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File 1978-0128
Date 10/2/00

Project Name: Peterson Subdivision - Minor

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-up Form	X	X	Drainage Plan
X	X	Review Sheets	X	X	Minor Subdivision Map
X		Minor Subdivision Application			
X		Final Plat Application			
X		Development Summary Form			
X		Deed			
X	X	Review Sheet Summary			
X	X	Improvement Location Certificate			
X	X	Handwritten Notes – no date			
X	X	Quit Claim Deed			
X	X	Property Profile			
X		Plat certification			
X	X	Letter from Kathy Portner to Kathy Deppe re: how Peterson Sub. can be used – 4/29/97			
X		Utilities Composite			

241-0934

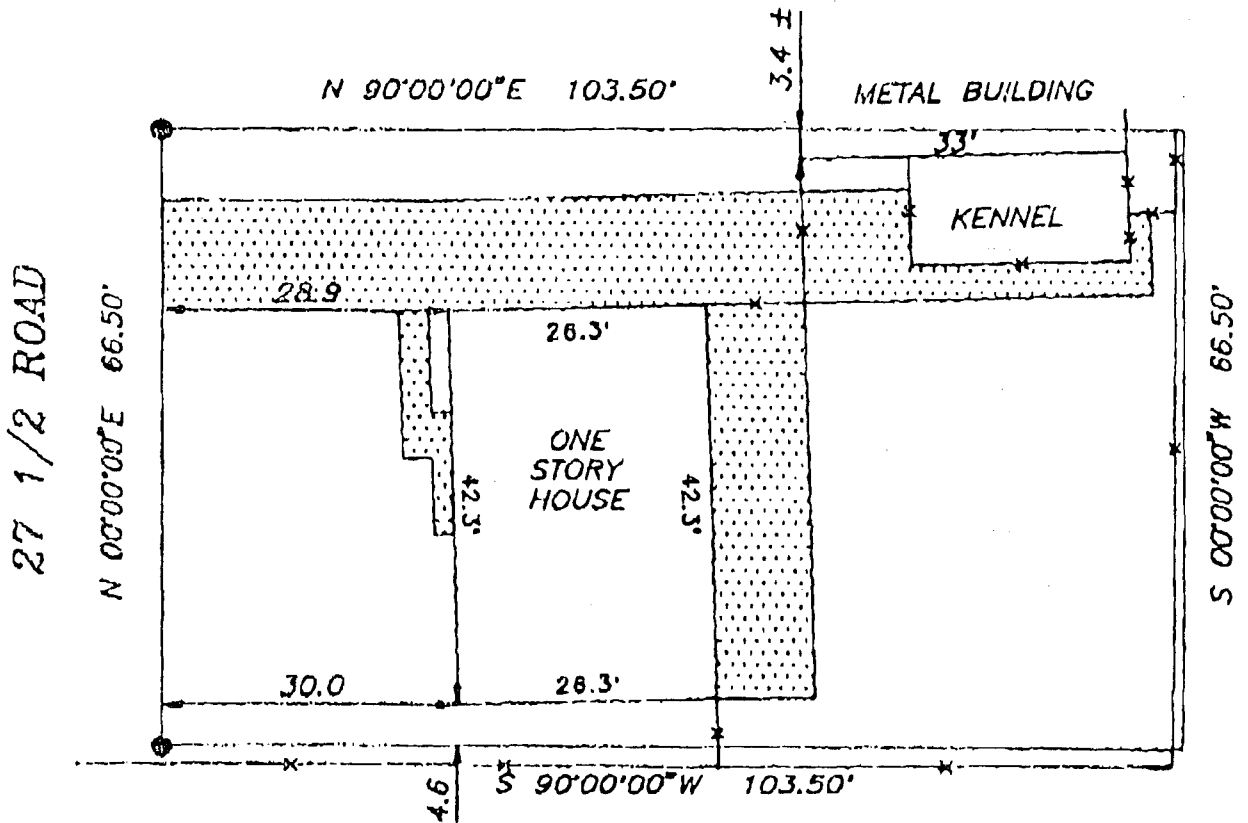
IMPROVEMENT LOCATION CERTIFICATE

284 27 1/2 ROAD, GRAND JUNCTION, COLORADO

LOT 3, PETERSEN SUBDIVISION, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

Bob



Qenna
 I would have no difficulty in insuring over the metal bldy encroachment
 Bob 7/29/91

NOTES: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Meridian Land Title
 COMMITMENT NUMBER 10886

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7-29-91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
 WILLIAM O. ROY P.L.S. 12901



7478

↑
N

SCALE: 1" = 20'

● = PINS FOUND
 ○ = PINS SET

CENTURY SURVEYING
 P.O. BOX 966, GRAND JCT., COLORADO 81602
 TELEPHONE 303-241-2667

FIELD WORK	D.J.-I.D.	DATE FIELD WORK	7-29-91
DRAWN BY:	W.R.	DATE DRAWN:	7-29-91

 **MERIDIAN LAND TITLE, INC.**

145 Grand Avenue • Suite D
Grand Junction, Colorado 81501 • (303) 245-0550

Agents for SECURITY UNION Title Insurance

1505

PROPERTY PROFILE

1505

3/14/91

When you sell, a fast and efficient title company will be important to the prompt closing of your transaction.
When you specify MERIDIAN LAND TITLE,

you'll receive professional title services and a nationally known insurance policy that's instantly acceptable to local lenders. Please ask for us!

PREPARED FOR
PRUDENTIAL MONUMENT
ATTN: KATHY DEPPE

APPARENT RECORD OWNER
LEE M. PETERSEN AND MARY L. PETERSEN, AS JOINT TENANTS
PROPERTY ADDRESS
288 27 1/2 ROAD GRAND JCT, CO

LEGAL DESCRIPTION

LEE WARRANTY DEED IN BOOK 1118 AT PAGE 871

DATE ACQUIRED

SEPTEMBER 6, 1977

DOCUMENTARY
TRANSFER
TAX STAMPS

\$4.92

ASSESSOR'S PARCEL NUMBER

2945-251-11-001
2945-251-11-002
2945-251-11-003

TAXES

2945-251-11-001 - \$702.49 NOT PAID
2945-251-11-002 - \$780.56 NOT PAID
2945-251-11-003 - \$591.27 NOT PAID

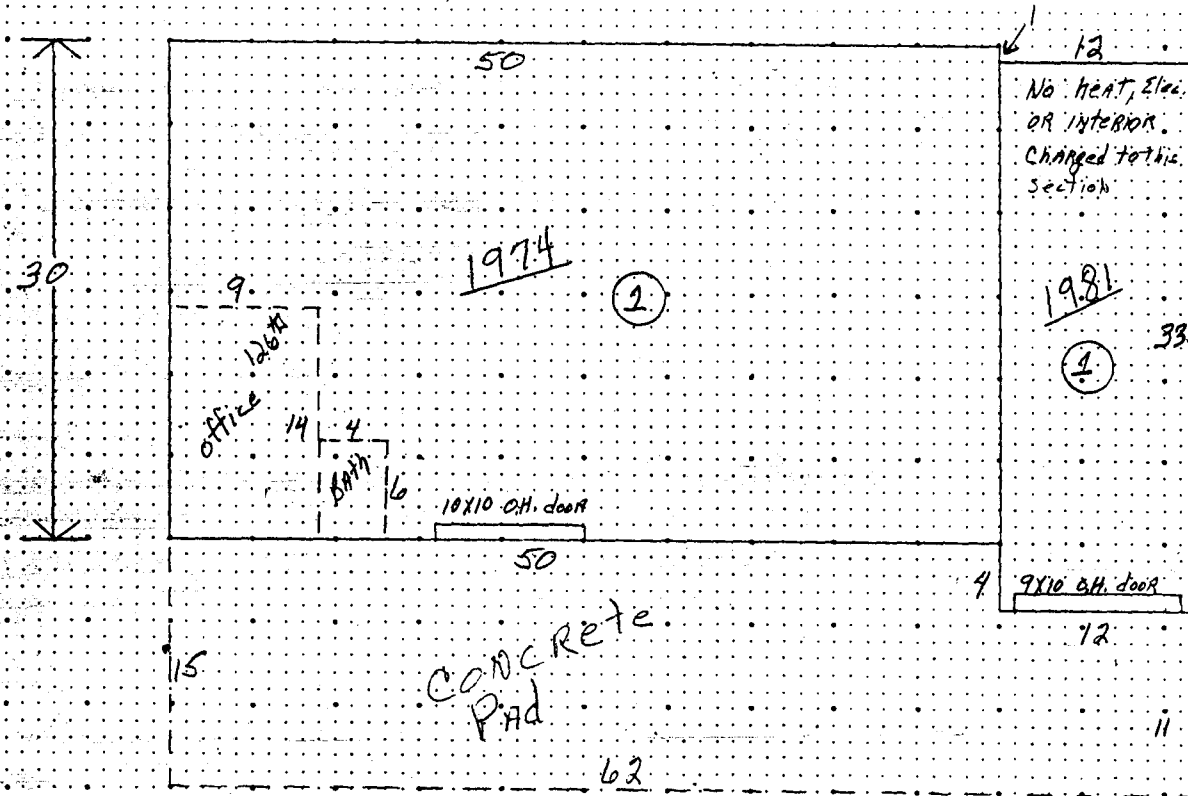
LES. Single Entry

TAX SCHEDULE
ENCLOSED

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD-RESIDENTIAL (AZ) CARD

(AA) TYPE NO. 1		(AN) DESIGN		(AV) APPRAISED BY:	(AW) DATE:	(AX) Date:		
COST TABLE REFERENCES		YEAR BUILT		Scale: 1" = 16'		Computed by:		
(AB) FIRST STORY M <input type="checkbox"/> F <input checked="" type="checkbox"/>		ADJUSTED YEAR				(AY) Reviewed by:		
(AC) BASEMENT Full <input type="checkbox"/> Pt. <input type="checkbox"/> No <input checked="" type="checkbox"/>		(AO) ROOMS				FIRST FLOOR		19 12 19
(AD) ABOVE FIRST M <input type="checkbox"/> F <input type="checkbox"/>		(AP) BEDROOMS				x =		
(AE) CARPORT 11 12 13		(AQ) BATHS				x =		
(AF) CARPORT ROOF Pitch <input type="checkbox"/> Flat <input type="checkbox"/>		FIRST FLOOR FIN. AREA		0		(BA) TOTAL		\$ 0 \$
(AG) GARAGE 11 12 13		ABOVE FIRST FIN. AREA		0		SECOND FLOOR AND ABOVE		
(AH) GARAGE WALL M <input type="checkbox"/> F <input type="checkbox"/>		BASEMENT FIN. AREA		0		x =		
(AI) Att. <input type="checkbox"/> Det. <input type="checkbox"/> Berm <input type="checkbox"/>		TOTAL FINISHED AREA		0		(BB) TOTAL		\$ 0 \$
		R.C.N./SQ.FT. FIN. AREA \$				(AJ) 11 12 13 HALF STORY/FIN. ATTIC		
		R.C.N.L.D./SQ.FT. FIN. AREA \$				x =		
(E) FOUNDATION		APPLIANCES AND MECHANICAL 19 19				(BC) TOTAL		\$ 0 \$
A Concrete <input checked="" type="checkbox"/>	(K) APPLIANCES	TYP	NO.	UNIT	COST	COST	(AK) 11 12 13 PARTIAL BSMT. (UNFIN.)	
B Block	A Cooking Top						x =	
C Stone	B Wall Oven						(BD) TOTAL	\$ 0 \$
D Brick	C Drop-in Range w/Oven						(AL) 11 12 13 FINISHED BASEMENT	
E Piers	D Hood (Standard)						x =	
F Mud Sills	E Hood, Custom Str.						(BE) TOTAL	\$ 0 \$
	F Hood, Custom Con.						APPLIANCES & MECHANICAL	
(F) EXTERIOR W.	G Electronic Oven						DOLLAR ADJUSTMENTS	
A Fr. Wd. or Sh <input checked="" type="checkbox"/>	H Electric B. B. Q.						N. Stn./Moss Rock	Area Unit
B Fr. Asbestos	I Double Oven						Framing Adj.	\$
C Fr. Stucco	J Central Vacuum						Roofing	
D Brick Veneer	K Intercom., AM-FM						Concrete Slab	1672 59 (21.2) ()
E Blk. Painted	L Intercom., AM						Carpet	() ()
F Blk. Stucco	M Intercom., Remote Sta.						(AM) 11 12 13 PORCHES, ETC.	
G Brk. on Brk/Blk	Z						Area Unit	
H Log	(L) PLUMBING						T 12 x 45	\$
I Metal	A Base							
J N.Stn./Moss Rk.	B 3 Fixture Bath							
Sq. Ft.	C 3/4 Bath							
	D 2 Fixture Bath							
(G) WINDOWS	E Lavatory							
	F Water Closet							
	G Bath Tub							
(H) ROOF & RFNG.	H Roman Tub							
A Flat	I Stall Shower							
B Shed	J Stall Shower, w/Door							
C Gable	K Kitchen Sink							
D Hip	L Water Heater							
E Gambrel	M Laundry Tray							
F Framing Adj.	N Disposal							
G Asphalt Shgs.	O Dishwasher							
H Wood Shk. Shgs.	P R. I., 3 Fixture Bath							
I Conc. Bar Tile	Q Separate Stack							
J Spanish Tile	R Sliding Tub Encl.							
K Sit./Moss Tile	S Water Softener							
L Built-Up	T Sauna Bath							
M Asbestos Shgs.	U Bidet							
Z								
(I) INTERIOR FIN.	(M) HEATING & COOLING	SQ. FT. UNIT						
A Unfinished	A Forced Air							
B Plastered	B Gravity							
C Drywall	C Hot Wtr. or Steam							
D Wallboard	D Bsmt. Hot Wtr. Heat							
E Plywood	E Electric							
F Hardwood Panl.	F Wall or Floor Furnace							
	G Air Cond. (In Ht. Ducts)							
	H Air Cond. (w/Dwn Ducts)							
(J) FLOORS & FLRG.	I Evaporative Coolers	NO. UNIT						
A Wood Joists	J Electronic Air Cleaners							
B Subfloor	K Humidifiers							
C Softwood Flrg.	L Elect. Wall Ht. - 750W							
D Hardwood Flrg.	M Elect. Wall Ht. - 1500W							
E Resilient Flrg.	N Attic Ex Fan (w/Timer)							
F Ceramic Tile	O Thru-Wall Air Cond.							
I Conc. Slab	Z							
Sq. Ft.								
J Carpet								
Sq. Ft.	TOTAL APPLIANCES & MECHANICAL	\$4742 \$						
(Z) OTHER ITEMS		EST. R.C.N.		REMARKS		TOTAL OTHER ITEMS		
A Fireplace				11' x 12' x 45' 9"				
B Yard Improvements				T 12 x 45				
C				F 12' x 45' x 1' Flat				
D								
E								
Z								
QUALITY ADJUSTMENT		DEPRECIATION		CARPORT				
(At Time of Construction) - +	Year of Appraisal 19 19	By		(BF) x				
(CA) Design (Maximum 2%)	(DA) Year Built 19 12	(DB) Year Remodeled		(BF) x				
(CB) Exterior (Maximum 3%)	(DC) % Remodeled	(DD) Adjusted Year Built		(BG) x				
(CC) Interior (Maximum 11%)	Normal % Good	(DE) Condition For Age		(BG) x				
(CD) NET VARIANCE (From Type) + 100 %	(DF) Functional Obsolescence	(DG) Economic Obsolescence		OTHER ITEMS				
TOTAL QUALITY ADJUSTMENT %	ADJUSTED % GOOD 100 %	REPLACEMENT COST NEW \$ 5 000 \$		ADJUSTED % GOOD %				
		ADJUSTED % GOOD 100 %		TOTAL R.C.N.L.D. \$ 5 000 \$				

180779



1500 sq ft old part

+ 396 sq ft New part

1896 Total Sq Footage

286-21 1/2 Rd

COMMERCIAL PROPERTY APPRAISAL RECORD

RSP-8 7-1-76

2945-251-11-002

AA) CITY OR TOWN _____ (ABA) SCHEDULE NO. _____ (DAI) MAP NO. _____ (DAF) TAX AREA _____ (AAA) PARCEL NO. CM

2945-251-11-002
PETERSON LEE M
MARY L
2858 B 1/2 RD
GRAND JCT CO 81503
TAC : 18100
ACRES :

TWP RANGE (DAA) TWP. NO.
(EAA) DESIRABILITY
(HAE) & (HAF) 300K OR PAGE (HAI) TYPE (HAB) DOC FEE
(I) CLERK'S NO. DEED

LOT 2 PETERSON SUB SEC 25 1S 1W

12000 Site



AND ATTRIBUTES	DATE OF IMPS:		Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED
BA PAVED ST.	Percent Built Up 100%		Apartment	Auto Agency		
BB GRAV. ST.	TREND		Offices	Medical Clinic		
BC UNIMPROVED	Improving	LOCATION IN BLOCK	Store	Nursing Home		
BD SIDEWALK	Static		Rstrnt-Tavern	Warehouse		
BE CURB & GUT	Declining		Motel			
BF ST. LIGHTS	Blighted		Motor Motel			

BG ALLEY	LAND VALUE CALCULATIONS										APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION				
CA PUBLIC WAT.	DATE	(GBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES TIME	ADJUSTMENT LOCATION	FACTORS OTHER	COMPOSITE	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE	LOCATION & DESIRABILITY	FUNCTIONAL USE	RCNLD	COMPARISON
CB WELL WAT.		Site									3000				
CC PUB. SEWER		70x110 = 7700	@ 1.75 = 13,475							51076	1400				
CD SEW. SYSTEM	1989	70x110 = 7700	@ 1.00 = 7700								6900				
CE NAT. GAS	Consideration of the amount of time required to recognize Potential Value Yrs. Est. Potential Value \$														
CF ELECTRICITY	COST APPROACH														
IDA LEVEL	DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAN) RCNLD	LAND VALUE	TOTAL VALUE	INCOME APPROACH	APPR. VALUE FOR LOAN	FINAL ESTIMATE	OF VALUE	
DB HIGH	83	71917						15240							
DC STEEP															
DD LOW															

DE SLOPING	MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)										ACTUAL VALUE			ASSESSED VALUE		
DF HILLY	SALES REFERENCE NAME/NO.	IND. VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(FBC) IMPS	TOTAL	LAND	IMPS	TOTAL			
DH RET. WALL	991 Land - 7700	@ .50 =				3850	80	7410	10220	17630	720	3010	5740			
EA REPRESENTATIVE SHAPE																
EB IRREGULAR SHAPE																
EC CUR-DE-SAC																
ED CORNER LOT																
EE VIEW																
EF NON ST. FRONT																

91 Land 3850 89 7700 23,340 51040 2220 6770 19000

Peterson Sub. - ~ 1970s
at time of sub. - house &
garage on one lot
2nd lot - metal bldg ^{water & sewer} connected to
lot 1
3rd lot - built a house
1979
metal building encroached
onto lot 3
metal bldg built in 1974
1981 - added single car garage to
metal bldg - resulting
in a 3.4' encroachment
Proposing an easement to have bldg
on adjacent property

Current potential buyer
wants to store personal
items - ie boats, RV etc.

Can it be used & how?
Can it be converted to a
home if it doesn't
mt setbacks?

lot 70' x 110'
bldg 50' x 30' plus add.
15' x 33'
1896 s.f. total

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599



April 29, 1997

Kathy Deppe
Remax 4000
Via Fax: 241-4015

Re: Lot 2, Peterson Subdivision

Dear Kathy:

This is in response to your inquiry as to how Lot 2, Peterson Subdivision can be used. This property was a part of a 3 lot subdivision recorded in 1978. At the time of the subdivision, lot 1 contained a single family house and garage and lot 2 contained a large garage/shop building toward the rear of the property. Lot 3 was vacant. The garage/shop building on lot 2 was originally built as an accessory structure to the house on lot 1 prior to subdivision.

The property is currently zoned RSF-8. The uses allowed in RSF-8 are single family homes and accessory buildings. Since this subdivision was approved with an accessory building existing on lot 2 without a residence, a residence will not be required on lot 2 to use the accessory structure. However, the use of the existing accessory building on lot 2 is limited to those uses allowed in a single family zone. Therefore, the building could be used for anything a residential garage could be used for, such as parking vehicles owned by the owner of the lot, or other storage of items owned by the lot owner.

I also understand that there was an addition done to the building on lot 2 that encroaches onto lot 3. The addition did not exist at the time of the subdivision. I must assume that it was done without a building permit since it does not meet the required setbacks of the zone, and worse, actually crosses the property line. The correct way to fix the encroachment is to remove the addition or do a lot line adjustment to move the property line between lot 2 and 3.

I hope this clarifies how the property can be used. Please call me at 244-1446 if you have other questions.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Katherine M. Portner
Acting Community Development Director

REVIEW SHEET SUMMARY

FILE # 128-78

ITEM PETERSON SUBDIVISION (MINOR) - FINAL

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
12-12-78	CITY ENG.-RISH	(1) Obtain power of attorney for full-street improvements on 27½ Road. (2) Half ROW for current street stds. would be 27½ ft. Should we ask for the plat to be revised from 25' to 27.5'?
12-12-78	FIRE DEPT.	Okay to approve. Water in area meets Fire Flow Requirements.
12-14-78	UTE WATER	Water service is Ute Water, served through West Orchard Mesa Bulk, and distributed by the City of Grand Junction.

PLANNING DEPARTMENT

Recommend approval based on staff/review comments.

CITY COUNCIL

Approved subject to Planning Commission recommendation.

