMPLETENESS REVIEW:

Originals of all forms received w/signatures?  Yes  No, list is missing items below

Missing drawings, reports, other materials:  No  Yes, list missing items below  
Note: use SSID checklist

Incomplete drawings, reports, other materials?  No  Yes, list missing items below  
Note: Attach SSID checklist(s) w/incomplete information identified

Professional stamp/seal missing from drawings/reports?

No       Yes, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Other: Please list below

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**PROJECT ASSIGNMENT AND PROCESSING**

Project Manager:                     *Ronnie*                    

Special Processing Instructions:

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## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 4/23/03 To Review Agency: City Community Development  
File No: 55-2003-085 Staff Planner: Rennie Edwards  
*(To be filled in by City Staff)* *(To be filled in by City Staff)*  
Project Name: Sperber Lot Line Adjustment  
Location: 2665, 2667, 2669 Sperber lane  
Development Review Meeting Date: 5/13/03  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the  
Community Development Department no later than

*(To be filled in by City Staff)*

5/12/03

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By \_\_\_\_\_

Date \_\_\_\_\_

Email Address \_\_\_\_\_

Telephone \_\_\_\_\_

*Roane*

**From:** "jim daugherty" <jdaugherty@utewater.org>  
**To:** "Comm Dev" <CommDev@ci.grandjct.co.us>  
**Date:** Fri, May 9, 2003 3:53 PM  
**Subject:** SPERBER LOT LINE ADJUSTMENT

*AP  
5/12/03*

Ute Water Conservancy District  
Review Number  
SS-2003-085  
Review Name  
SPERBER LOT LINE ADJUSTMENT

\* COMMENT  
\* No objections.  
\* ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY  
If you have any questions concerning any of this, please feel free to contact Ute Water.

Edward Tolen P.E.  
Project Engineer, Ute Water

Jim Daugherty  
New Services Coordinator, Ute Water

DATE 5/9/03

PHONE OFFICE 242-7491  
FAX 242-9189  
EMAIL jdaugherty@utewater.org

**CC:** "Doug Thies" <dthies@tlcwest.com>



# CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5<sup>th</sup> Street • Grand Junction, CO 81501

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May 8, 2003

## **ACCEPTANCE LETTER**

A submittal for the Sperber Lot Line Adjustment (SS-2003-085) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Ronnie Edwards, the project planner, at 256-4038 or rhondae@ci.grandjct.co.us.

Review comments for the project will be available on 5/20/03 after 4:00 P.M., approximately 3 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: SS-2003-085

# REVIEW COMMENTS

Page 1 of 3  
May 20, 2003

FILE #SS-2003-085

TITLE HEADING: Sperber Lot Line Adjustment

LOCATION: 2665, 2667, 2669 Sperber Lane

PETITIONER: Vincent Gray & Alice Sperber

PETITIONER'S ADDRESS/TELEPHONE: 2669 Sperber Lane & 2665 Sperber Lane  
242-0624 & 242-7704

PETITIONER'S REPRESENTATIVE: Thompson-Langford – Doug Thies  
243-6067

STAFF REPRESENTATIVE: Ronnie Edwards

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 20, 2003.**

## CITY COMMUNITY DEVELOPMENT

5/12/03

Ronnie Edwards

256-4038

1. The Development Application must be signed by all property owners or the project cannot be reviewed. The original is in the file and can be signed at our office.
2. All listed property owners on title work must also sign the plat or provide a Power of Attorney.

## CITY DEVELOPMENT ENGINEER

5/8/03

Laura Lamberty

256-4155

1. What is distance between existing SW corner Lot 3 and the new lot corner.
2. Did not request street improvements at general meeting because no additional lots are created.

## CITY FIRE DEPARTMENT

5/7/03

Norm Noble

244-1414

1. No objections to the lot line adjustment.

## CITY ADDRESSING

5/16/03

Faye Gibson

256-4043

Lots will retain existing addresses.

**CITY PROPERTY AGENT**

5/13/03

**Peter Krick**

256-4003

---

**REVIEW COMMENTS**

1. Provide a list of all abbreviations and symbols used on the Plat, ie: A, R, Lc.....
2. Identify and label all adjoining subdivisions.
3. Label the South and East lines of the Plat with the correct and appropriate language for the aliquot line used in the Description. Label the Point of Beginning.
4. All lettering shall be a minimum of 0.08" high.
5. Upgrade existing corners with identifiable caps.
6. Provide dimensions to locate the existing easements within Lots 2 and 3 relative to the lot lines.
7. Label (with dimensions) the two corners located at the Southeast corner of Lot 2.
8. Identify the double line depicted for the East line of Lot 2.
9. All lettering used on the Plat should be clear, neat and legible.
10. Verify the plotting of the existing 10 foot easement(s) along the South line of Lots 2 and 3; they do not appear to be parallel with the South line of the Plat.

**CITY UTILITY ENGINEER**

5/15/03

**Trent Prall**

244-1590

---

No sewer utility related concerns with lot line adjustment.

**CITY CODE ENFORCEMENT**

5/12/03

**Nina McNally**

256-4103

---

No comments

**BRESNAN COMMUNICATIONS**

5/15/03

**Chuck Wiedman**

263-2313

---

We are in receipt of the plat map for your Lotline adjustment at 2669 Sperber Lane. Bresnan Communications utility services are already in place at this time. We have no problem with the lot line adjustment so long as it does not require moving any pedestals and/or other equipment. If we do have to move pedestals and/or other equipment all costs incurred will be billed to the property owners.

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.

**UTE WATER**

5/12/03

**Edward Tolen**

2242-7491

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**COMMENT**

\* No objections.

\* ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY

If you have any questions concerning any of this, please feel free to contact Ute Water.



**REVIEW COMMENTS / SS-2003-085 / PAGE 3 of 3**

Comments not available as of 5/20/03:

City Attorney

Police Department

City Transportation Engineer

Grand Junction Drainage District

Grand Valley Irrigation

Qwest

Xcel

## Memorandum

**DATE:** June 6, 2003

**TO:** Peter Krick, City Property Agent  
Laura Lamberty, Development Engineer

**FROM:** Ronnie Edwards, Associate Planner

**SUBJECT:** Response to Comments – Sperber Lot Line  
Adjustment (SS-2003-085).

Attached are the revised comments for this project. Please review and return any further comments you have to me by Friday, June 13, 2003.

If you have any questions please contact me at:

Phone #: 244-1439

Fax #: 256-4038

E-mail: rhondae@ci.grandjct.co.us

**PETITIONER'S RESPONSE TO REVIEW COMMENTS**

FILE: #SS-2003-085

DATE: June 5, 2003

TITLE: Sperber Lot Line Adjustment

LOCATION: 2665, 2667, 2669 Sperber Lane

PETITIONER: Vincent Gray and Alice Sperber

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Ronnie Edwards

**PETITIONER'S RESPONSES**

**City Community Development / Ronnie Edwards**

1. The Development Application has been signed by all property owners and returned to the City office.
2. All property owners will either sign the plat or provide a power of attorney to do so.

**City Development Engineer/ Laura Lamberty**

1. The distance between the existing SW corner Lot 3 and the new lot corner is 2.49 US Survey feet.
2. Comment acknowledged.

**City Utility Engineer/Trent Prall**

No comments.

**City Fire Department/Norm Noble**

1. No objections.

**City Addressing/Faye Gibson**

1. Comments acknowledged.

**City Code Enforcement/Nina McNally**

No comments.

**City Property Agent/Peter Krick**

1. All comments have been addressed and are reflected on the accompanying revised plat.

**Ute Water/Edward Tolen**

1. No objections.

**Bresnan Communications/ Chuck Wiedman**

1. Comments acknowledged.

Comments not received:

City Attorney  
City Transportation Engineer  
Grand Junction Drainage District  
Grand Valley Irrigation  
Qwest  
Xcel

May 13, 2003

Re: SS-2003-085  
**REPLAT SPERBER LANE MINOR SUBDIVISION**

AP  
4/13/03

REVIEW COMMENTS

1. Provide a list of all abbreviations and symbols used on the Plat, ie: A, R, Lc....
2. Identify and label all adjoining subdivisions.
3. Label the South and East lines of the Plat with the correct and appropriate language for the aliquot line used in the Description. Label the Point of Beginning.
4. All lettering shall be a minimum of 0.08" high.
5. Upgrade existing corners with identifiable caps.
6. Provide dimensions to locate the existing easements within Lots 2 and 3 relative to the lot lines.
7. Label (with dimensions) the two corners located at the Southeast corner of Lot 2.
8. Identify the double line depicted for the East line of Lot 2.
9. All lettering used on the Plat should be clear, neat and legible.
10. Verify the plotting of the existing 10 foot easement(s) along the South line of Lots 2 and 3; they do not appear to be parallel with the South line of the Plat.

By: Peter T. Krick  
Professional Land Surveyor  
City of Grand Junction

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501



Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



AP  
5/19/03

# Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 4/16/03 To Review Agency: Grand Valley Water Users

File No: CUP-2003-081 Staff Planner: Ronnie Edwards  
*(To be filled in by City Staff)* *(To be filled in by City Staff)*

Project Name: Burke / Warren 8' Fence

Location: 2539, 2579 Applewood Place  
81505

Development Review Meeting Date: 5/13/03  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

PLEASE SEE ATTACHED LETTER

**City Review Agencies:** Please type your comments in Impact AP.

**All comments must be returned to the  
Community Development Department no later than**

5/12/03  
*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Richard L. Proctor, Manager Grand Valley Water Users' Association 5/12/03  
Reviewed By Date

970-242-5065  
Email Address Telephone

# GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

1147 24 Road (970) 242-5065 FAX (970) 243-4871  
GRAND JUNCTION, COLORADO 81505

May 12, 2003

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: CUP-2003-081 Burke / Warren 8 Foot Fence

Dear Ladies and Gentlemen:

Grand Valley Water Users' Association (GVWUA) has studied the review information provided by the City of Grand Junction on the subject proposal.

GVWUA has no specific concerns about the subject proposal except to state that the 20 foot wide Grand Valley Project easement is for the GVWUA Lateral 2B, a buried irrigation water pipeline and that no permanent structures may be placed on the easement. In addition, the Utility Notification Center of Colorado needs to be contacted at least 48 hours prior to any digging that may be done for this project.

Thankyou for the opportunity to make comments. Please call GVWUA at 242-5065 is there are any questions.

Sincerely,



Richard L. Proctor, Manager

xc: Leo Warren  
Michael Burke

**MEMORANDUM**

DATE: June 26, 2003  
TO: Peter Krick, City Property Agent  
FROM: Ronnie Edwards, Associate Planner  
SUBJECT: Recording Certificate for Final Plat

---

Sperber Lane Minor Subdivision (Replat) (file #SS-2003-085) is getting ready for final approval and recording certificate. Please look over the attached mylar for any further revisions you may need. Please prepare the recording certificate, if you are satisfied. Thanks.

If you have any questions, please call me at 256-4038.

**Ronnie**



# REVIEW COMMENTS

2<sup>nd</sup> Round

Page 1 of 1  
June 18, 2003

FILE #SS-2003-085

TITLE HEADING: Sperber Lot Line Adjustment

LOCATION: 2665, 2667, 2669 Sperber Lane

PETITIONER: Vincent Gray & Alice Sperber

PETITIONER'S ADDRESS/TELEPHONE: 2669 Sperber Lane & 2665 Sperber Lane  
242-0624 & 242-7704

PETITIONER'S REPRESENTATIVE: Thompson-Langford – Doug Thies  
243-6067

STAFF REPRESENTATIVE: Ronnie Edwards

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JUNE 25, 2003.**

**CITY DEVELOPMENT ENGINEER**  
**Laura Lamberty**

**6/9/03**  
**256-4155**

Response adequate. No response required.

**CITY PROPERTY AGENT**  
**Peter Krick**

**6/11/03**  
**256-4003**

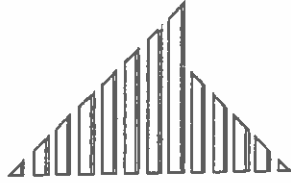
## REVIEW COMMENTS

1. Provide a list of all abbreviations and symbols used on the Plat, ie: A, R, Lc.
2. Correct the spelling of the word "Beginning" used in labeling the Point of Beginning.
3. The metes and bounds legal description of Lot 3 contains discrepancies with the dimensions and bearings used to label Lot 3. The drawing and descriptions shall match.
4. Provide a dimension along the North line of Lot 3 to the existing 15 foot sanitary sewer easement.
5. Insert the name(s) of the owner within the Title Certification or indicate that the owners names as shown are correct.
6. The word "Southerly" is misspelled within the description in the Dedication (describing the right of way for Sperber Lane).

**GRAND VALLEY IRRIGATION**  
**Richard Proctor**

**5/21/03**  
**242-5065**

Grand Valley Water Users' Association has no comments to make on this proposal.



**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

1114 N. 1st., Suite 201, Grand Junction, CO 81501, • (970) 242-8234 • FAX: (970) 241-4925

	AMOUNT	PREMIUM
Thompson-Langford Corporation	OWNER \$Non Concurrent	\$ 242.00
Brian	MORTGAGE \$	\$
529 25 1/2 Road Unit B210	COST OF TAX CERTIFICATE	\$
Grand Junction, CO 81505	FORM 100	\$
	ALTA 8.1	\$
		\$
		\$

Your Reference Sperber CC's To: (1) Thompson-Langord - Brian

No. 00909970 C 2

Tax Schedule No. 2945-021-15-001

Property Address 2665 Sperber, Grand Junction, CO 81501

— COMMITMENT TO INSURE —

Transnation Title Insurance Company, an Arizona corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the conditions and stipulations shown on the reverse side.

Customer Contact: Debra I. Blanchette  
Phone: (970) 242-8234

By Debra I. Blanchette  
AUTHORIZED SIGNATURE

The effective date of this commitment is May 14, 2003 at 7:00 A.M.  
At which time fee title was vested in:

Alice Jessie Sperber

**SCHEDULE A**

1. Policies to be issued:  
(A) Owners':

(B) Mortgagee's:

**RECEIVED**  
JUN 18 2003  
COMMUNITY DEVELOPMENT  
DEPT.

**SCHEDULE A — Continued**

2. Covering the Land in the State of Colorado, County of Mesa  
Described as:

Lot 1 in  
Block 2 of  
SPERBER LANE MINOR SUBDIVISION

**SCHEDULE A — Continued**  
**REQUIREMENTS**

3. The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of clerk and recorder of the county in which said property is located.

Commitment No. 00909970

File No. 00909970

### SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
8. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
9. Power of Attorney and Sewerage Service Agreement, including the terms and conditions thereof, recorded May 15, 1974 in Book 1016 at page 609.
10. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded March 3, 1975 in Book 1032 at Page 87, as set forth on the sheet attached hereto.
11. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded September 15, 1975 in Book 1045 at Page 914, as set forth on the sheet attached hereto.
12. Utility and irrigation easement as shown on the recorded Plat of said subdivision, said easement being over the Westerly 10 feet, Southerly 20 feet and Westerly 15 feet of subject property.

NOTE: EXCEPTION n/a WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED HEREUNDER.

June 10, 2003

*2nd  
Round*

*AP  
6/11/03  
Rovine*

Re: **SS-2003-085**  
**REPLAT SPERBER LANE MINOR SUBDIVISION**

REVIEW COMMENTS

1. Provide a list of all abbreviations and symbols used on the Plat, ie: A, R, Lc....
2. Correct the spelling of the word "Beginning" used in labeling the Point of Beginning.
3. The metes and bounds legal description of Lot 3 contains discrepancies with the dimensions and bearings used to label Lot 3. The drawing and descriptions shall match.
4. Provide a dimension along the North line of Lot 3 to the existing 15 foot sanitary sewer easement.
5. Insert the name(s) of the owner within the Title Certification or indicate that the owners names as shown are correct.
6. The word "Southerly" is misspelled within the description in the Dedication (describing the right of way for Sperber Lane).

By: Peter T. Krick  
Professional Land Surveyor  
City of Grand Junction

**PETITIONER'S RESPONSE TO REVIEW COMMENTS**

FILE: #SS-2003-085

DATE: June 5, 2003

TITLE: Sperber Lot Line Adjustment

LOCATION: 2665, 2667, 2669 Sperber Lane

PETITIONER: Vincent Gray and Alice Sperber

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Ronnie Edwards

**RECEIVED**  
JUN 05 2003  
COMMUNITY DEVELOPMENT  
DEPT.

**PETITIONER'S RESPONSES**

**City Community Development / Ronnie Edwards**

1. The Development Application has been signed by all property owners and returned to the City office.
2. All property owners will either sign the plat or provide a power of attorney to do so. *OK*

**City Development Engineer/ Laura Lamberty**

1. The distance between the existing SW corner Lot 3 and the new lot corner is 2.49 US Survey feet.
2. Comment acknowledged.

**City Utility Engineer/Trent Prall**

No comments.

**City Fire Department/Norm Noble**

1. No objections.

**City Addressing/Faye Gibson**

1. Comments acknowledged.

**City Code Enforcement/Nina McNally**

No comments.

**City Property Agent/Peter Krick**

1. All comments have been addressed and are reflected on the accompanying revised plat.

**Ute Water/Edward Tolen**

1. No objections.

**Bresnan Communications/ Chuck Wiedman**

1. Comments acknowledged.

Comments not received:

City Attorney  
City Transportation Engineer  
Grand Junction Drainage District  
Grand Valley Irrigation  
Qwest  
Xcel



**RSF-2: Residential Single Family - 2**

1. **Purpose.** To provide areas for medium-low density, single-family residential uses where adequate public facilities and services exist. RSF-2 zoning implements the *Residential Low Density* and *Residential Medium Low Density* future land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the uses authorized in the RSF-2 District.
3. **Intensity/Density.** Subject to the density bonus provisions of this Code, and other development standards in this Code, the following density provisions shall apply:
  - a. Maximum gross density shall not exceed two dwellings per acre;
  - b. Minimum lot size shall be 17,000 square feet, except as provided in the cluster provisions; and
  - c. Density shall also conform with the minimum and maximum densities identified in the Growth Plan.

RSF-2 Summary	
Primary Uses	Detached/Attached Single-Family, Civic
Max. Density	2 units/acre (cluster allowed)

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
Urban Residential Zoning Districts									
RSF-2	17,000	100	50 <sup>(2)</sup>	20/25	15/3	30/5	30	0.40 <sup>(3)</sup>	35

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

**Footnotes:**

- (1) Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
- (2) Minimum street frontage on cul-de-sac is 30 feet.
- (3) RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
- (4) Maximum height is 40 feet if adjacent to any residential zoning district.
- (5) 10/5 foot setback if abutting a residential zone or use.
- (6) Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
- (7) Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
- (8) The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
- (9) Maximum building height may be increased up to 65 feet if the building front yard setback is at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.

# Sperber Lane

**Airport Zones**

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

**City Limits Boundary**

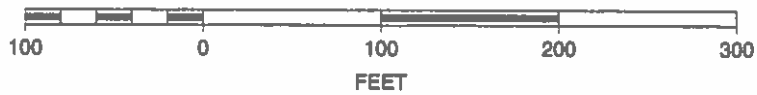
- Grand Junction

**Air Photos**

- 2002 Photos
- Streets 2



SCALE 1 : 1,293



# Sperber Lane

**Airport Zones**

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

**City Limits Boundary**

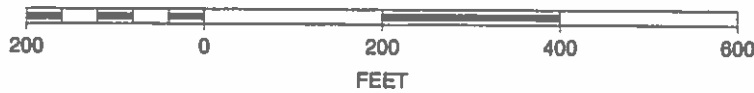
- Grand Junction

**Air Photos**

- 2002 Photos
- Streets 2



SCALE 1 : 2,586



# Response to Review Comments

Date: 06/05/03

Review Agency: City Community Development – Ronnie Edwards

Project Name: Sperber Lot Line Adjustment

Project Reference Number: SS-2003-085

Petitioner/Applicant: Vincent Gray & Alice Sperber

Project Representative: Thompson-Langford Corp. – Doug Thies

Phone: 243-6067 Fax: 241-2845 Email: dthies@tlcwest.com

**RECEIVED**  
JUN 05 2003  
COMMUNITY DEVELOPMENT  
DEPT.

# Memo

**To:** Mayor Jim Spehar and City Manager Kelly Arnold  
**From:** Ronnie Edwards, Associate Planner  
**Date:** 6/26/2003  
**Re:** Signatures for Sperber Lane Minor Subdivision (Replat) (#SS-2003-085)

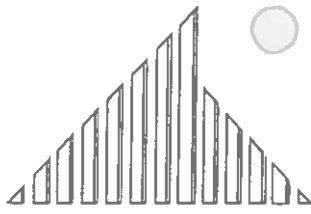
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Sperber Lane Minor Subdivision mylar plat is ready for signatures. The area is located at 2665, 2667 and 2669 Sperber Lane. Should you have any questions regarding the subdivision of this property, please give me a call at 256-4038.

Thank you,

Ronnie Edwards





ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.

1114 N. 1st Street, Suite 201, P.O. Box 3738, Grand Junction, CO 81502 970/242-8234 Fax 970/241-4925

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CC's To:

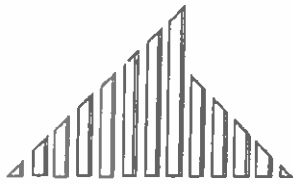
Thompson Langford - Brian

*"Where Title Examination is a Science ... and  
Closing is an Art"*

Issuing Agent For:

TRANSNATION  
TITLE INSURANCE COMPANY

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**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For  
TRANSNATION  
TITLE INSURANCE COMPANY

1114 N. 1st., Suite 201, Grand Junction, CO 81501, • (970) 242-8234 • FAX: (970) 241-4925

<p>Thompson Langford Corp. Brian 529 25 1/2 Road Grand Junction, CO 81505</p>	<p>OWNER \$ MORTGAGE \$ COST OF TAX CERTIFICATE \$ FORM 100 \$ ALTA 8.1 \$ \$ \$</p>	<p>PREMIUM \$ 242.00 \$ \$ \$ \$ \$ \$</p>
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Your Reference Gray

CC's To: (2) Thompson Langford - Brian by fax  
and mail

No. 00909969 C

Tax Schedule No. 2945-021-00-034

Property Address 2669 Sperber Lane, Grand Junction, CO 81506

— COMMITMENT TO INSURE —

Transnation Title Insurance Company, an Arizona corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the conditions and stipulations shown on the reverse side.

Customer Contact: Donna-Title  
Phone: (970) 242-8234

By *Donna M. Jackson*  
AUTHORIZED SIGNATURE

The effective date of this commitment is March 27, 2003 at 7:00 A.M.  
At which time fee title was vested in:

Vincent R. Gray Jr. and Jean Carole Gray, as Tenants in Common

**SCHEDULE A**

1. Policies to be issued:

(A) Owners':

Informational commitment only

(B) Mortgagee's:

SCHEDULE A — Continued

2. Covering the Land in the State of Colorado, County of Mesa  
Described as:

Beginning at the found B.L.M. monument for the Southeast corner of the NW 1/4 NE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, the Basis of Bearing being North 00°16'00" East along the East line of said NW 1/4 NE 1/4;  
thence South 89°58'36" West along the South line of said NW 1/4 NE 1/4 a distance of 235.09 feet;  
thence North 29°17'30" West a distance of 244.10 feet to the Southerly right of way of Sperber Lane;  
thence along said right of way with the following calls: (North 89°25'17" East a distance of 29.18 feet;  
thence along the arc of a curve to the left a distance of 62.85 feet having a central angle of 60°01'17" and a radius of 60.00 feet, the chord of which bears North 59°24'38" East a distance of 60.02 feet);  
thence South 53°22'00" East a distance of 341.26 feet to the said East line of the NW 1/4 NE 1/4 of Section 2;  
thence South 00°16'00" West a distance of 40.00 feet to the point of beginning.



**SCHEDULE A — Continued**  
**REQUIREMENTS**

3. The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of clerk and recorder of the county in which said property is located.

NONE

Commitment No. 00909969

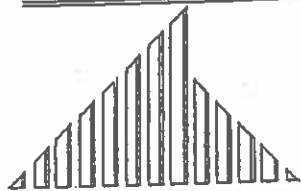
File No. 00909969

### SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
8. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
9. Right of way, whether in fee or easement only, as granted to the City of Grand Junction by instrument recorded March 3, 1975 in Book 1032 at Page 93, as set forth on the sheet attached hereto.

NOTE: EXCEPTION N/A WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED  
HEREUNDER.



ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

— CONDITIONS AND STIPULATIONS —

Please read carefully

1. This is a Commitment to issue one or more policies of title insurance in our Standard Form when the requirements set forth in the Commitment have been satisfied. The policy is available and should be examined before this Commitment is used if there is any question about coverage.
2. Only the policies shown are committed to. If there are any changes in the transaction, order an amendment from us.
3. The date on this Commitment is important. Nothing after that date has been considered by us.
4. This Commitment is good for 6 months only. Extensions should be ordered from us if they are needed.

PURSUANT TO SENATE BILL 91-14 (CRS 10-11-122) NOTICE IS HEREBY GIVEN THAT:

- (a) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (b) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (c) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

NOTE:

A TAX CERTIFICATE WILL BE ORDERED FROM THE COUNTY TREASURER BY THE COMPANY AND THE COSTS THEREOF CHARGED TO THE PROPOSED INSURED UNLESS WRITTEN INSTRUCTIONS TO THE CONTRARY ARE RECEIVED BY THE COMPANY PRIOR TO THE ISSUANCE OF THE TITLE POLICY ANTICIPATED BY THIS COMMITMENT.

1114 N. 1st Street, Suite 201  
P.O. Box 3738  
Grand Junction, CO 81501  
970/242-8234  
FAX 970/241-4925



# THE UNITED STATES OF AMERICA,

ite Series  
Certificate No. 438

To all to whom these Proceats shall come, GREETING:

Whereas, Maurice Stewart of Mesa County Colorado

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Montrose Colorado whereby it appears that full payment has been made by the said

Maurice Stewart

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for and the acts supplemental thereto for

The South East quarter of the North West quarter the South West quarter of the North East quarter and the Lots numbered two and three of Section two in Township one south of Range one West of the Meridian in Colorado containing one hundred and sixty acres and seventy two hundredths of an acre.

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract had been purchased by the said Maurice Stewart

Now Know Ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such cases made and provided, have given and granted, and by these presents do give and grant unto the said Maurice Stewart

and to his heirs, the said Tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said Maurice Stewart

and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law and these provisions for the lands hereby granted a right of way for ditches or canals constructed with authority of the United States  
In Testimony Whereof, I, Benjamin Harrison President of the United States of America,

have caused these letters to be made public, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the Ten day of November, in the year of our Lord one thousand eight hundred and ninety two, and of the Independence of the United States the one hundred and sixteenth

BY THE PRESIDENT: Benjamin Harrison  
By: M. McKean Secretary.  
J. R. Leonard Recorder of the General Land Office.



Recorded, Vol. 2A Page 346  
Filed for Record the 11th day of November A. D. 1892 at 2:22 o'clock P.M.  
Edwin H. Shaw  
Register

THE  
ite Series  
Certificate No

Whereas

has deposited in  
Montrose  
William

according to the p  
vision for the sale  
of Section the  
West quarter  
three West of  
hundred.

according to the  
Surveyor General

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have caused these



Recorded, Vol.  
Filed for Recor

STATE OF COLORADO, COUNTY OF MESA  
RECORDED AT 9:15 P.M. 1975  
RECEPTION NO. 1084128 EARL DANVER, RECORDER

RIGHT-OF-WAY AGREEMENT

THAT VINCENT R. GRAY, JR. and JEAN CAROLE GRAY of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipal corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

Parcel No. 1:

A permanent easement extending 7.5 feet right and 7.5 feet left and a construction easement extending from 7.5 feet left to 17.5 feet left of the line described as follows:

Beginning at a point on the South line of the SE 1/4 NW 1/4 NE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian from whence the Southeast Corner of said SE 1/4 NW 1/4 NE 1/4 bears N. 89°34'45" E. 108.00 feet, thence N. 1°11' W. 20.2 feet, thence N. 12°47' W. 123.91 feet to the Northerly line of the Grantors, Mesa County, Colorado.

Parcel No. 2:

A permanent easement 10 feet in width and a construction easement 20 feet in width, the common centerlines of which are described as follows:

From the Southeast corner of the SE 1/4 NW 1/4 NE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, S. 89° 34' 45" W. 108.0 feet, thence N. 1°11' W. 20.2 feet for a point of beginning; thence S. 89° 34' 45" W. 136 feet, more or less, to the West property line of the grantors, Mesa County, Colorado.

234657

MAR 3 1975 Time 3:15 Book 1032 Page 93 #1084128

Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this February day of February A.D., 1974. 3

*Handwritten signatures of Vincent R. Gray, Jr. and Jean Carole Gray*

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 3 day of February A.D., 1974.

WITNESS my hand and official seal.

My commission expires 11-18-1977

*Handwritten signature of Hugh D. Wire*  
Notary Public



ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.

1114 N. 1st Street, Suite 201, P.O. Box 3738, Grand Junction, CO 81502 970/242-8234 Fax 970/241-4925

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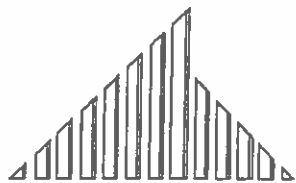
CC's To:  
Thompson-Langford Corporation - Brian

*"Where Title Examination is a Science ... and  
Closing is an Art"*

Issuing Agent For:

TRANSNATION  
TITLE INSURANCE COMPANY

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**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

1114 N. 1st., Suite 201, Grand Junction, CO 81501, • (970) 242-8234 • FAX: (970) 241-4925

	AMOUNT	PREMIUM
Thompson-Langford Corporation	OWNER \$Non Concurrent	\$ 242.00
Brian	MORTGAGE \$	\$
529 25 1/2 Road Unit B210	COST OF TAX CERTIFICATE	\$
Grand Junction, CO 81505	FORM 100	\$
	ALTA 8.1	\$
		\$
		\$

Your Reference Sperber

CC's To: (1) Thompson-Langord - Brian

No. 00909971 C

Tax Schedule No. 2945-021-15-002

Property Address 2667 Sperber, Grand Junction, CO 81501

— COMMITMENT TO INSURE —

Transnation Title Insurance Company, an Arizona corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the conditions and stipulations shown on the reverse side.

Customer Contact: Debra I. Blanchette  
Phone: (970) 242-8234

By *Debra I. Blanchette*  
AUTHORIZED SIGNATURE

The effective date of this commitment is March 25, 2003 at 7:00 A.M.  
At which time fee title was vested in:

Fred W. Sperber and Alice Jesse Sperber, as Joint Tenants

**SCHEDULE A**

1. Policies to be issued:  
(A) Owners':

(B) Mortgagee's:



**SCHEDULE A — Continued**

2. Covering the Land in the State of Colorado, County of Mesa  
Described as:

Lot 2 in  
Block 2 of  
SPERBER LANE MINOR SUBDIVISION

**SCHEDULE A — Continued**  
**REQUIREMENTS**

3. The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of clerk and recorder of the county in which said property is located.

Commitment No. 00909971

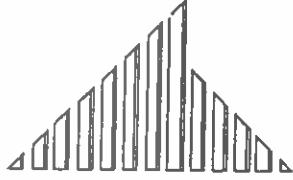
File No. 00909971

### SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
8. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
9. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded March 3, 1975 in Book 1032 at Page 87, as set forth on the sheet attached hereto.
10. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded September 15, 1975 in Book 1045 at Page 914, as set forth on the sheet attached hereto.
11. Utility and irrigation easement as shown on the recorded Plat of said subdivision, said easement being over the Southerly 20 feet subject property.
12. Utility and Drainage easements as shown on the recorded Plat of said subdivision, said easement being over the Westerly 10 feet, Northerly 15 feet and Southeasterly 10 feet of subject property.

NOTE: EXCEPTION n/a WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED HEREUNDER.



**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

— CONDITIONS AND STIPULATIONS —

Please read carefully

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2. Only the policies shown are committed to. If there are any changes in the transaction, order an amendment from us.
3. The date on this Commitment is important. Nothing after that date has been considered by us.
4. This Commitment is good for 6 months only. Extensions should be ordered from us if they are needed.

**PURSUANT TO SENATE BILL 91-14 (CRS 10-11-122) NOTICE IS HEREBY GIVEN THAT:**

- (a) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (b) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (c) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

NOTE:

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1114 N. 1st Street, Suite 201  
P.O. Box 3738  
Grand Junction, CO 81501  
970/242-8234  
FAX 970/241-4925

# SPERBER LANE MINOR SUBDIVISION

## PLAT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The undersigned, **James L. Thompson**, a duly licensed and bonded Professional Land Surveyor in California, do hereby certify that the above described subdivision was lawfully made and approved by the Board of Supervisors of the County of San Diego, California, on this **23rd** day of **April**, 1983, and that the same is in accordance with the provisions of the Subdivision Map Act, Chapter 462 of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 462 of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 462 of the California Government Code.

The subdivision is bounded on the north by the south line of Lot 1 of the Block of Blowing Rock 1007 (MST) along the line of said Lot 1, 145.00 feet; on the east by the east line of said Lot 1, 145.00 feet; on the south by the south line of said Lot 1, 145.00 feet; and on the west by the west line of said Lot 1, 145.00 feet. The subdivision is bounded on the north by the south line of Lot 1 of the Block of Blowing Rock 1007 (MST) along the line of said Lot 1, 145.00 feet; on the east by the east line of said Lot 1, 145.00 feet; on the south by the south line of said Lot 1, 145.00 feet; and on the west by the west line of said Lot 1, 145.00 feet.

The subdivision is bounded on the north by the south line of Lot 1 of the Block of Blowing Rock 1007 (MST) along the line of said Lot 1, 145.00 feet; on the east by the east line of said Lot 1, 145.00 feet; on the south by the south line of said Lot 1, 145.00 feet; and on the west by the west line of said Lot 1, 145.00 feet.

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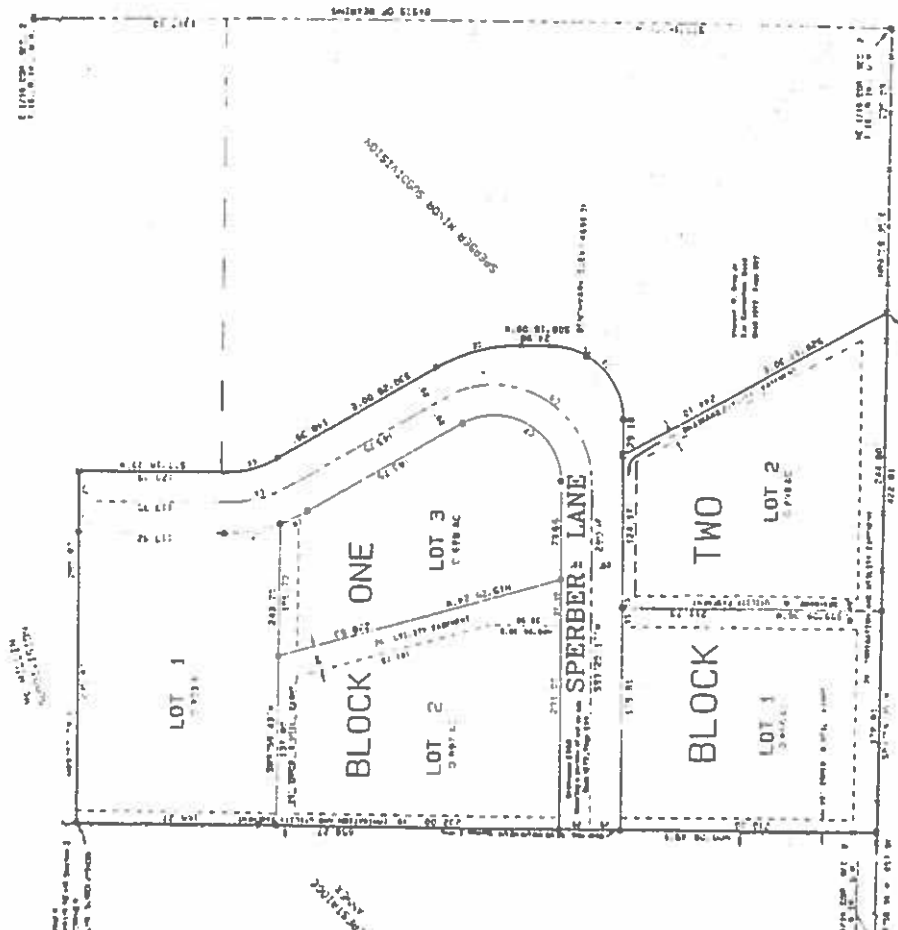
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### LEGEND

- 1. ROAD WITH COUNTY RIGHT-OF-WAY
- 2. ROAD WITH ALIEN INTEREST
- 3. LOT OR PART OF LOT
- 4. EASEMENT
- 5. RIGHT-OF-WAY
- 6. FLOOD HAZARD ZONE
- 7. FLOOD HAZARD ZONE
- 8. FLOOD HAZARD ZONE
- 9. FLOOD HAZARD ZONE
- 10. FLOOD HAZARD ZONE

NO.	DESCRIPTION	ACRES	PERCENTAGE
1	LOT 1	3,913.00	100.00%
2	LOT 2	3,913.00	100.00%
3	LOT 3	3,913.00	100.00%
4	LOT 1	3,913.00	100.00%
5	LOT 2	3,913.00	100.00%

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

My commission expires **2-23-84**

James L. Thompson

Professional Land Surveyor

Address: 2400 La Jolla Village Drive, San Diego, CA 92161

CITY OF SAN DIEGO

My commission expires **2-23-84**

James L. Thompson

Professional Land Surveyor

Address: 2400 La Jolla Village Drive, San Diego, CA 92161

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CITY OF SAN DIEGO

My commission expires **2-23-84**

James L. Thompson

Professional Land Surveyor

**SPERBER LANE MINOR SUBDIVISION**  
 IN 1/4 NE 1/4 OF SECTION 2, T.1 S., R.1 W.,  
 UTE RIBBON, SAN DIEGO COUNTY, CALIFORNIA

**D. H. THOMPSON SURVEYS, INC.**  
 1271 N. KETCH ST., SAN DIEGO, CALIFORNIA 92111  
 (703) 245-0740



STATE OF CALIFORNIA  
 COUNTY OF SAN DIEGO  
 My commission expires **2-23-84**



MAR 3 1975

STATE OF COLORADO, COUNTY OF MESA

FEB 28 1975

BOOK 1032 PAGE 87

RECORDED AT 15 OFFICE

RECEPTION NO. 1084122

CITY CLERK, RECORDER

RIGHT-OF-WAY AGREEMENT

THAT FRED W. SPERBER and ALICE JESSIE SPERBER of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipality corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

A permanent easement 10 feet in width and a construction easement 20 feet in width the centerlines of which are described as follows:

Beginning at a point which is S 89°34'45" W. 485.09 feet, thence North 20 feet from the Southeast Corner of the SE 1/4 NW 1/4 NE 1/4, Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence N. 89°34'45" E. 238.78 feet to the Easterly line of the grantor, Mesa County, Colorado.

Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this 3 day of February A.D., 1974.

*Fred W. Sperber*  
*Alice Jessie Sperber*

STATE OF COLORADO )  
COUNTY OF MESA ) : ss

The foregoing instrument was acknowledged before me this 3 day of February A.D., 1974.

Witness my hand and official seal.

My commission expires: 11-18-1977



*Hugh D. White*  
Notary Public

*Severance Easement for Utility Sewer District*

BOOK 1045 PAGE 914

STATE OF COLORADO COUNTY OF MESA  
RECORDED AT 3:28 A SEP 15 1975  
EXCEPTION NO. 109324

RIGHT-OF-WAY AGREEMENT

THAT Fred W. Sperber and Alice Jessie Sperber of the County of Mesa, State of Colorado, herein called Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the City of Grand Junction, a municipal corporation existing under and by virtue of the laws of the State of Colorado, herein called Grantee, a right-of-way to locate, place, construct, operate, repair and maintain an underground sanitary sewer pipe line over, on, across and under the following described lands, to wit:

A permanent easement 10 feet in width the centerlines of which are described as follows:

Beginning at a point which is S 89°34'45" W 485.09 feet from the Southeast Corner of the SE 1/4, NW 1/4, NE 1/4, Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence North 20 feet to intersect an existing 10 foot utility easement.

Said pipe line shall be placed underground and upon completion, the surface of the ground shall be returned as nearly as practicable to its original level. Grantor shall have the right to make any use of the above described property Grantor deems desirable so long as it in no way interferes with the construction, operation, repair and maintenance of said pipe line.

IN WITNESS WHEREOF the owner(s) has (have) hereunto set hand seal this 12 day of August A.D., 1975

Fred W. Sperber  
Alice Jessie Sperber

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this 27th day of August A.D., 1975



Witness my hand and official seal.  
My Commission expires: 6/27/77

Vincent R. Gray  
Notary Public



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

\*\*\*\*\*

1.) 2665 Sperber Lane – 2945-021-15-001

Lot 1 in Block 2 of Sperber Lane Minor Subdivision

2.) 2667 Sperber Lane – 2945-021-15-002

Lot 2 in Block 2 of Sperber Lane Minor Subdivision

3.) 2669 Sperber Lane – 2945-021-00-034

Beginning at the found B.L.M. monument for the Southeast corner of the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the Ute Meridian, the Basis of Bearing being North 00°16'00" East along the East line of said NW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ;

thence South 89°58'36" West along the South line of said NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  a distance of 235.09 feet;

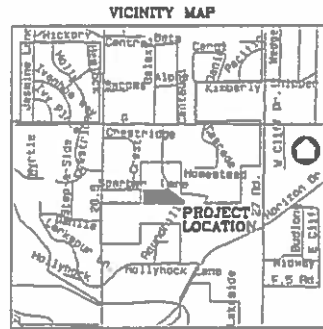
thence North 29°17'30" West a distance of 244.10 feet to the Southerly right of way of Sperber Lane;

thence along said right of way with the following calls (North 89°25'17" East a distance of 29.18 feet; thence along the arc of a curve to the left a distance of 62.85 feet having a central angle of 60°01'17" and a radius of 60.00 feet, the chord of which bears North 59°24'38" East a distance of 60.02 feet);

thence South 53°22'00" East a distance of 341.26 feet to the said East line of the NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 2;

thence South 00°16'00" West a distance of 40.00 feet to the point of beginning.

# REPLAT SPERBER LANE MINOR SUBDIVISION



SCALE 1" = 1500'

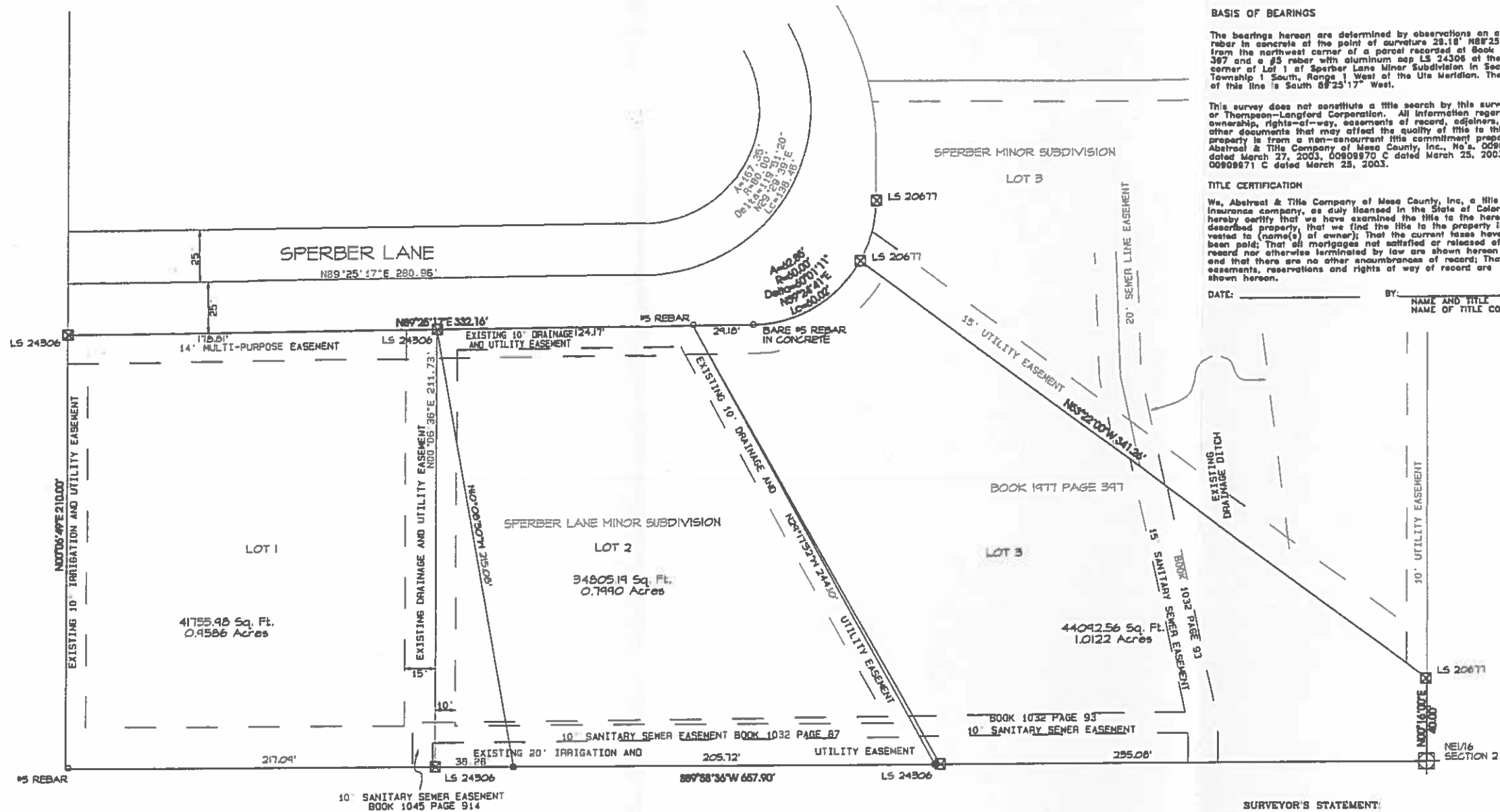
TOTAL ACRES: 2.7698



GRAPHIC SCALE 1" = 30'



- ⊕ FOUND ALUMINUM CAP
- ⊗ FOUND PIN & CAP AS NOTED
- FOUND PIN AS NOTED
- SET #5 REBAR/CAP PLS 18478



## BASIS OF BEARINGS

The bearings hereon are determined by observations on a bare #3 rebar in concrete at the point of curvature 28.18' N89°25'17"E from the northwest corner of a parcel recorded at Book 1077 Page 387 and a #5 rebar with aluminum cap LS 24306 at the northwest corner of Lot 1 of Sperber Lane Minor Subdivision in Section 2, Township 1 South, Range 1 West of the Uta Meridian. The bearing of this line is South 89°25'17" West.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-encumbrance title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 0090888 C dated March 27, 2003, 0090870 C dated March 25, 2003, and 0090871 C dated March 25, 2003.

## TITLE CERTIFICATION

We, Abstract & Title Company of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the person described property that we find the title to the property is vested to (name(s) of owner); that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME AND TITLE  
NAME OF TITLE COMPANY

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Fred W. Sperber, Allos Jesse Sperber, Vincent R. Gray, and Jean Carole Gray are the owners of that real property within the City of Grand Junction, County of Mesa, State of Colorado, being portions of the northwest one-quarter of the northeast one-quarter of Section 2, Township 1 South, Range 1 West of the Uta Meridian, described by deed in Book 1877 at Page 387 and Plat of Sperber Lane Minor Subdivision with reception No. 1638578 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the found S.L.M. monument for the southeast corner of the said northwest one-quarter of the northeast one-quarter of section 2; Thence South 89°25'17" West along the south line of said northwest one-quarter of the northeast one-quarter a distance of 233.08 feet; Thence North 29°17'30" West a distance of 244.10 feet to the southerly right of way of Sperber Lane; Thence along said right of way with the following two (2) calls:  
1) North 89°25'17" East a distance of 28.18 feet.  
2) Along the arc of a curve to the left a distance of 42.85 feet having a central angle of 60°01'17" and a radius of 60.00 feet, the chord of which bears North 58°24'38" East a distance of 60.02 feet.  
Thence South 53°22'00" East a distance of 341.26 feet to the said east line of the northwest one-quarter of the northeast one-quarter of Section 2;  
Thence South 00°16'00" West a distance of 40.00 feet to the Point of Beginning.

AND LOTS 1 AND 2 BLOCK 2, SPERBER LANE MINOR SUBDIVISION as recorded May 18, 1993 in Plat Book 14, Page 112, of Reception No. 1638578 of the records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision in the City of Grand Junction, Mesa County, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Multi-Purpose 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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and 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 WHEREOF said owners have caused their names to be hereunto subscribed.

Allos Jesse Sperber

Vincent R. Gray, Jr.

Jean Carole Gray

State of )  
County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Allos Jesse Sperber this \_\_\_\_\_ day of \_\_\_\_\_, 2003 for the aforementioned purposes.

Notary Public

My commission expires: \_\_\_\_\_

State of )  
County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by Vincent Gray, Jr. and Jean Carole Gray this \_\_\_\_\_ day of \_\_\_\_\_, 2003 for the aforementioned purposes.

Notary Public

My commission expires: \_\_\_\_\_

## CITY APPROVAL

This plat for REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

City Manager \_\_\_\_\_ Mayor \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, 2003, A.D., and was recorded at Reception

No. \_\_\_\_\_ in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_, Drawer No. \_\_\_\_\_, Fees \_\_\_\_\_

By: \_\_\_\_\_ Clerk and Recorder Deputy \_\_\_\_\_

## SURVEYOR'S STATEMENT

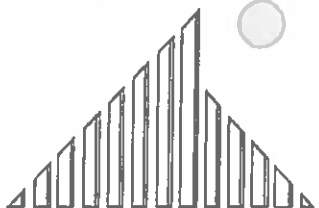
I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, tenholders, or quality of title.

Dennis R. Shellhorn,  
Colorado PLS 18478

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. It is no ground for any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

## REPLAT SPERBER LANE MINOR SUBDIVISION

SECTION: NW1/4 NE1/4 E2	TWP: 1 South	RANGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
520 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81506 <a href="mailto:tlc@thompsonlangford.com">tlc@thompsonlangford.com</a>			
Date of Survey: 03/26/03	Field Surveyor: dfg	Revision Date: Apr 30, 2003	
Drawn: btb	Checked: ds	Approved: ds	Job No. 0297-002
E:\Survey\0297\sperber\ls topo.pro			Sheet 1 of 1



ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.

1114 N. 1st Street, Suite 201, P.O. Box 3738, Grand Junction, CO 81502 970/242-8234 Fax 970/241-4925

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CC's To:

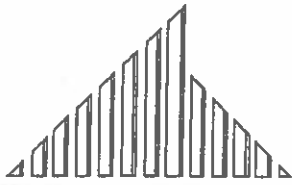
Thompson-Langford Corporation - Brian

*"Where Title Examination is a Science ... and  
Closing is an Art"*

Issuing Agent For:

TRANSNATION  
TITLE INSURANCE COMPANY

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**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

1114 N. 1st., Suite 201, Grand Junction, CO 81501, • (970) 242-8234 • FAX: (970) 241-4925

	AMOUNT	PREMIUM
Thompson-Langford Corporation	OWNER \$Non Concurrent	\$ 242.00
Brian	MORTGAGE \$	\$
529 25 1/2 Road Unit B210	COST OF TAX CERTIFICATE	\$
Grand Junction, CO 81505	FORM 100	\$
	ALTA 8.1	\$
		\$
		\$

Your Reference Sperber

CC's To: (1) Thompson-Langord - Brian

No. 00909970 C

Tax Schedule No. 2945-021-15-001

Property Address 2665 Sperber, Grand Junction, CO 81501

— COMMITMENT TO INSURE —

Transnation Title Insurance Company, an Arizona corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the conditions and stipulations shown on the reverse side.

Customer Contact: Debra I. Blanchette  
Phone: (970) 242-8234

By *Debra I. Blanchette*  
AUTHORIZED SIGNATURE

The effective date of this commitment is March 25, 2003 at 7:00 A.M.  
At which time fee title was vested in:

**Fred W. Sperber and Alice Jessie Sperber, as Joint Tenants**

**SCHEDULE A**

1. Policies to be issued:  
(A) Owners':

(B) Mortgagee's:

**SCHEDULE A — Continued**

2. Covering the Land in the State of Colorado, County of Mesa  
Described as:

Lot 1 in  
Block 2 of  
SPERBER LANE MINOR SUBDIVISION

**SCHEDULE A — Continued**  
**REQUIREMENTS**

3. The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of clerk and recorder of the county in which said property is located.

Commitment No. 00909970

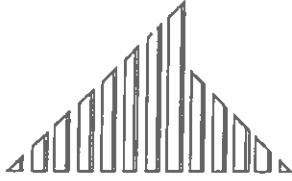
File No. 00909970

### SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
8. Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded November 11, 1892 in Book 11 at Page 230.
9. Power of Attorney and Sewerage Service Agreement, including the terms and conditions thereof, recorded May 15, 1974 in Book 1016 at page 609.
10. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded March 3, 1975 in Book 1032 at Page 87, as set forth on the sheet attached hereto.
11. Right of way, whether in fee or easement only, as granted to City of Grand Junction by instrument recorded September 15, 1975 in Book 1045 at Page 914, as set forth on the sheet attached hereto.
12. Utility and irrigation easement as shown on the recorded Plat of said subdivision, said easement being over the Westerly 10 feet, Southerly 20 feet and Westerly 15 feet of subject property.

NOTE: EXCEPTION n/a WILL NOT APPEAR IN THE MORTGAGE POLICY TO BE ISSUED HEREUNDER.



**ABSTRACT & TITLE CO.  
OF MESA COUNTY, INC.**

Issuing Agent For:  
TRANSNATION  
TITLE INSURANCE COMPANY

— CONDITIONS AND STIPULATIONS —

Please read carefully

1. This is a Commitment to issue one or more policies of title insurance in our Standard Form when the requirements set forth in the Commitment have been satisfied. The policy is available and should be examined before this Commitment is used if there is any question about coverage.
2. Only the policies shown are committed to. If there are any changes in the transaction, order an amendment from us.
3. The date on this Commitment is important. Nothing after that date has been considered by us.
4. This Commitment is good for 6 months only. Extensions should be ordered from us if they are needed.

**PURSUANT TO SENATE BILL 91-14 (CRS 10-11-122) NOTICE IS HEREBY GIVEN THAT:**

- (a) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (b) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (c) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

NOTE:

A TAX CERTIFICATE WILL BE ORDERED FROM THE COUNTY TREASURER BY THE COMPANY AND THE COSTS THEREOF CHARGED TO THE PROPOSED INSURED UNLESS WRITTEN INSTRUCTIONS TO THE CONTRARY ARE RECEIVED BY THE COMPANY PRIOR TO THE ISSUANCE OF THE TITLE POLICY ANTICIPATED BY THIS COMMITMENT.

1114 N. 1st Street, Suite 201  
P.O. Box 3738  
Grand Junction, CO 81501  
970/242-8234  
FAX 970/241-4925





# THE UNITED STATES OF AMERICA,

Its Series  
Certificate No. 498

To all to Whom these Presents shall come, GREETING:

Whereas, Maurice Stewart of Mesa County Colorado

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Montrose Colorado whereby it appears that full payment has been made by the said Maurice Stewart

according to the provisions of the Act of Congress of the 24th of April, 1890, entitled "An Act making further provision for the sale of the Public Lands," for and the acts supplemental thereto for  
The South East quarter of the North West quarter the South West quarter of the North East quarter and the Lots numbered two and three of Section Two in Township one South of Range one West of Tenth Meridian in Colorado containing one hundred and sixty acres and seventy two hundredths of an acre.

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract had been purchased by the said Maurice Stewart

Now Know Ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said Maurice Stewart

and to his heirs, the said Tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said Maurice Stewart

and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law <sup>and here if necessary for</sup>

In Testimony Whereof, I, Benjamin Harrison President of the United States of America, have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the Twenty third day of November, in the year of our Lord one thousand eight hundred and ninety two, and of the Independence of the United States the one hundred and fifteenth

BY THE PRESIDENT: Benjamin Harrison  
Wm. McKenna Secretary.  
J. P. Leavelle Recorder of the General Land Office.



Recorded, Vol. 2A Page 346

Filed for Record the 11<sup>th</sup> day of November A. D. 1892 at 2<sup>25</sup> o'clock P.M.

Ad interim  
Edwin Shaw  
Recorder

By \_\_\_\_\_ Deputy

# THE

Its Series  
Certificate 2

Whereas

has deposited  
Montrose  
Willie

according to the  
vision for the ca  
of Section 24  
West quad  
three West  
hundred

according to th  
Surveyor Gener

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with the several  
do give and gra  
and to his  
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and to his  
cultural, manufi  
water rights as  
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same be found i

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have caused the



Recorded, Vol

Filed for Recoa

# City of Grand Junction

Department of Community Development



Your Bridge to a Better Community

Date 7-15-03

Payee Name Thompson-Langford Corp

Address, City, State, Zip 529-25 1/2 Rd Unit B210

Telephone 243-6067

Project Address/File/Name Sperber plat copy fee

**\* PLEASE CIRCLE ALL THAT APPLY**

DESCRIPTION *	AMT	DESCRIPTION *	AMT
<b>DEVELOPMENT PROJECTS</b> 100-321-43195-13-109465 (DEV)		<b>PERMITS</b> 100-321-43195-13-124415 (PERMIT)	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (# )	
Major Sub-ODP, Prelim, Final		Special Events Permit (# )	
Simple Subdivision		Fence Permit (# )	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Sign Dep 100-21090-131840 (SIGN)	
PLANNING CLEARANCE (# ) 100-321-43195-13-124450 (PLAN)		Manuals, Copies, etc. 100-321-43195-13-120515 (MANUAL)	15.50

PAID  
JUL 16 2003  
BY

100-61120-43365-30

TOTAL \$ 15.50

Treasurer Receipt No. \_\_\_\_\_

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

214

**THOMPSON-LANGFORD CORPORATION**  
City of Grand Junction

Check Number:

11992  
**011992**

Date:

7/7/03

Check Amt:

\$15.50

Tran # Invoice

Type

Date

Reference

Balance

Discount

Pay Amount

10715 070703

Invoice

07/07/03 Sperber plat fees

\$15.50

\$0.00

\$15.50

10715

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,

REPLAT SPERBER LANE MINOR SUBDIVISION

Situated in the NW 1/4 NE 1/4 of Section 2

Township 1S, Range 1W,

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 26th day of JUNE, 2003.

City of Grand Junction,  
Department of Public Works & Utilities

By:   
MARK RELPH  
Director of Public Works and Utilities

Recorded in Mesa County

Date: 7-16-03

Plat Book: 19 Page: 369

Drawer: 00-14

2134526 07/16/03 0307PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

SUBDIVISION Replat Sperber Lane Minor Sub

DATE 7-16-03

# OF LOTS 3

RECEPTION# 2134526

BK/PG 19, 369

ACRES 2.77 acres

ZONE R8F-2

OWNER Sperber / Gray

LOCATION 2665, 2667, 2669 Sperber Lane

SEC/TWP/RNG 2 / T1S, R1W

FILE# SS-2003-085

SIF

TCP

## NOTICE OF LAND USE APPLICATION

A Land Use Application for the following has been received. This application does not require a Public Hearing, however, as an adjacent property owner you are invited to comment.

If you have any questions regarding the following request, please contact the Grand Junction Community Development Department at (970) 244-1430.

Objections, concerns, and/or comments about this application should be submitted, in writing, to the Grand Junction Community Development Department, 250 North 5th Street, Grand Junction, CO 81501 no later than **MAY 20 2003**

---

### **SS-2003-085 – SPERBER LOT LINE ADJUSTMENT – 2665, 2667, 2669 Sperber Lane**

Request approval to adjust the property boundaries on three parcels to better comply with existing conditions.

Planner **Ronnie Edwards**

---

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### **SS-2003-085 – SPERBER LOT LINE ADJUSTMENT – 2665, 2667, 2669 Sperber Lane**

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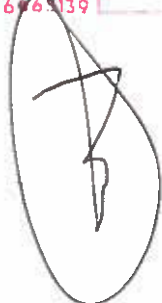
Planner **Ronnie Edwards**

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CITY OF GRAND JUNCTION  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 250 NORTH 5TH STREET  
 GRAND JUNCTION CO 81501

FIRST CLASS



ELISE M PRINSTER  
 DANIEL E PRINSTER  
 1203 GUNNISON AVE  
 GRAND JUNCTION CO 81501 4448

✓ NIXIE 2004 1 03 05/13/03  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD



CITY OF GRAND JUNCTION  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 250 NORTH 5TH STREET  
 GRAND JUNCTION CO 81501

FIRST CLASS



CITY OF GRAND JUNCTION  
 COMMUNITY DEVELOP  
 250 NORTH 5TH STREET  
 GRAND JUNCTION, CO 81501

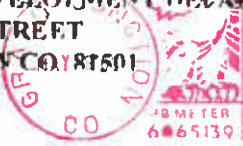




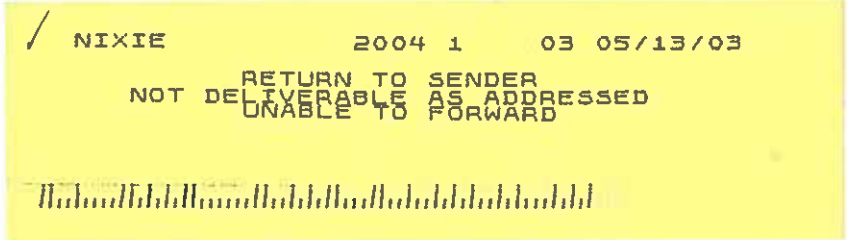


CITY OF GRAND JUNCTION  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 250 NORTH 5TH STREET  
 GRAND JUNCTION CO 81501

POSTAGE  
 WILL BE PAID BY ADDRESSEE



DANIEL E PRINSTER  
 ELISE M PRINSTER  
 1203 GUNNISON AVE  
 GRAND JUNCTION, CO 81501-4448



## NOTICE OF LAND USE APPLICATION

A Land Use Application for the following has been received. This application does not require a Public Hearing, however, as an adjacent property owner you are invited to comment.

If you have any questions regarding the following request, please contact the Grand Junction Community Development Department at (970) 244-1430.

Objections, concerns, and/or comments about this application should be submitted, in writing, to the Grand Junction Community Development Department, 250 North 5<sup>th</sup> Street, Grand Junction, CO 81501 no later than

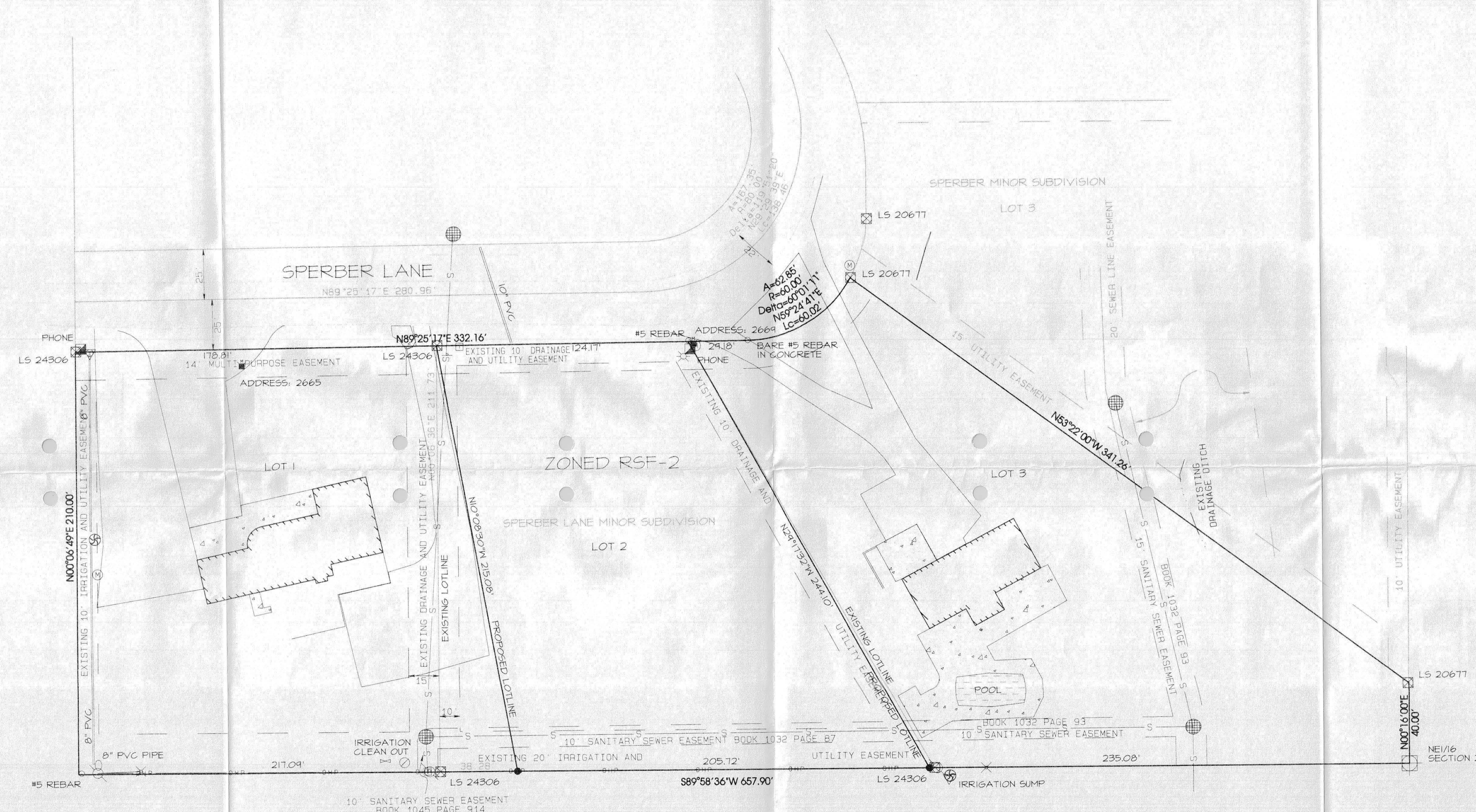
**MAY 20 2003**

**SS-2003-085 – SPERBER LOT LINE ADJUSTMENT –  
 2665, 2667, 2669 Sperber Lane**  
 Request approval to adjust the property boundaries on three parcels to better comply with existing conditions.  
 Planner **Ronnie Edwards**

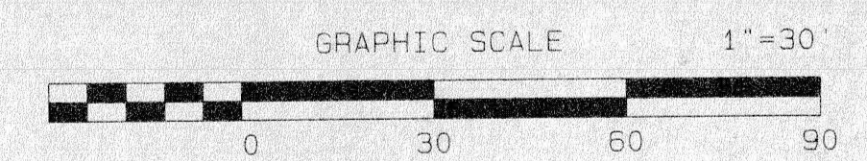
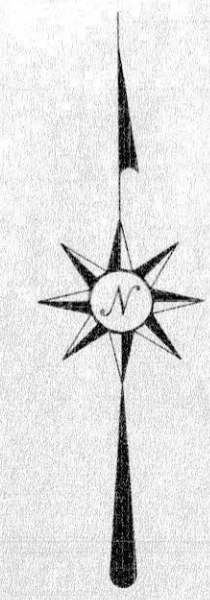


# SITE PLAN

## REPLAT SPERBER LANE MINOR SUBDIVISION



- ⊕ FOUND ALUMINUM CAP
- ⊗ FOUND PIN & CAP AS NOTED
- FOUND PIN AS NOTED
- SET #5 REBAR/CAP PLS 18478
- ⊕ POWER POLE
- ⊕ UTILITY PEDESTAL TELEVISION
- ⊕ UTILITY PEDESTAL AS NOTED
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIGN AS NOTED
- ⊕ MAILBOX
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ IRRIGATION WELL
- ⊕ DOWN GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ IRRIGATION PUMP
- ⊕ IRRIGATION CLEANOUT
- ⊕ IRRIGATION VALVE



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 hereon.

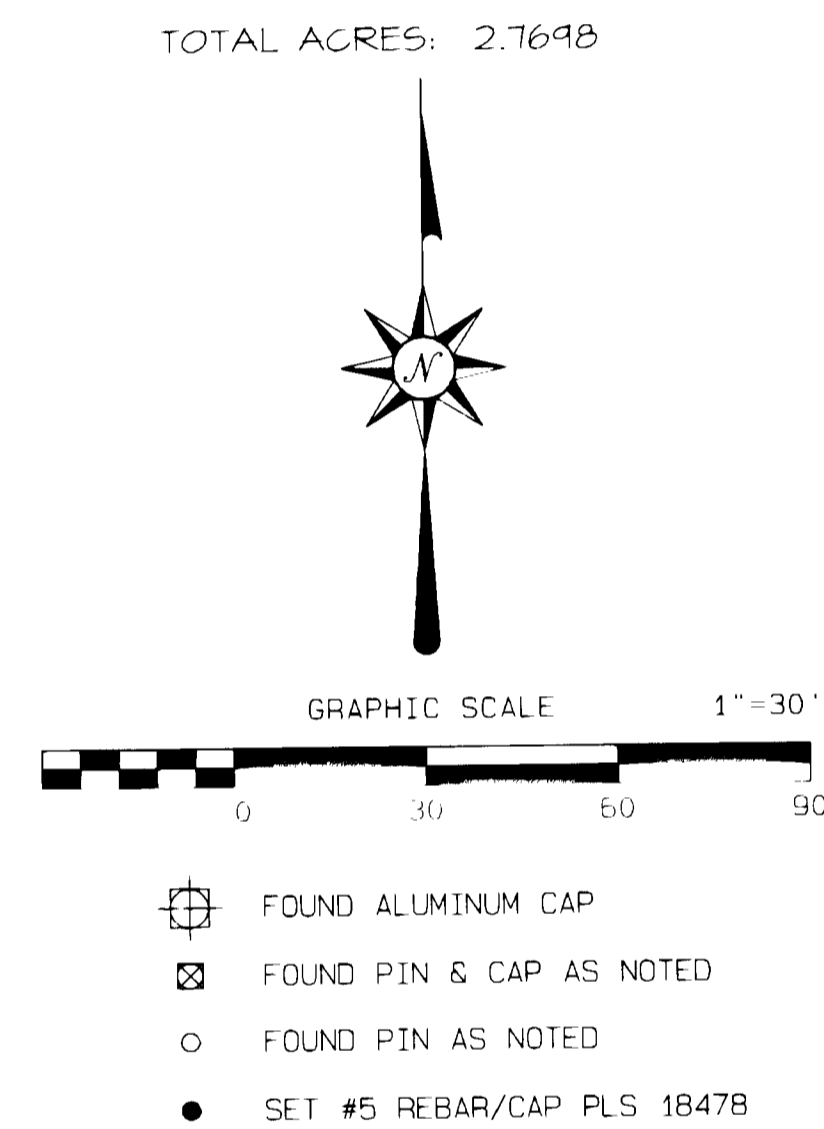
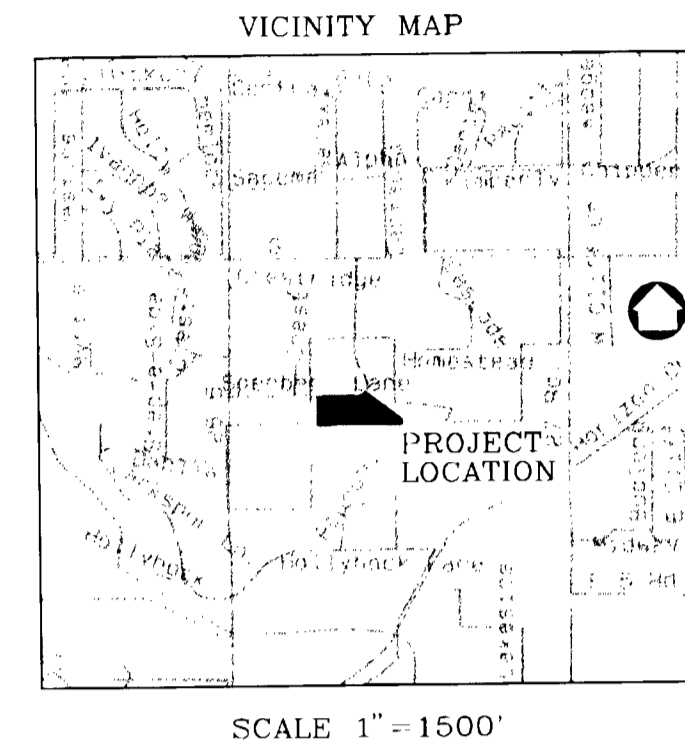
LAND SURVEY DEPOSITS  
 Mesa County Surveyor's Office  
 Date \_\_\_\_\_ Page \_\_\_\_\_  
 Book \_\_\_\_\_  
 Reception No. \_\_\_\_\_

<b>SITE PLAN</b>			
REPLAT SPERBER LANE MINOR SUBDIVISION			
SECTION: NW1/4 NE1/4 S2	TWN: 1 South	RANGE: 1 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-8067			
Grand Junction CO 81505 tlc@tlcwest.com			
Date of Survey: 03/25/03	Field Surveyor: slg	Revision Date: Apr 29, 2003	
Drawn: bkb	Checked: drs	Approved: drs	Job No. 0297-002
S:\Survey\0297 Sperber\site topo.pro			Sheet 1 of 1

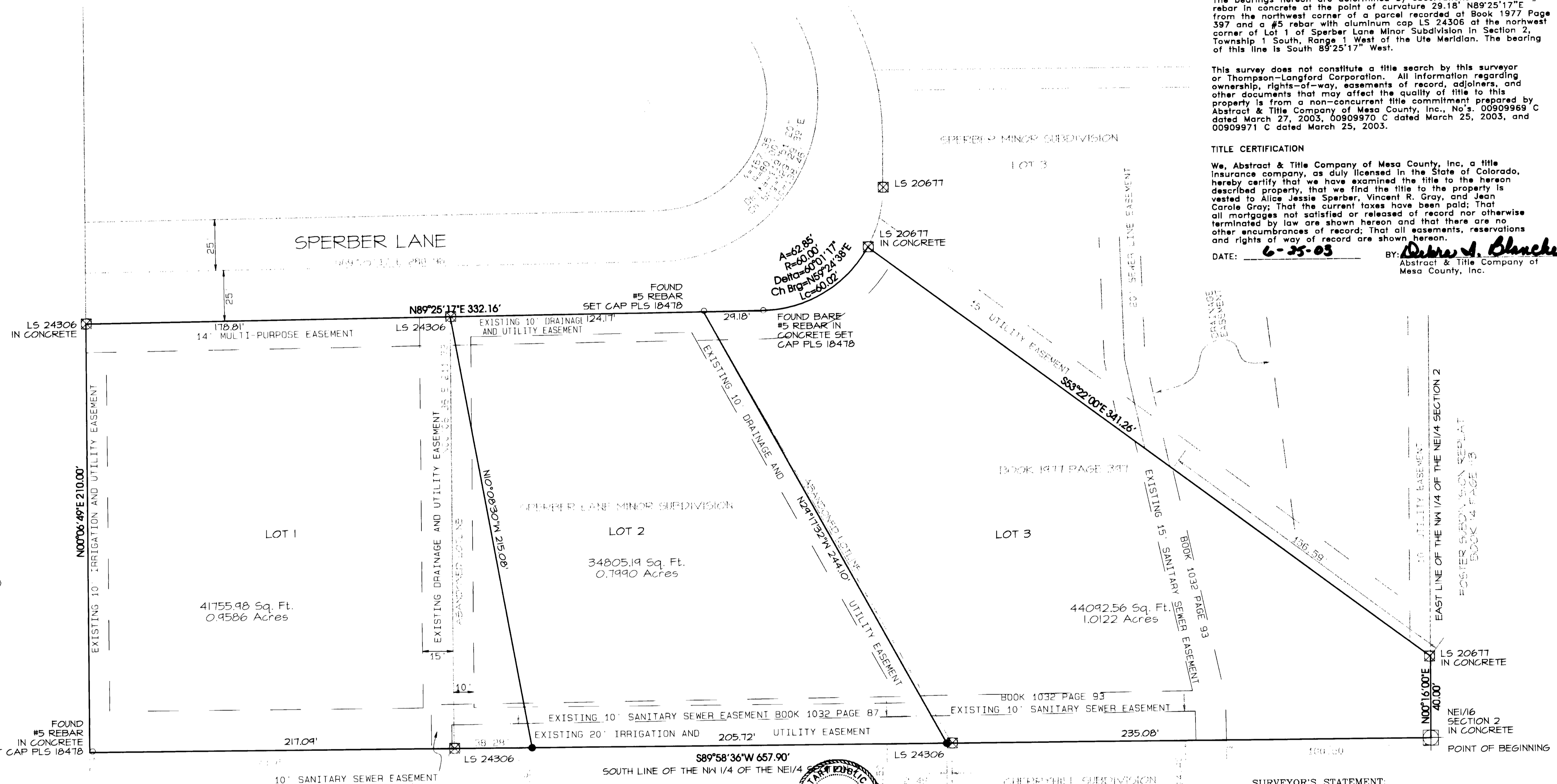
580.60



# REPLAT SPERBER LANE MINOR SUBDIVISION



R: CURVE RADIUS  
 A: ARC LENGTH OF CURVE  
 Delta: DEFLECTION/INTERIOR ANGLE OF CURVE  
 Ch Brg: BEARING OF LONG CHORD OF CURVE  
 Lc: LENGTH OF LONG CHORD OF CURVE



**BASIS OF BEARINGS**  
 The bearings hereon are determined by observations on a bare #5 rebar in concrete at the point of curvature 29.18' N89°25'17"E from the northwest corner of a parcel recorded at Book 1977 Page 397 and a #5 rebar with aluminum cap LS 24306 at the northwest corner of Lot 1 of Sperber Lane Minor Subdivision in Section 2, Township 1 South, Range 1 West of the Ute Meridian. The bearing of this line is South 89°25'17" West.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No's. 00909969 C dated March 27, 2003, 00909970 C dated March 25, 2003, and 00909971 C dated March 25, 2003.

**TITLE CERTIFICATION**  
 We, Abstract & Title Company of Mesa County, Inc. a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to Alice Jessie Sperber, Vincent R. Gray, and Jean Carole Gray; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.  
 DATE: 6-25-03 BY: Dennis R. Shellhorn  
 Abstract & Title Company of Mesa County, Inc.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That the undersigned, Fred W. Sperber, Alice Jessie Sperber, Vincent R. Gray, and Jean Carole Gray are the owners of that real property within the City of Grand Junction, County of Mesa, State of Colorado, being portions of the northwest one-quarter of the northeast one-quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, described by deed in Book 1977 at Page 397 and Plat of Sperber Lane Minor Subdivision with reception No. 1639578 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at the found B.L.M. monument for the southeast corner of the said northwest one-quarter of the northeast one-quarter of section 2;  
 Thence South 89°58'35" West along the south line of said northwest one-quarter of the northeast one-quarter a distance of 235.09 feet;  
 Thence North 29°17'30" West a distance of 244.10 feet to the southerly right of way of Sperber Lane;  
 Thence along said right of way with the following two (2) calls:  
 1) North 89°25'17" East a distance of 29.18 feet.  
 2) Along the arc of a curve to the left a distance of 62.85 feet having a central angle of 60°01'17" and a radius of 60.00 feet, the chord of which bears North 59°24'38" East a distance of 60.02 feet.  
 Thence South 53°22'00" East a distance of 341.26 feet to the said east line of the northwest one-quarter of the northeast one-quarter of Section 2;  
 Thence South 00°16'00" West a distance of 40.00 feet to the Point of Beginning.  
 AND LOTS 1 AND 2 BLOCK 2, SPERBER LANE MINOR SUBDIVISION as recorded May 19, 1993 in Plat Book 14, Page 112, at Reception No. 1639578 of the records of Mesa County, Colorado.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF SPERBER LANE MINOR SUBDIVISION, a subdivision in the City of Grand Junction, Mesa County, Colorado. That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:  
 \* All Multi-Purpose 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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots and 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 WHEREOF said owners have caused their names to be hereunto subscribed.

Alice Jessie Sperber  
 Alice Jessie Sperber  
Vincent R. Gray, Jr.  
 Vincent R. Gray, Jr.  
Jean Carole Gray  
 Jean Carole Gray

State of \_\_\_\_\_  
 County of Mesa )  
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Alice Jessie Sperber this 26th day of June, 2003 for the aforementioned purposes.  
Janette K. Garnett  
 Notary Public  
 My commission expires: 02/17/06

State of \_\_\_\_\_  
 County of Mesa )  
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Vincent Gray, Jr. and Jean Carole Gray this 26th day of June, 2003 for the aforementioned purposes.  
Janette K. Garnett  
 Notary Public  
 My commission expires: 02/17/06

**CITY APPROVAL**  
 This plat of REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 26th day of June, 2003.  
[Signature]  
 City Manager  
[Signature]  
 Mayor

**CLERK AND RECORDER'S CERTIFICATE**  
 State of Colorado )  
 County of Mesa )  
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:07 o'clock P. M., on this 16th day of July, 2003, A.D., and was recorded at Reception No. 2134526 in Plat Book 19 at Page 369, Drawer No. 00-14, Fees 10.12.  
 By: [Signature] Clerk and Recorder  
[Signature] Deputy

**SURVEYOR'S STATEMENT:**  
 I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying REPLAT SPERBER LANE MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable provisions of the State of Colorado to the best of my knowledge and belief. My commission expires on 02/17/06. I make no warranty or opinion as to ownership, lienholders, or quality of title.  
[Signature]  
 Dennis R. Shellhorn, C.S.  
 1639578  
 Colorado

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 hereon.

**REPLAT SPERBER LANE MINOR SUBDIVISION**  
 SECTION: NW1/4 NE1/4 S.2 T1N R1W M: UTE  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 tlc@tlwest.com  
 Date of Survey: 03/25/03 Field Surveyor: slg Revision Date: Jun 25, 2003  
 Drawn: bkb Checked: drs Approved: drs Job No. 0297-002  
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