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File 1991-0033

Name: 268 West Parkview Drive - Easement Vacation

P r e s e n t	S c a n n e d	<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, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
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DOCUMENT DESCRIPTION:

X	X	Action Sheet	X	X	Improvement Location Certificate - 7/26/91
X	X	Review Sheet Summary Sheet Comments	X	X	Unsigned Utility Easement - (cannot find original)
X	X	Hand-drawn map of property			
X	X	Letter from Katherine Portner to Jeanie Vaughn re: verification that a request to vacate an easement along the NE property line of lot 17, Block 6 of Parkview Sub. has been submitted - 5/3/91			
X	X	Letter from Melvin L. Way to Planning re: giving an easement for service as needed for utilities - 5/23/91			
X		Legal Ad - 5/28/91			
X	X	City Council Workshop Agenda for 6/3/91, 7/3/91			
X	X	Planning Commission Minutes - ** - 6/4/91			
X		Planning Commission Workshop Agenda for - 6/4/91			
X	X	Utility coordinating committee approved easement vacation - 7/10/91			

A



Receipt # 4177
Date Rec. 5/2/91
Received By [Signature]

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Remove #33 91
from Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input checked="" type="radio"/> Vacation			NE corner of lot 17 blk 6 Parkview Sub	RSF-8	<input type="radio"/> Right-of-way <input checked="" type="radio"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

Name: Jeanie Vaughn
 Address: 268 W. Parkview DR
 City/State: Grand Jct, Colo.
 Business Phone #: 243-3203

Name: Jeanie Vaughn
 Address: 268 W. Parkview DR
 City/State: Grand Jct, Colo.
 Business Phone #: 81503

Note: Legal property owner is owner of record on date of submittal. 242-6057



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 & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



x Jeanie Vaughn
Signature of person completing application Date 5-2-91

x Jeanie Vaughn
Signature of property owner(s) - attach additional sheets if necessary

2945-252-19-026

Kimerly Smatla
624 28th Ave.
Spokane, Wash. 99203

"028

Scott LeCrone
263 E. Parkview Dr.
Grand Jct, Colo. 81503

"015

Quintana Gilbert
264 W. Parkview Dr.
Grand Jct, Colo. 81503

"004

Narlin Akers
267 E. Parkview
Grand Jct, Colo. 81503

"023

Narlin Akers
267 E. Parkview Dr.
Grand Jct, Colo. 81503

"024

Donald Magoffin
266 W. Parkview Dr.
Grand Jct, Colo. 81503

"002

Narlin Akers
267 E. Parkview Dr.
Grand Jct, Colo. 81503

"002

Narlin Akers
267 E. Parkview Dr.
Grand Jct, Colo. 81503

"001

Rocky L. Cesario
269 E. Parkview Dr.
Grand Jct, Colo. 81503

"019

Gary Beaird
271 E. Parkview Dr.
Grand Jct, Colo. 81503

2945-252-18-008

Peggy L. Gisin
265 1/2 Parkview
Grand Jct, Colo. 81503

Bruce Johnson
267 W. Parkview Dr.
Grand Jct, Colo. 81503

"006

Jo Neil Masters
P.O. Box 649
Palisade Colo. 81526

"005

James G. Tillman
269 1/2 W. Parkview Dr.
Grand Jct, Colo. 81503

"034

Larry Dangler
3134 W. Parkview Ct.
Anaheim, Ca. 92804

"032

James G. Tillman
273 W. Parkview Dr.
Grand Jct, Colo. 81503

"033

James G. Tillman
273 W. Parkview Dr.
Grand Jct, Colo. 81503

~~2945-252-19-002~~

2945-252-19-018

Hazel Cherry
270 W. Parkview Dr.
Grand Jct, Colo. 81503

2945-252-20-009

Robert H. Wilkins
262 E. Parkview Dr.
Grand Jct, Colo. 81503

"008

Tony Tonario
264 E. Parkview Dr.
Grand Jct, Colo. 81503

"007

John Goodnaughn
266 E. Parkview Dr.
Grand Jct, Colo. 81503

"006

Frank H. Miller Jr.
1911 E. Lawn
Durango Colo. 81301

"005

Michael Maranbille
268 E. Parkview Dr.
Grand Jct, Colo. 81503

"004

Dennis L. Murdie
268 E. Parkview Dr.
Grand Jct, Colo. 81503

"003

Rudy Gonzales
270 E. Parkview Dr.
Grand Jct, Colo. 81503

"014

Joseph Shook
272 E. Parkview Dr.
Grand Jct, Colo. 81503

2945-252-17-015

James Tillman
269 1/2 W. Parkview Dr.
Grand Jct, Colo. 81503

"004

Marlin R. Street
257 Sherman Dr.
Grand Jct, Colo. 81503

- #1. For Public Service to VACATE easement
Running underneath GARAGE OF Residence At
268 West PARKview DR., Grand Jet, Colo 81503
- #2 At 268 West PARKview DR.
- #3 AS SOON AS possible - property has been sold -
Unable to get title insurance without VACATION
- #4 268 West PARKview DR Lot #17
- #5 I know of no other utilities in this easement.
Public Service has stated that they have no use
for this easement, at this time or in the future
- #6 none
- #7 Jeanne Vaughn bought the above property
in 1986 - V.A. loan - without being advised
of easement running underneath garage.
- #8 Not applicable

#33 91

Original
DO NOT Remove
From Office



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

May 3, 1991

Jeanie Vaughn
268 W. Parkview Dr.
Grand Junction, CO 81503

Dear Ms. Vaughn:

This is to verify that a request to vacate an easement along the northeast property line of lot 17, block 6, Parkview Subdivision has been submitted to the Grand Junction Community Development Department. The request will be considered by the Planning Commission on June 4, 1991 for their recommendation to City Council. City Council will make a final decision on the request at their June 19th meeting.

Sincerely,

Katherine M. Portner
Senior Planner

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. #33-91 TITLE HEADING: EASEMENT VACATION

ACTIVITY: Request for an Easement Vacation at Lot 17, Blk 6 Parkview Subdivision

PETITIONER: Jeanie Vaughn

REPRESENTATIVE:

LOCATION: Lot 17, Block 6 Parkview Subdivision

PHASE: Final ACRES:

**PETITIONER'S ADDRESS: 268 W. Parkview
Grand Junction, CO 81503**

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner (303) 244-1446

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

CITY FIRE DEPARTMENT 05/03/91
George Bennett 244-1400

The Fire Department doesn't have a problem with this easement vacation.

CITY UTILITY ENGINEER 05/03/91
Bill Cheney 244-1590

No comment or objection.

PUBLIC SERVICE 05/07/91
Carl Barnkow 244-2658

GAS & ELECTRIC: No objections to vacation.

PAGE 2 OF 2

UTE WATER 05/10/91
Gary R. Mathews 242-7491

No objections.

CITY ENGINEER 05/15/91
Don Newton 244-1559

No objection.

U.S. WEST 05/17/91
Leon Peach 244-4964

OK to vacate easement.

COMMUNITY DEVELOPMENT 05/21/91
Kathy Portner 244-1446

The original plat of Parkview Subdivision, dated 03/24/46, showed the 10 foot easement on Lot 19, not 17. The amended plat, dated 06/24/46, shows the 10 foot easement on Lot 17 instead of 19.

The existing garage does not meet the required 3 foot side yard setback, but is allowed to remain. A portion of the garage would still be in the easement even if it met the setback. A new structure would be required to meet the setback and not encroach into the easement.

Staff is not aware of any utilities in the existing easement. We understand, however, that there is an irrigation line across the south end of Lot 19 to serve Lot 18. An easement no longer exists for that line. Therefore, in order to vacate the easement across Lot 17 (which could serve Lot 18), an easement must be dedicated across Lot 19 for the irrigation line.

The proposed vacation complies with the criteria set forth in Section 8-3 of the Zoning and Development Code, if an alternate easement is provided across Lot 19.

MISSING COMMENTS FROM: County Planning
Orchard Mesa Drainage & Irrigation
City Property Agent
City Attorney

The Utility Coordinating Committee has reviewed and approved the easement vacation along the northeast property line of lot 17, block 6, Parkview Subdivision in the City of Grand Junction (City development file #33-91).

John R. Ballagh
Chairman

July 10, 1991
Date

Scott Williams
PAM 242-8234

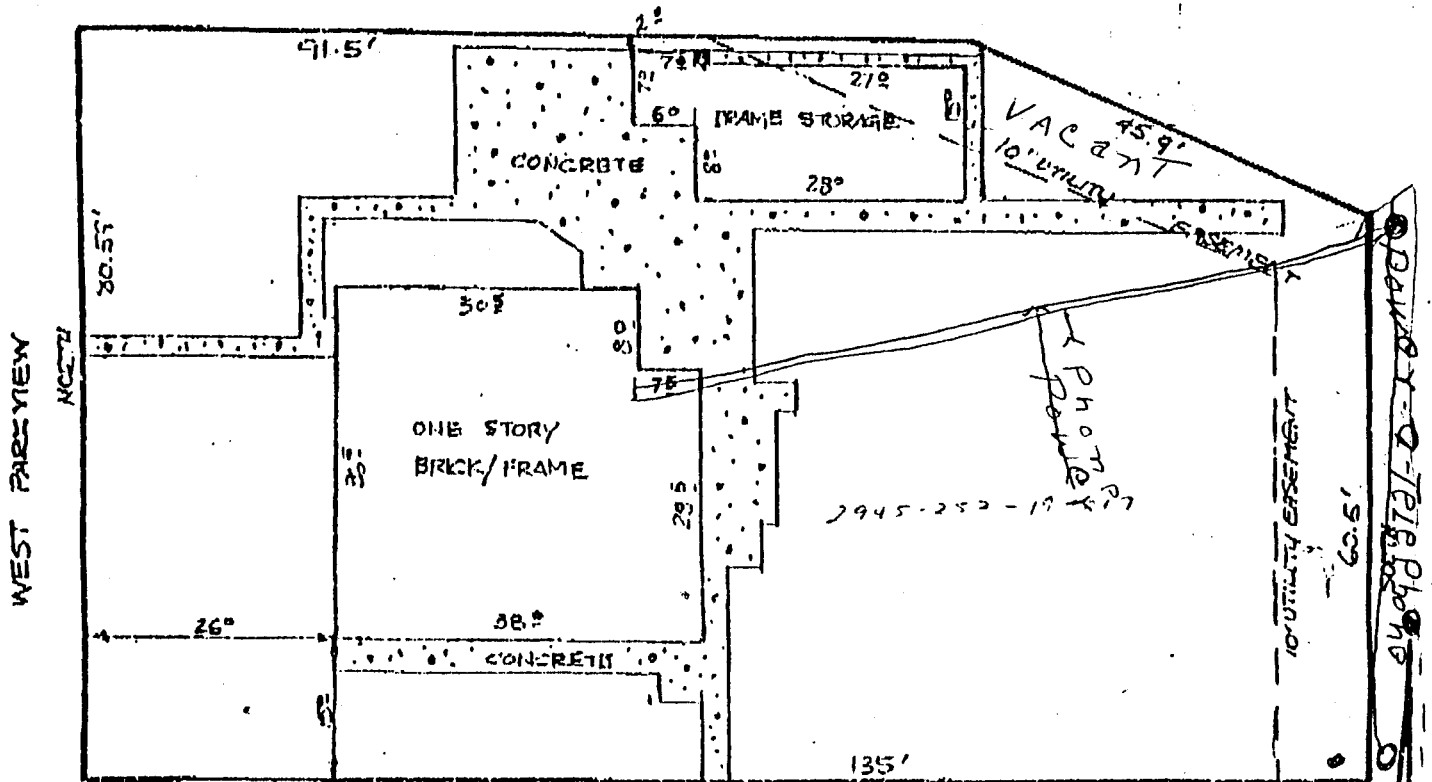
IMPROVEMENT LOCATION CERTIFICATE

268 WEST PARKVIEW DRIVE, GRAND JUNCTION,

LOT 17 IN BLOCK 6 OF PARKVIEW SUBDIVISION, ACCORDING TO THE AMENDED PLAT THEREOF,
MESA COUNTY, COLORADO.
Abstract & Title #890056

Way Acct.

Melvin Way - 241-0629 (H)
244-1054 or 1053



SCALE: 1 INCH = 20 FEET

#33 91

Remove
from Office

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
F.U.S. Mortgage Corp., 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED
PARCEL ON THIS DATE 4/26/91 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.

• FOURD P11

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770

SURVEYIT

PHONE:
303-245-3777

SURVEYED BY:

K.G.

DRAWN BY:

L.T.

REVISION:

by GLENN

DATE SURVEYED:

4-25-91

DATE DRAWN:

4-26-91

SCALE:

1" = 20'

MAILING:
2004 NORTH 12th
SUITE 7
GRAND JUNCTION, CO. 81501



ITEM: #33-91 Easement Vacation

PETITIONERS: Jeanie Vaughn

PROPOSAL: Easement Vacation

PRESENTED BY: David Thornton

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

APPROVAL: "Mr. Chairman, on item #33-91, a request for an easement vacation in an RSF-8 Zone, I move that we forward this on to City Council with the recommendation of approval subject to the condition that an alternate easement across Lot 19, Block 6 of the Amended Plat of Parkview Subdivision be dedicated."

A-0

DENIAL: "Mr. Chairman, on item #33-91, a request for an easement vacation in an RSF-8 Zone, I move that we recommend denial for the following reasons." (STATE REASONS)



ACRES _____ FILE NUMBER **#33 91**
 UNITS _____ **VACATION** ZONE **RSF-8**
 DENSITY _____ TAX SCHEDULE # **2945-252-19-017**
 ACTIVITY **Vacation of Easement**
 PHASE **Final**
 COMMON LOCATION **NE corner, lot 17, blk 6 Parkview Sub 268 W. Parkview**
 DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 DAY REVIEW PERIOD _____ RETURN BY _____
 OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

12 Review Agencies plus Planning Commission (7) & City Council (11)

REVIEW AGENCIES	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
● Planning Department ✓	●	●						●	●																								●
● City Engineer ✓ X	●	●																															
○ Transportation Engineer	●	●																															
○ City Parks/Recreation	●	●																															
● City Fire Department ✓ X	●	●																															
○ City Police Department	●	●																															
● County Planning ✓	●	●																															
○ County Engineer	●	●																															
○ County Health	●	●																															
○ Floodplain Administration	●	●																															
○ G.J. Dept. of Energy	●	●																															
○ Walker Field	●	●																															
○ School District	●	●																															
● Irrigation Orchard Mesa Drainage	●	●																															
○ Drainage	●	●																															
● Water (Ute, Clifton) ✓ X	●	●																															
○ Sewer Dist. (FV, CGV, OM)	●	●																															
● U.S. West ✓ X	●	●																															
● Public Service (2 sets) ✓ X	●	●																															
○ State Highway Department	●	●																															
○ State Geological	●	●																															
○ State Health Department	●	●																															
● City Property Agent ✓	●	●																															
● City Utilities Engineer ✓ X	●	●																															
● City Attorney ✓	●	●																															
○ Building Department	●	●																															
○ DDA	●	●																															
✓ ● GJPC (7 packets) Planning Comm.	●	●																															
✓ ● CIC (11 packets) City Council	●	●																															
○ Other	●	●																															
○																																	
○																																	
○																																	

TOTALS

BOARDS	DATE	
P.C.	6-4-91	Approved 4-0 subject to the condition that an Alternate easement across lot 19, Block 6 of the Amended Plat of Parkview subdivision be dedicated.
C.C.	6-5-91	Approved
STAFF		

APPLICATION FEE REQUIREMENTS
 \$200.00 payable to City of G.J. at time of submittal



WEST PARKVIEW

Lot 18

Lot 19

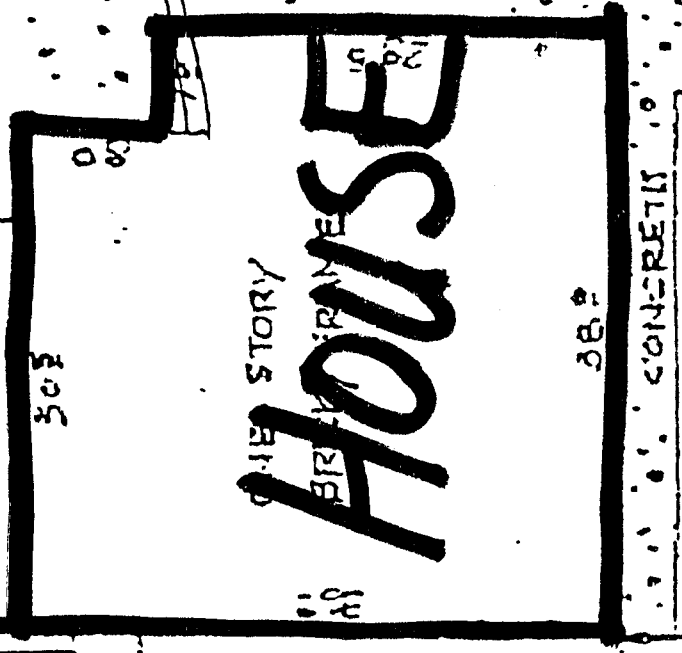
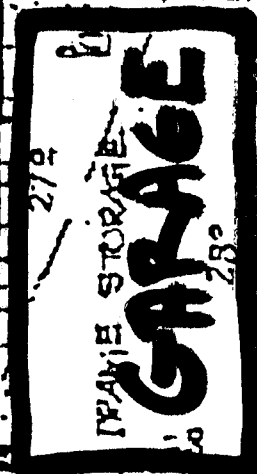
Lot 1

Lot 2

Lot 17

Lot 16

Lot 3



PROPOSED ALTERNATE
10' EASEMENT

VAC 27'0"
10' UTILITY

PHONE
POWER

2945-252-19

10' UTILITY EASEMENT

60.5'

POWER & TELEPHONE

SCALE: 1 INCH = 20 FEET

#33-91

#5391

135'

26°

41.5'

60'

72'

27'

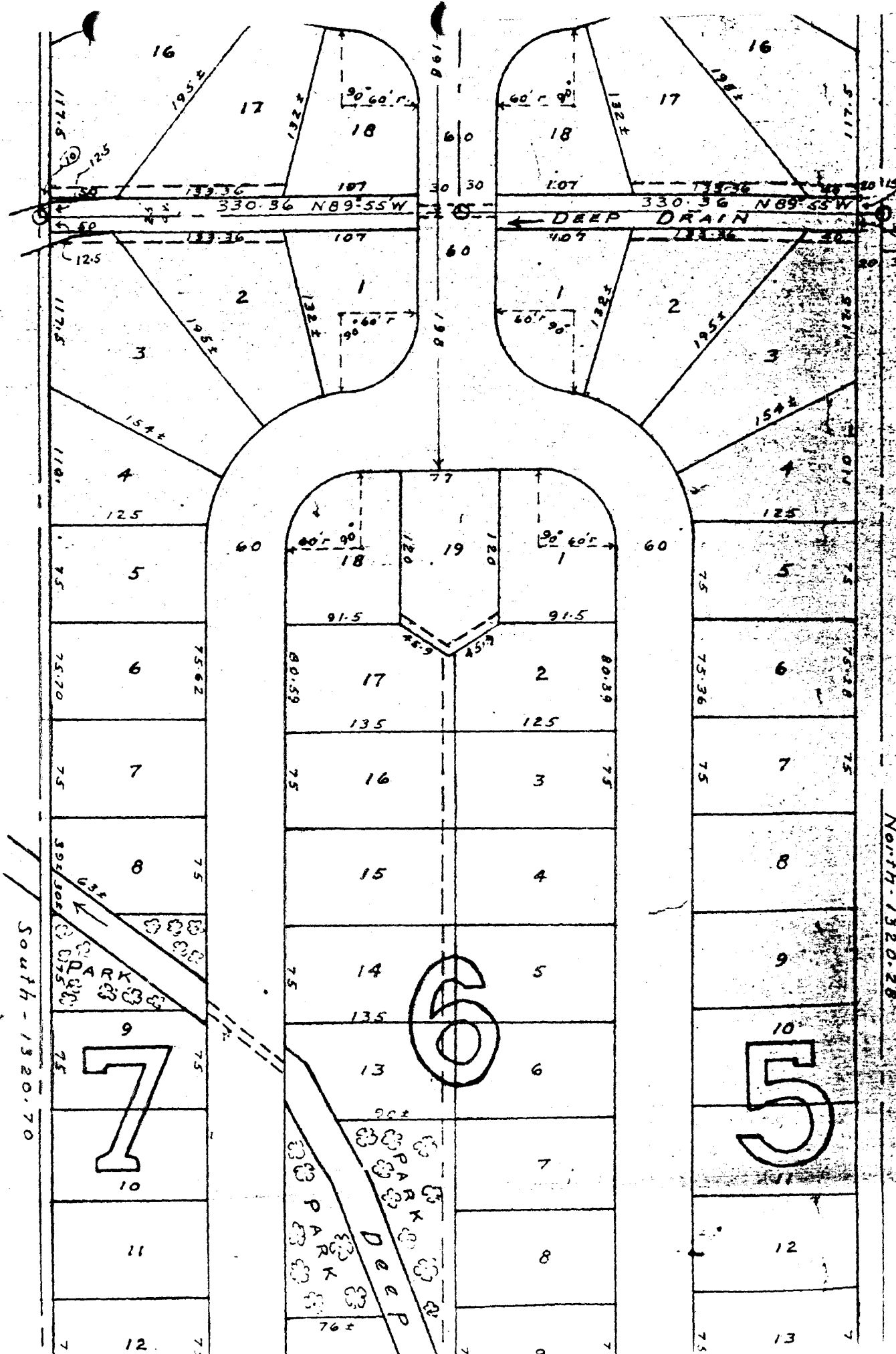
28'

30'

38'

30.5'

WEST PARKVIEW



APPROVED MARCH 25 1946, MESA COUNTY PLANNING COMMISSION

BY *[Signature]*
CHAIRMAN

MARCH 25, 1946.

THIS PLAT OF THE PARKVIEW SUBDIVISION IS ACCEPTED FOR FILING SUBJECT TO THE OBLIGATION TO MAINTAIN ONLY EXISTING COUNTY HIGHWAYS SHOWN HEREON.

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

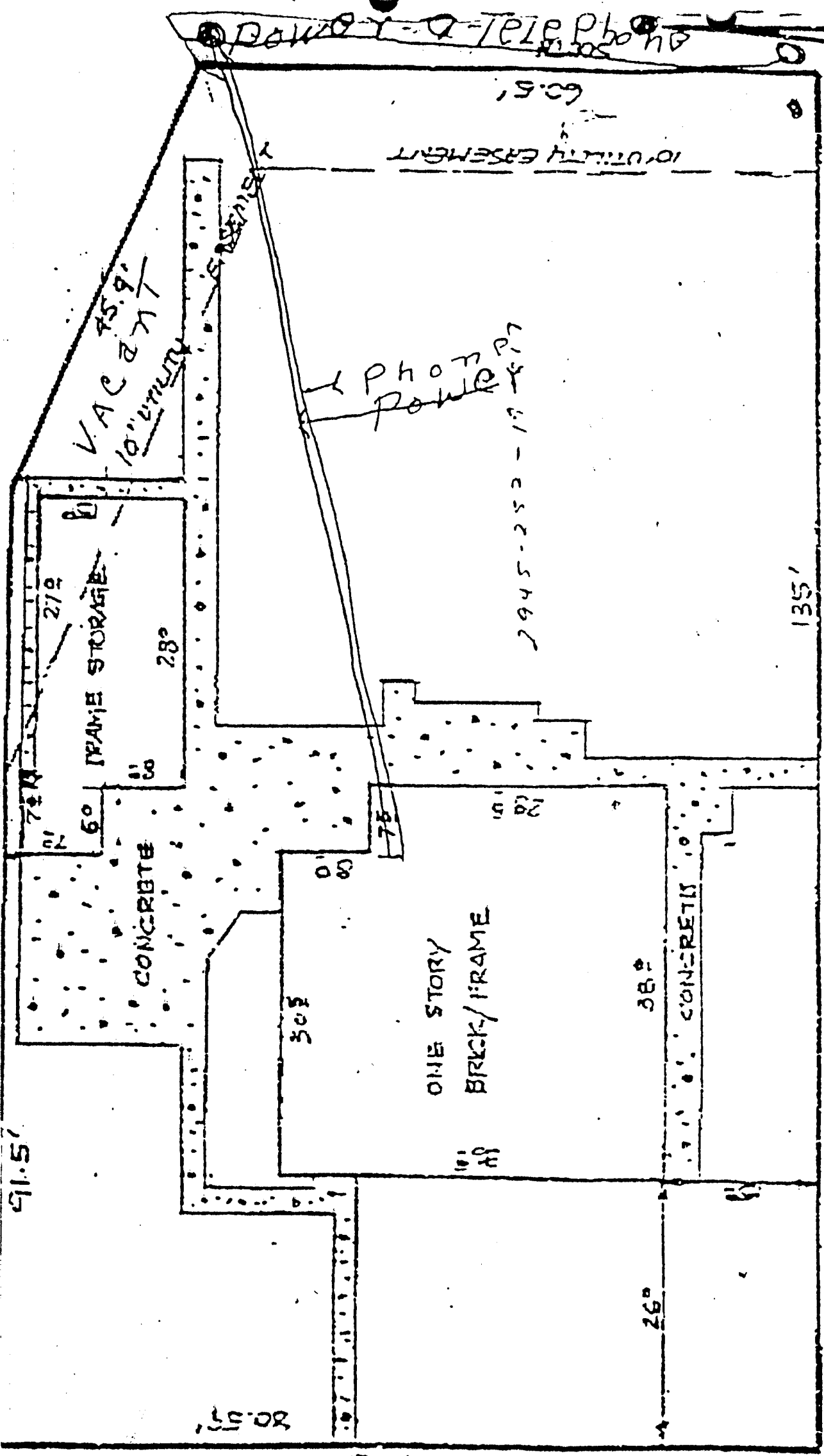
[Signatures]
W. J. Brown

DATED 3-25-46

ATTEST *[Signature]*

DEPUTY COUNTY CLERK

Note: Design of plat based on FHA sketch. Boundaries based on closed traverse computation in corners of ~~5~~ and providing for necessary 10 easements (shown on plat by broken lines). All lots, unless otherwise shown are 75 x 125 feet exclusive of easement and contain an area of 9375 sq. ft.



SCALE: 1 INCH = 20 FEET

WEST PARKWAY
KCM

G

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

Lot 17 in Block 6 of PARKview Subdivision,
Recorded in Book 7, Page 6 of Plats, in the
Office of the Clerk and Recorder of
Mesa County, State of Colorado, together
with the improvements thereon situate,
known as and numbered 268 West PARKview.

#33 91

Original
to be removed
from Office

MAY 23 91

To all concerned:

I MELVIN L WAY do hereby
give an easement on my northeast corner
lot #17 along lot #18 in pochner
subdivision. This easement is for service
as needed for work on water lines

Thank you

Melvin L Way
268 WEST PARK Ave. W
GRAND Jct COLO.

Gary L. Beaird and Linda J. Beaird
whose address is 271 E. Parkview Drive
County of Mesa, and State of
Colorado, for the consideration of

Ten (\$10.00) Dollars, in hand paid,

hereby sell(s) and quit claim(s) to The City of Grand Junction,
a municipal corporation
whose address is 250 North 5th Street

County of Mesa, and State of Colorado, the following real
property, in the County of Mesa, and State of Colorado, to wit:

*Kathy -
Attached is an
"original" deed that
should have this
info together with
the legal typed in.
Don't forget to
attach the "Exhibit
A" to the deed.
Jim*

also known as street and number
with all its appurtenances

Signed this _____ day of _____, 1991

Gary L. Beaird

Linda J. Beaird

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this
day of _____, 1991, by Gary L. Beaird and Linda J. Beaird

My commission expires
Witness my hand and official seal

Notary Public.

A Permanent Easement for utilities and irrigation purposes on, along, over, under, through and across the following described portion of Lot 19, Block 6 of the Amended Plat of Parkview Subdivision located in the NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Beginning at the Southwest corner of said Lot 19, thence North along the West line of said Lot 19 a distance of 11.92 feet;
thence S 57°00'41" E a distance of 56.85 feet to a point in the Southeasterly line of said Lot 19;
thence S 57°00'41" W along said Southeasterly line a distance of 10.95 feet to the Southernmost point of said Lot 19;
thence N 57°00'41" W along the Southwesterly line of said Lot 19 a distance of 45.9 feet to the Point of Beginning,

as shown on the attached Exhibit "A".

Gary L. Beaird and Linda J. Beaird
whose address is 271 E. Parkview Drive

County of Mesa, and State of _____

Colorado, for the consideration of

Ten (\$10.00) Dollars, in hand paid,

hereby sell(s) and quit claim(s) to The City of Grand Junction,
A municipal corporation

whose address is 250 North 5th Street

County of Mesa, and State of Colorado, the following real

property, in the County of Mesa, and State of Colorado, to wit:

A Permanent Easement for utilities and irrigation purposes on, along, over,
under, through and across the following described portion of Lot 19, Block 6
of the Amended Plat of Parkview Subdivision located in the NW1/4 of Section 25,
Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa
County, Colorado, to wit:

Beginning at Southwest corner of said Lot 19, thence North along the west line
of said Lot 19 a distance of 11.92 feet; thence S.57°00'41" E. a distance of
56.85 feet to a point in the Southeasterly line of said Lot 19; thence
S. 57°00'41" W. along said Southeasterly line a distance of 10.95 feet to the
Southernmost point of said Lot 19; thence N.57°00'41" W. along the southwesterly
line of said Lot 19 a distance of 45.9 feet to the Point of Beginning, as shown
on the attached Exhibit "A".

also known as street and number

with all its appurtenances

Signed this _____ day of _____, 19 91

Gary L. Beaird

STATE OF COLORADO,

County of Mesa

} ss.

Linda J. Beaird

The foregoing instrument was acknowledged before me this
day of _____, 19 91, by Gary L. Beaird and Linda J. Beaird

My commission expires
Witness my hand and official seal

Notary Public.



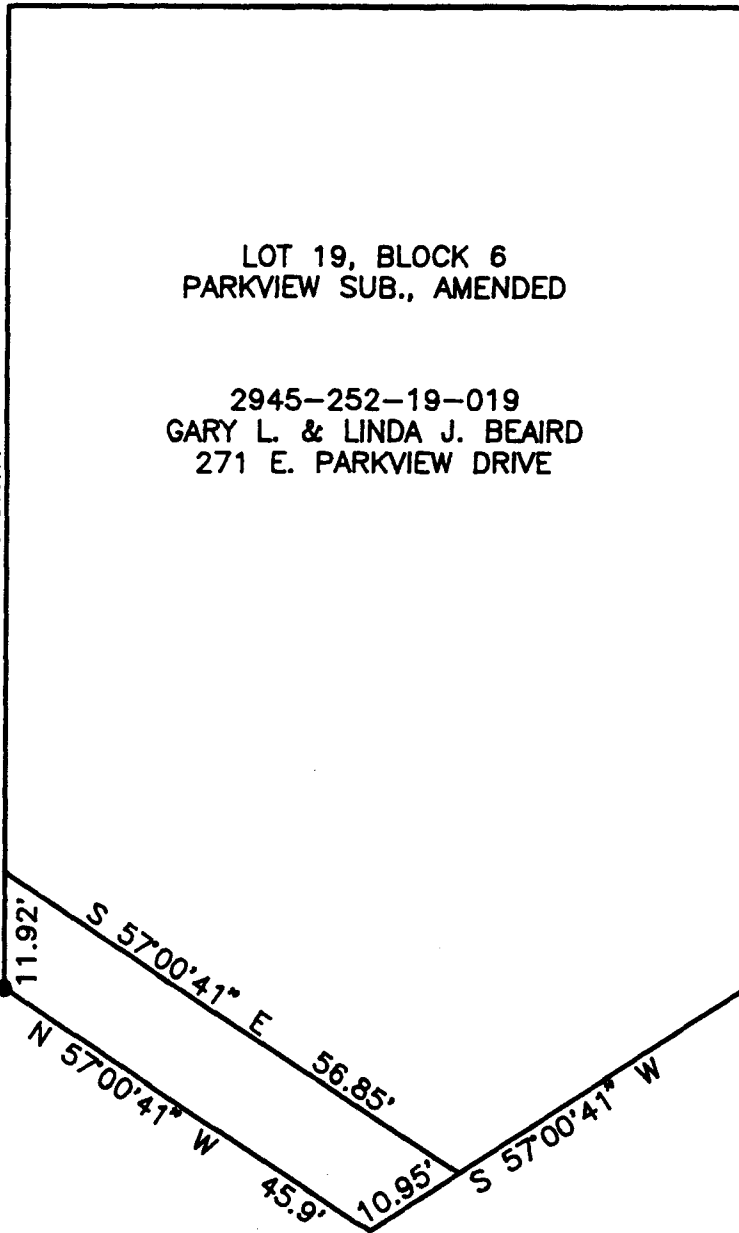
EXHIBIT - "A"

LOT 19, BLOCK 6
PARKVIEW SUB., AMENDED

2945-252-19-019
GARY L. & LINDA J. BEARD
271 E. PARKVIEW DRIVE

NORTH

P.O.B.

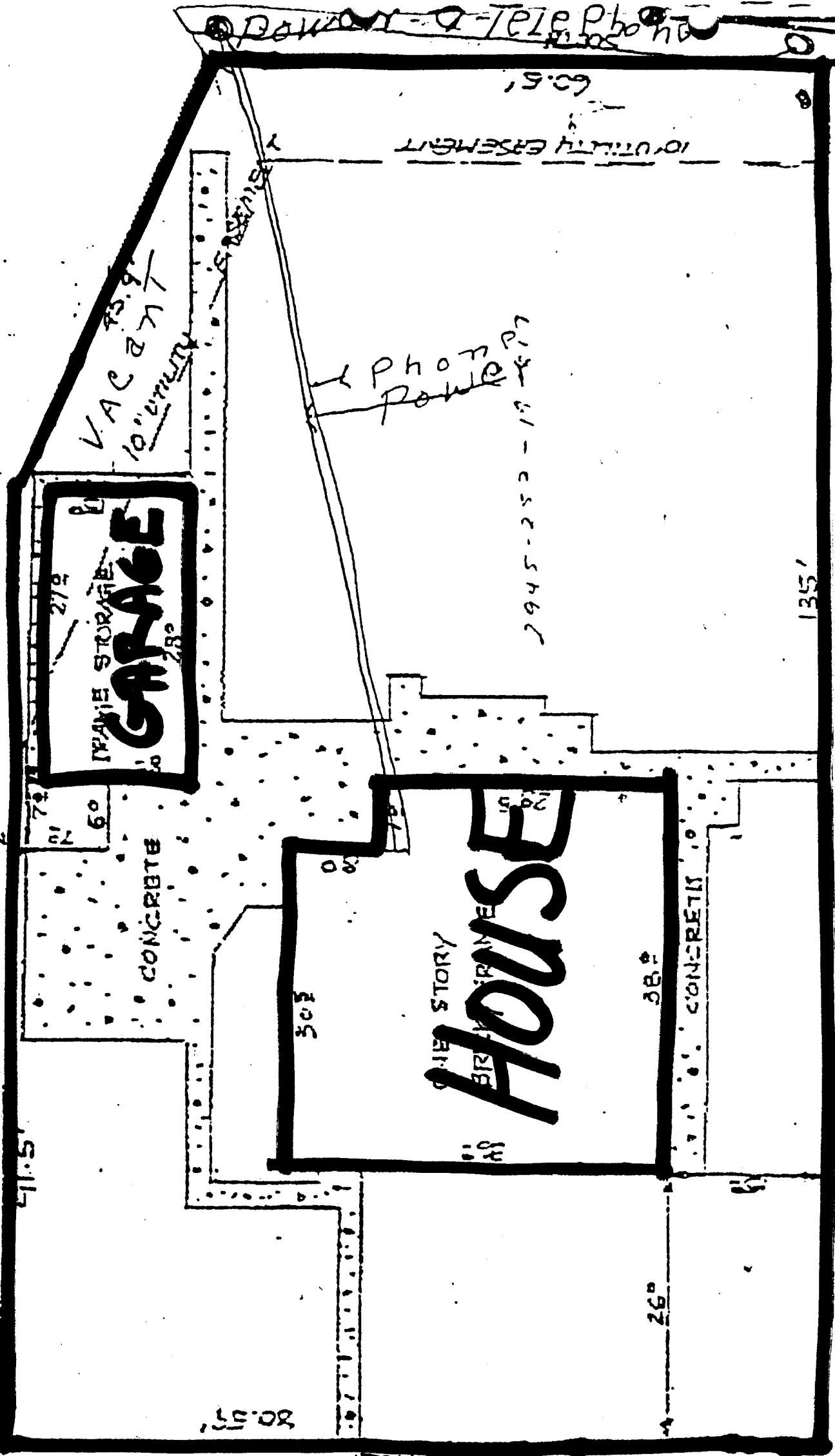


N.T.S.

R.O.W. DESCRIPTION MAP
PARCEL NO. 2945-252-19-019
APPROVED _____
DATE 6-1-91 C.A.K.

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
271 E. PARKVIEW DRIVE

WEST PARKVIEW



SCALE: 1 INCH = 20 FEET