

A



Receipt # _____
Date Rec. _____
Received By _____

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:

#49 91

Original
to be removed
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			2850 1/2 Mesa Ave	R5F-8	<input type="radio"/> Right-of-way <input checked="" type="radio"/> Easement

<input checked="" type="radio"/> PROPERTY OWNER	<input type="radio"/> DEVELOPER	<input checked="" type="radio"/> REPRESENTATIVE
<u>Donald & Patricia Turley</u>		<u>Sam</u>
Name	Name	Name
<u>535 Willow Rd</u>		
Address	Address	Address
<u>Grand Junction, CO 81501</u>		
City/State	City/State	City/State
<u>242-5868</u>		
Business Phone #	Business Phone #	Business Phone #

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 & 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



<u>Donald Gene Turley</u>	<u>7-5-91</u>
Signature of person completing application	Date
<u>Donald Gene Turley</u>	<u>7-5-91</u>
<u>Patricia Ann Turley</u>	<u>7-5-91</u>
Signature of property owner(s) - attach additional sheets if necessary	

Stuart Rogers
469 Annaness Ave.
Grand Jct, Co.
81504

Frances Munro
2855 Mesa Ave.
Grand Jct. Co.
81501

Donald Armour
7000 S. Paradise Rd. #116
Las Vegas, NV.
89119

Elizebeth Stephens
546 1/2 Wasatch
Grand Jct, Co.
81505

Leo Lambert
2853 1/2 Mesa Ave.
Grand Jct, CO.
81501

Mark Angelo
1426 N. 15th St.
Grand Jct, CO
81501

Alice Mellinger
545 1/2 - 28 1/2 Rd.
Grand Jct, Co.
81501

Edward Doudy
2851 1/2 Mesa Ave.
Grand Jct, Co.
81501

Floyd Steinbeck
3820 N. 119th
Hawthorn, Cal.
90250

Gladys Doyle
2851 Mesa Ave.
Grand Jct, CO.
81501

Lorana Davis
2991 D 1/4 Rd.
Grand Jct, Co.
81504

Lillian Hawkins
536 1/2 -28 1/2 Rd.
Grand Jct, Co.
81501

Ella Lampshire
543 28 1/2 Rd.
Grand Jct, Co.
81501

Pauline Aumiller
2856 Texas Ave.
Grand Jct, CO.
81501

Dorothy Wood
541 1/2 -28 1/2 Rd.
Grand Jct, Co.
81501

Paul Hill
1363 N. 25th St.
Grand Jct, Co.
81501

Vincent Luze
2846 1/2 Mesa Ave.
Grand Jct, Co.
81501

Donald Waterhouse
285 Hally Lane
Grand Jct, CO.
81503

James Erven
2846 Mesa Ave.
Grand Jct, CO.
81501

Harold Walker
565 McMullin Dr.
Grand Jct, Co.
81504

Lorene Lee
2855 1/2 Mesa Ave.
Grand Jct, CO.
81501

Maria Romero
2852 Texas Ave.
Grand Jct, Co.
81501

Ilo Beach
2853 Mesa Ave.
Grand Jct, Co.
81501

Ross Transmier
220 S. 13th St.
Grand Jct, Co.
81501

Leo Tompson
574 Eastwood
Grand Jct, Co.
81504

Clara M. Bonella
543 Wasatch St.
Grand Jct, Co.
81501

Douglas J. Dyer
548 28 1/2 Rd.
Grand Jct, Co.
81501

Owen Barnes
567 Normandy Dr.
Grand Jct, CO.
81501

Adele L. Courvion
543 1/2 Wasatch St.
Grand Jct, Co.
81505

Dale Jounston
546 1/2 28 1/2 Rd.
Grand Jct. Co.
81501

David Perry
546 1/2 Glen Rd.
Grand Jct, Co.
81501

Esther R. Hoover
545 Wasatch St.
Grand Jct, Co.
81505

Ruth S. Morris
546 28 1/2 Rd.
Grand Jct, Co.
81501

Marie Carpenter
542 1/2 -28 1/2 Rd.
Grand Jct, Co.
81501

Alice R. Sanddorris
545 1/2 Wasatch ST.
Grand Jct, Co
81505

Mary O. Reigles
544 1/2 28 1/2 Rd.
Grand Jct. Co.
81501

Donald Turley
535 Willow Rd.
Grand Jct, Co.
81501

Adolph J. Fisher
547 Wasatch St.
Grand Jct, Co.
81505

W. B. Baughman
544 28 1/2 Rd.
Grand Jct, CO.
81501

Frank Bietz
542 Wasatch St.
Grand Jct, Co.
81505

Charles E. Waid Sr.
547 1/2 Wasatch St.
Grand Jct, Co.
81501

George Schnell
2848 Mesa Ave.
Grand Jct, Co.
81501

Jacklyn Howard
730 26 1/2 Rd.
Grand Jct, Co.
81506

Mesa Ave. Church Of Christ
633 Melody Ln.
Grand Jct, Co.
81501

Teresa Serrano
7887 N. La Cholla Blvd. #1080
Tucon, Ariz.
85741

Don Penrod
551 Normandy Dr.
Grand Jct, Co.
81501

Rollie D. Stoner
554 Eastwood Ave.
Grand Jct, Co.
81504

Tommy Anderson
542 Glen Rd.
Grand Jct, Co.
81501

Teddy Trout
544 Wasatch
Grand Jct, Co.
81505

Mariane L. Keas
P.O. Box 225
Sparks, NV.
89432

Donna Campbell
545 1/2 Willow Rd.
Grand Jct, Co.
81501

Sherman Matney
700 W. Mesa Ave.
Grand Jct, Co.
81505

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. 49-91 **TITLE HEADING:** VACATION

ACTIVITY: Request for Vacation of an Easement

PETITIONER: Donald and Patricia Turley

LOCATION: 542 28-1/2 Road & 2850-1/2 Mesa Avenue

ENGINEER: Donald Turley

STAFF REPRESENTATIVE: Kathy Portner 303-244-1446

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

Community Development Department 7/23/91
Kathy Portner

The petitioners are requesting that the 10' easement along the east property line of lot 18, block 7, Cottonwood Meadows Mobile Home Estates First Addition be vacated.

Like many lots in Cottonwood Meadows, the existing concrete pad extends 5' into the easement. However, there are no utilities located within the easements.

The easement vacation request meets the criteria as set forth in section 8-3 of the Zoning and Development Code.

Staff recommends that the easement be vacated.

NOTE: There are so many similar situations in Cottonwood Meadows Mobile Home Subdivision. An inventory of easements and encroachments should be done, with unnecessary easements being vacated. The subdivision should be rezoned to a Planned Zone with special setbacks that fit the character of the area.

Public Service 7/10/91
Carl Barnkow

Gas & Electric: No objections to vacation.

Fire Department 7/9/91
Mike Gaydal 244-1400

The Fire Department does not have a problem with the proposed vacation of the easement.

City Utility Engineer 7/8/91
Bill Cheney

No objections. The City neither operates nor maintains any utilities through the area of the requested vacation.

Grand Junction Drainage 7/10/91
John L. Ballagh

There are no existing or planned improvements by the Drainage District which would preclude the requested easement vacation.

Ute Water 7/10/91
Gary Mathews

No objections.

U.S. West 7/15/91
Leon Peach

No comments on the vacation as requested.

City Engineer 7/19/91
J. Don Newton

No objections.

City Property Agent 7/19/91
Tim Woodmansee

No comments.

No comments received from the following review agencies:

Grand Valley Irrigation
City Attorney

REVIEW SHEET SUMMARY

(Page 1 of 1)

FILE NO. 52-91

TITLE HEADING: RESUBDIVISION

ACTIVITY: Request for a Resubdivision of Lots 17 and 18, Cottonwood Meadows Mobile Home Estates

PETITIONER: Donald and Patricia Turley

LOCATION: 542 28-1/2 Road & 2850-1/2 Mesa Avenue

ENGINEER: Donald Turley

STAFF REPRESENTATIVE: Kathy Portner 303-244-1446

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

City Attorney 7/10/91
Dan Wilson _____

1. Dedicatory language does not comport with the ordinance.
2. Is this the same area where we see consistent problems with the lots already being too small?
3. Plat shows a jog outside the lot line??
4. Surveyors certificate does not conform with ordinance.

City Fire Department 7/15/91
Bennett _____

No problems with replat.

No comments received from City Engineer.

Publish One Time: July 30, 1991

- 46-91 VACATION OF GUNNISON AVENUE**
A request to Vacate a portion of Gunnison Avenue right-of-way between Harris Road and Melody Lane.
PETITIONER: Wagner Equipment Company
LOCATION: Gunnison Avenue Between Harris Road and Melody Lane
Consideration of a Vacation of Right-of-Way

That portion of Gunnison Avenue right-of-way as described in Book 1050, page 307 and 308 and in Book 1059 page 684 and the final plat for Gunnison Avenue South in the records of the Mesa County Clerk and Recorder lying 30 feet east of the west line $W\frac{1}{2} E\frac{1}{4} NW\frac{1}{4} NE\frac{1}{4}$ of Section 18, Township One South, Range 1 East of the Ute Meridian and 30 feet west of the east line $W\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$, of Section 18 Township One South, Range 1 East of the Ute Meridian.

- 49-91 EASEMENT VACATION**
A request for an easement vacation in an RSF-8 zone.
PETITIONER: Donald and Patricia Turley
LOCATION: 2850-1/2 Mesa Avenue
Consideration of an Easement Vacation

The East 10 feet except the North 10 feet of the East 10 feet of Lot 18, Block 7, Cottonwood Meadows Mobile Home Estates First Addition.

- 5-91 TEXT AMENDMENTS FOR 1991**
A request to revise sections 5-5-1 and 7-2-9 of the Grand Junction Zoning and Development Code regarding parking and loading standards, downtown parking standards, and zoning designations for the northwest area that is being annexed (tabled from July 9, 1991 hearing).
PETITIONER: City of Grand Junction
Consideration of text amendments

CITY COUNCIL WORKSHOP

DATE: August 19, 1991

CITY OF GRAND JUNCTION

STAFF: Kathy Portner
Community Development

ACTION REQUESTED:

Council consideration of a request to vacate an easement.

EXECUTIVE SUMMARY:

The petitioners are requesting that the 10' easement along the east property line of lot 18, block 7, Cottonwood Meadows Mobile Home Estates First Addition be vacated. The existing concrete pad extends 5' into the easement. There are no utilities within the easement.

FISCAL IMPACT:

None.

BACKGROUND/ISSUES/OPTIONS

Like many lots in Cottonwood Meadows, the existing concrete pad for the mobile home extends 5' into the easement. However, there are no utilities located within the easement. The petitioners are also proceeding with a resubdivision of this lot and the lot to the west to adjust the property line to better accommodate the existing mobile home pads. That is a separate process to be reviewed and approved administratively.

RECOMMENDATIONS:

Staff recommends approval of the easement vacation. Planning Commission also recommended approval.

DEVELOPMENT FILE 49-91, TURLEY EASEMENT VACATION, LOCATED AT
2850-1/2 MESA AVENUE IN THE CITY OF GRAND JUNCTION HAS BEEN
REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Gary R. Mathews
~~Vice-~~ CHAIRMAN

9-11-91
DATE

2943-074-17-001

X ILO Beach
 2853 MESA AVE 81501
 G.J. CO

2943-074-17-002

X Clara M. Bonella
 543 Wasatch St.
 G. J. CO - 81505

2943-074-17-003

X Adele L. Cowvion
 543 1/2 Wasatch St
 Grand Jet. Co - 81505

2943-074-17-004

X Esther R. Hoover
 545 Wasatch St.
 Grand Jet. CO - 81505

2943-074-17-005

X Alice Ruth Samddorio
 545 1/2 Wasatch St.
 G. J. Co. 81505

2943-074-17-006

X Adoeph J. Fisher
 547 Wasatch St.
 Grand Jet, CO - 81505

2943-074-17-007

X Charles E. Waid Sr.
 547 1/2 wasatch St.
 G. J. Co. 81501

8

2943-073-02-951

Mesa Ave Church of Christ

633 Melody Ln

G. J. Co. 81501

~~9~~ 2943-074-17-008

Rollie D. Stoner
354 Eastwood Ave
G. J. Co 81504

~~10~~ 2943-074-17-009

Mariane L. Reed
P.O. Box 225
Sparks, Nev. 89432

~~11~~ 2943-074-17-010

Ross Transmirel
220 S. 13th St.
G. J. Co 81501

~~12~~ 2943-074-17-011

Douglas J Dyer
548 28 1/2 Rd
G. J. Co 81501

~~13~~ 2943-074-17-012

Dale Johnston
546 1/2 28 1/2 Rd
G. J. Co - 81501

~~14~~ 2943-074-17-013

Ruth S. Morris
546 28 1/2 Rd
G. J. Co - 81501

~~15~~ 2943-074-17-014

Mary O. Reigles
544 1/2 28 1/2 Rd
G. J. Co - 81501

~~16~~ 2943-074-17-015

W. B. Baughman
544 28 1/2 Rd
G. J. Co - 81501

2943-073-01-016 ~~17~~

George Schmell

2848 Mesa Ave

G. J. CO 81501

2943-073-01-073 ~~18~~

Teresa Serrano

7887 N. La Cholla Blvd #1080

Tucson, Ariz. 85741

2943-073-01-072 ~~19~~

Tommy Anderson

542 Glen Rd

G. J. CO 81501

2943-073-01-071 ~~20~~

Teresa Serrano

7887 N. La Cholla Blvd #1080

Tucson, Ariz. 85741

2943-073-01-070 ~~21~~

Donna Campbell

545 1/2 Willow Rd

G. J. CO 81501

2943-073-01-069 ~~22~~

Leo Tompson

574 Eastwood

G. J. CO 81501

2943-073-01-068 ~~23~~

Owen Barnes

567 Normandy Dr.

Grand Jet, CO 81501

2943-073-01-067 ~~24~~

David Perry

546 1/2 Glen Rd

G. J. CO - 81501

~~25~~ 2943-074-17-016
Marie Carpenter
542 1/2 - 28 1/2 Rd
G. J. Co - 81501

~~26~~ 2943-074-17-017
Donald Turley
535 Willow Rd
G. J. Co 81501

~~27~~ 2943-074-18-017
Frank Bietz
542 Wawatch St.
G. J. Co 81505

~~28~~ 2943-074-18-018
Jacklyn Howard
730 26 1/2 Rd
G. J. Co 81506

~~29~~ 2943-074-18-016
Don Penned
551 Normandy Dr.
G. J. Co 81501

~~30~~ 2943-074-18-015
Teddy Trout
544 Wawatch
G. J. Co 81505

~~31~~ 2943-074-18-014
Sherman Matney
700 W. Mead Ave
G. J. Co 81505

~~32~~ 2943-074-18-013
Stuart Rogers
469 Annamesa
G. J. Co.
81504

~~33~~ 2943-074-18-012
Elizabeth Stephanis
546 1/2 Wawatch
G. J. Co 81505

2943-073-01-080 34

Alice Mellinger

545 1/2 28 1/2 Rd

G. J. Co. 81501

2943-073-01-079 35

Floyd Steimbeck

3830 N. 119th

Hawthorne, Cal. 90250

2943-073-01-078 36

Lorna Davis

2991 D 1/4 Rd

G. J. Co. - 81504

2943-073-01-077 37

Ella Hampshire

543 28 1/2 Rd

G. J. Co. 81501

2943-073-01-076 38

Dorothy Wood

541 1/2 28 1/2 Rd

G. J. Co. 81501

2943-073-01-075 39

Vincent Luge

2846 1/2 mesa Ave

G. J. Co. - 81501

2943-073-01-074 40

James Erven

2846 mesa Ave

G. J. Co. 81501

~~41~~ 2943-074-05-011

Lorene Lee
2855 1/2 mesa Ave
G. J. Co 81501

~~42~~ 2943-074-05-012

Frances Munro
2855 mesa Ave
G. J. Co 81501

~~43~~ 2943-074-05-013

Leo Lambert
2853 1/2 mesa Ave
G. J. Co 81501

~~44~~ 2943-074-05-014

ILO Beach
2853 mesa Ave.
G. J. Co 81501

~~45~~ 2943-074-05-015

Edward Doudy
2851 1/2 mesa Ave
G. J. Co 81501

~~46~~ 2943-074-05-016

Grady Doyle
2851 mesa Ave
G. J. Co 81501

~~47~~ 2943-074-05-017

Lillian Hawkins
536 1/2 28 1/2 Rd.
G. J. Co 81501

~~48~~ 2943-074-05-018

Rallie Stoner
554 Eastwood Ave
G. J. Co 81501

~~49~~ 2943-074-05-007

Pauline Cummiller
2856 TEXAS Ave
G. J. Co 81501

2943-074-05-006 ~~\$0~~

Paul Hill

1363 N. 25th St.

G. J. Co 81501

2943-074-05-005 ~~\$1~~

Donald Waterhouse

285 Holly Lane

G. J. Co 81503

2943-074-05-004 ~~\$2~~

Harold Walker

565 McMullin Dr.

G. J. Co 81504

2943-074-05-003 ~~\$3~~

Maria Romero

2852 Texas Ave

G. J. Co 81501

2943-074-05-002 ~~\$4~~

Donald Armown

7000 S. Paradise rd #116

Las Vegas, NV. 89119

2943-074-05-001 ~~\$5~~

Mark Angelo

1426 N. 15. St.

G. J. Co 81501

COTTONWOOD MEADOWS MOBILE HOME ESTATES FIRST ADDITION

See
Replat

That the undersigned, Thomas J. Brinball is the record owner of that real property as shown hereon and being generally described as the SW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, and being more particularly described as follows:

beginning at the NW Corner of the said SW1/4/AS1/4 as monument of Mesa County cross cap and considering the west line of said SW1/4/AS1/4 to bear S00°00'00"E and with all other bearings described herein being relative thereto;

Thence S90°00'00"W, 658.36 feet; thence S00°05'00"E, 659.24 feet; thence N09°53'00"W, 659.32 feet, thence N00°00'00"E, 657.90 feet to the point of beginning.

That said record owner has caused the said real property to be laid out and surveyed as COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a subdivision of a part of the county of Mesa.

That said record owner hereby dedicates and sets apart all the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicates those portions of said real property which are identified as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary mains, water mains, gas pipe lines, and those portions of said real property which are located as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

In witness whereof, the said record owner has caused his name to be hereunto subscribed this 26th day of February, 1971.

Thomas J. Brinball
THOMAS J. BRINBALL

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 26th day of February, 1971 by Thomas J. Brinball.
My commission expires _____
Witness my hand and official seal:

Notary Public

This plat of COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a subdivision of the City of Grand Junction, County of Mesa and the State of Colorado was approved and accepted on this 26th day of March, 1971.

CITY OF GRAND JUNCTION
BY: *W. J. ...*
President of Council
Attest: *Paul Williams*
City Clerk

APPROVED BY:
W. J. ...
Public Service Co. ... Department
Electrical Dept

Mountain States Tel. Tel.
Paul B. Baker
Chairman, Planning Commission
W. J. ...
City Manager
David ...
Director of Development
R. C. Head
City Engineer
R. C. Head
Mesa County Surveyor

CLERK & RECORDERS CERTIFICATE: **1003740**
STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:51 o'clock A.M. on April 16, A.D., 1971 and is duly recorded in Plat Book No. 11 at page 33.

Connie M. ...
Clerk & Recorder
By Deputy *...*
Fee \$10

SURVEYOR'S CERTIFICATE:
I, W. Dean East, a Registered Professional Engineer and Lead Surveyor in the State of Colorado do hereby certify that the accompanying plat of COTTONWOOD MEADOWS MOBILE HOME ESTATES - FIRST ADDITION, a subdivision of a part of the City of Mesa,



Office of the Clerk & Recorder
 499
 1971

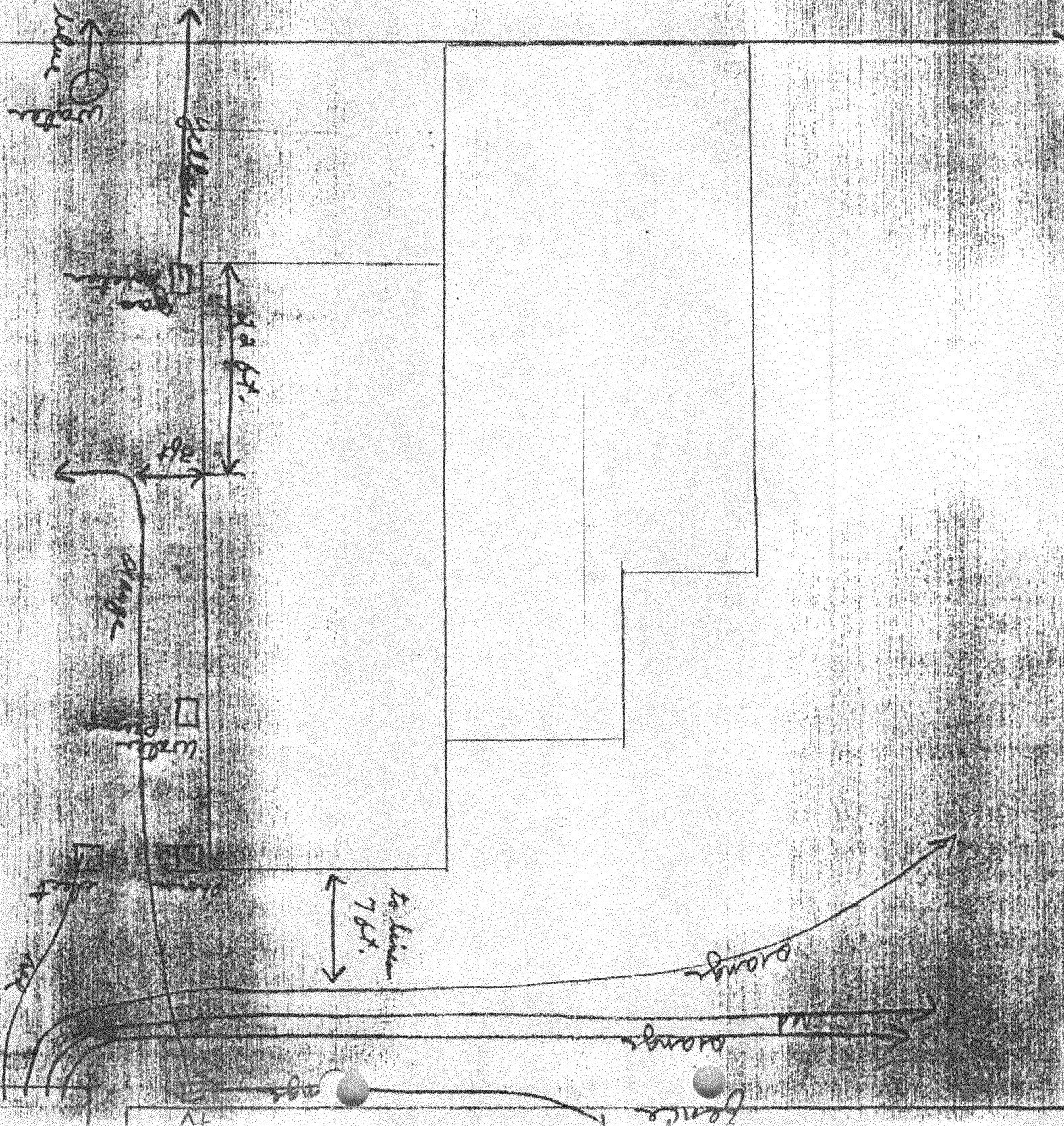
Final Location
May 1990

2850 1/2 West

Street
→

49 91

RECEIVED
Office



Easement Vacation Request
2850.5 Mesa Ave.

We are requesting that the 10' easement along the east property line of lot 18, block 7, Cottonwood Meadows Mobile Home Estates First Addition be vacated. To our knowledge there are no utilities in the easement. The existing mobile home concrete pad is 5' within the easement.

Original
Do NOT Remove
From Office

49 91

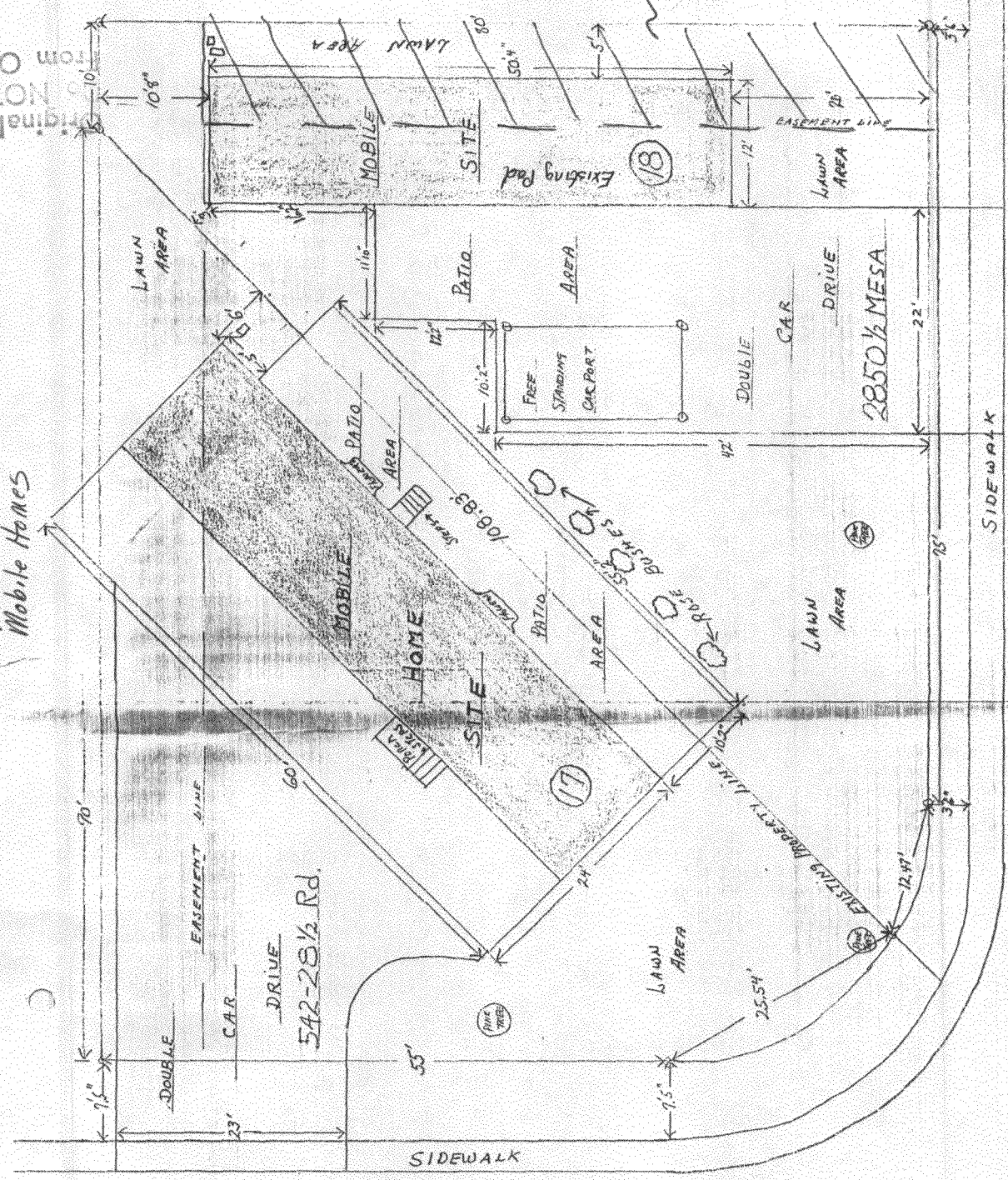
#49 91

RSF-8
Mobile Homes

Easement
to be
Vacated

Original
NOT Remove
from Office

RSF-8
Mobile Homes



MESA AVE

SIDEWALK

2850 1/2 MESA

542-28 1/2 Rd.

#1

COTTONWOOD MEADOWS

MOBILE HOME ESTATES

FIRST ADDITION

Block 7

LOT # 17 = 3882.42 SQ. FT.

LOT # 18 = 3983.50 SQ. FT.

28 1/2 ROAD

Diagram #1 shows lot's #17 & #18 in complete detail showing all existing boundary lines and measurements.

Original Remove

#91 2

