

Acres _____
Units _____
Density _____

ACTION SHEET

File # 74-79
Zone RIA
Tax Area Code _____

Activity Zoning of Portions of Crestview Annexation
Phase (EPA HOLDING ZONE)

Date Submitted _____ Date Neighbors Notified _____
Date Mailed Out _____ Date CIC/MCC Legal Ad _____
PC Hearing Date _____

Review Agencies _____ Review Period - Return By _____

- | <u>Send</u> | <u>Send</u> |
|-----------------------------------|-------------------------------------|
| _____ COUNTY ROAD DEPARTMENT | _____ FIRE _____ |
| _____ COUNTY HEALTH DEPARTMENT | _____ IRRIGATION _____ |
| _____ COUNTY SURVEYOR | _____ DRAINAGE _____ |
| _____ COMTRONICS | _____ WATER (UTE, CLIFTON) _____ |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER _____ |
| _____ MOUNTAIN BELL | _____ CITY ENGINEER/UTILITIES _____ |
| _____ PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | _____ |
| _____ STATE HIGHWAY | _____ |
| _____ STATE GEOLOGICAL | _____ |
| _____ STATE HEALTH - RADIOLOGICAL | _____ |
| _____ TRANSAMERICA TITLE | _____ |

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GPC</u>	<u>8-28-79</u>	<u>REC APP</u>
<u>CC</u>	<u>9/19/79</u>	<u>CONSENT AGENDA - APP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Common Location From F¹/₄ to F¹/₂ Roads, and From 27¹/₄ to 27¹/₂ Roads

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication
_____ Power of Attorney
_____ Dev. Schedule

2945-013-00-048

13700

00 00 00

1.00

PARCEL NUMBER

T.A.C.

LAMM EDWIN B

~~CE~~

637 27 1/2 RD RT S

GR JCT COLO

81501

BEG 5241.07FT W 100 FT FR NE COR NE 1/4 SEC 1 16 1W
1839FT N 182.26FT E 182.26FT TO BEG

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
KAHLE, HELEN A. & JUDITH LYN	1020	750-53	9/20/74	AGREEMENT	NO FEE
KAHLE, HELENE A. & JUDITH LYN	1020	31	8/19/75	WD	\$57,500

2945-013-00-004

13700

6.00

PARCEL NUMBER

T.A.C.

ULIBARRI JOE A & D V

637 27 1/2 RD

GR JCT COLO

81501

BEG 483FT N & S 88DEG15MIN W 369.78FT OF SE COR NE4SW4
SEC 1 1S 1W N 44DEG15MIN W 76.08FT N 19DEG W 143.46FT
N 8DEG30MIN W 106.16FT N 76DEG30MIN W 141.1FT TO C OF
DN S 65DEG23MIN W ALG DN 252.21FT S 53DEG36MIN W
171.96FT TO W LI E2W2NE4SW4 S 251.29FT TO C OF DN S
70DEG11MIN E ALG DN 421.28FT N 64DEG43MIN E 39.6FT N
29DEG43MIN E 243.61FT N 53DEG54MIN E 89.05FT TO BEG

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS

2945-013-00-001

13700

.25

PARCEL NUMBER

T.A.C.

PARKER ARTHUR E & L M

648 27 ~~RD~~ ^{1/4} RD

GR JCT COLO

81501

(TO 5/12/76)

E2W2NE4SW4 SEC 1 1S 1W N OF LTL 2 B B & U S R S EXC N
40FT FOR RD

74-79 ZONING OF PORTIONS OF CRESTVIEW ANNEX

Petitioner: Development Department staff. Location: From F.25 to F.50 Roads, and from 27.25 to 27.50 Roads. Zoning of that portion of Crestview Annex not included in Crestview Subdivision or Crestview Townhomes to single family residential uses at approximately 4 units/acre.

All of Crestview Annex described as the Northeast one quarter Southwest one quarter Section 1, Township 1 South, Range 1 West, U.M.; except

PARCEL A

Lot 27 of Crest View Subdivision

PARCEL B

Beginning at the Southeast Corner (SE Cor) of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian; Thence North $80^{\circ}47'52''$ West along the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1 with all bearings contained herein being relative thereto a distance of 990.59 feet; Thence North $00^{\circ}01'40''$ East 338.56 feet; Thence South $70^{\circ}09'26''$ East 422.20 feet; Thence North $64^{\circ}34'00''$ East 39.60 feet; Thence North $29^{\circ}43'00''$ East 234.61 feet; Thence North $88^{\circ}15'00''$ East 251.70 feet; Thence South $00^{\circ}02'48''$ West 140.59 feet; Thence South $89^{\circ}10'08''$ East 190.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1; Thence South $00^{\circ}02'40''$ West along said East line of Section 1 a distance of 283.85 feet to the Point of Beginning. Except the East 33.00 feet for road right-of-way.

AND EXCEPT:

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor.) of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1; Thence North $00^{\circ}01'20''$ East along the West Line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, with all bearings contained herein being relative thereto, a distance of 350.49 feet to the True Point of Beginning; Thence continuing North $00^{\circ}01'20''$ East along the West Line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, a distance of 714.21 feet; Thence Northeasterly along the Government Canal Lateral No. 2 to a point on the North Line of the Southwest Quarter (SW 1/4) of said Section 1 by the following six courses:

North 47°56'11" East, 115.06 feet
North 86°34'29" East, 210.31 feet
North 57°07'05" East, 33.08 feet
North 25°46'11" East, 42.66 feet
North 71°06'23" East, 306.77 feet
North 00°00'00" East, 6.43 feet

Thence South 89°49'58" East along the North Line of the Southwest Quarter (SW 1/4) of said Section 1, a distance of 359.47 feet; Thence South 00°03'02" West, 177.02 feet; Thence South 54°26'00" West, 67.36 feet; Thence South 22°31'00" East, 27.97 feet; Thence South 90°00'00" East, 151.79 feet; Thence South 00°02'40" West, 239.00 feet; Thence South 90°00'00" East, 182.26 feet; Thence South 00°02'40" West along a line parallel to, and 40.00 feet West of the East Line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 1, a distance of 357.29 feet; Thence South 88°15'00" West, 329.76 feet; Thence North 44°15'00" West, 76.08 feet; Thence North 19°00'00" West, 143.46 feet; Thence North 08°30'00" West, 106.16 feet; Thence North 76°30'00" West, 142.54 feet; Thence Southerly along the Centerline of a wash to a point on the East Line of the East Quarter of the Northeast Quarter of the Southwest Quarter (E 1/4 NE 1/4 SW 1/4) of said Section 1 by the following two courses:

South 65°23'00" West, 251.42 feet
South 53°36'00" West, 171.96 feet

Thence South 00°01'40" West along the East Line of the East Quarter of the Northeast Quarter of the Southwest Quarter (E 1/4 NE 1/4 SW 1/4) of said Section 1, a distance of 251.29 feet; Thence North 87°43'47" West along the centerline of a ditch 330.48 feet to the True Point of Beginning, containing 18.206 acres more or less.