Table of Contents

File <u>1991-0059</u>

Name: ____275 Holly Lane - Water line Easement Vacation___

P r e s e n t	S c n n e d	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. 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.
X	x	Table of Contents
X	X	Review Sheet Summary
X	X	Application form
<u> </u>		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
x	X	*General project report
<u> </u>		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
\square		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X	X	Action Sheet - 10/16/91
X	X	Ordinance No. 2542 - **
X	X	Easement Vacation Map
X		Computer Files Indexing Information Sheet
X	X	Correspondence
X		Legal Ad - 10/9/91
X	X	Planning Commission Agenda - ** - for 10/1/91
X	X	Planning Commission Minutes - ** - 10/1/91
X	X	City Council Agenda for 10/16/91 - **
X	X	City Council Minutes - 10/16/91 - **
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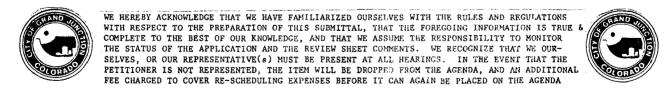
Receipt #_____ Date Rec._____ Received By

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:

Type of Petition	$= \frac{1}{1 + T_{\rm e}}$	Phase	Commo	on Location	Zone	Type of Usage		
O Subdivision Plat/Plan	Sq.Ft	OMinor OMajor						
O Rezone					Frm			
O Planned Development		OODP OPrelim OFinal						
O Conditional Use								
O Hwy-Oriented Development					н.о.			
O Text Amendment								
O Special Use								
Wacation			275	Holly LN.	RSF-&	O Right-of-way Ø Easement		
PROPERTY OWNER		DEVE	LOPER C).		REPRESENTATIVE		
William & Sally P Name	Name			Cit	y of GRAND Jet Tim Woodmansce Name			
275 Holly IN Address	Addro	255		Name Name 250 N. 5th Address				
City/State Colo		City	/State		G.J. Cola City/State			
Business Phone #	u		ness Phone	e #		244 - 1565 Business Phone #		

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



Signature of person completing application

Date

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

250 North 5th Street Grand Junction, CO 81501 Ph: (303) 244-1430

NARRATIVE FOR WATERLINE EASEMENT VACATION 275 HOLLY LANE

A water line easement across the south 20 feet of this property was conveyed to the West Orchard Mesa Water District in 1958. The City assumed the easement when West Orchard Mesa Water District was transferred to the City.

A break in the water line occured in 1989 which would have been expensive to repair because a garage on this property encroaches over the easement. With the mutual consent of the property owners, William and Sally Basham, the City installed a new water line at an alternate location on the property.

The City and owners have reached agreement for the conveyance of an easement for the maintenance and repair of the new water line. Since the old water line under the garage has been abandoned, the City no longer requires the original easement.

The easement to be abandoned is described as "The South 20.0 feet of the following described tract of land, to wit:

Beginning at the Southeast corner of the W1/4 NE1/4 NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian; thence North 112.0 feet; thence West 177.5 feet; thence South 12.0 feet; thence West 152.5 feet; thence South 100.0 feet; thence East to the Point of Beginning, EXCEPT the East 25.0 feet thereof for road and utilities right-of-way."

#59 91 () second Do NOT Remove From Office

59-91

William J. & Sally R. Basham 275 Holly Lane Grand Junction, Colorado 81503 Loy K. & Minnie V. Sasser 276 Pine Street Grand Junction, Colorado 81503

Louis G. & Rebecca Hartbauer 277 Holly Lane Grand JUnction, Colorado 81503 Kari L. Andrews 238 Sherman Drive Grand JUnction, CO 81503

Grand Junction, CO 81503

1040 N. 4th Street #2

Paul N. & Janet C. Popish

Grand Junction, CO 81503

San Jose, CA 95112

258 Sherman Drive

Katie K. Brown 281 Holly Lane Grand Junction, Colorado 81503

Neal T. Hiett

Dorothy M. Ingram 244 Sherman Drive

Florence G. Barrett 281 27-3/8 Road Grand Junction, Colorado 81503

Clarence A. & Hilda K. Hughes 280 Holly Lane Grand Junction, Colorado 81503

Benjamin D. Mitchell 277 27-3/8 Road Grand Junction, Colorado 81503 Marvin A. Tillman 3864 G. Road Palisade, CO 81526

Edward J. Hughes 280-1/2 Holly Lane Grand JUnction, Colorado 81503 Larry Hughes 276 Holly Lane Grand JUnction, CO 81503

Jeffrey S. & Donna J. Norton PO Box 3366 Idaho Springs, Colorado 80452 Elaine S. Brummett 2278 El Verano Court Grand Junction, CO 81503

Douglas L. & Lana J. Cline 280 Pine Street Grand Junction, Colorado 81503

Robert W. & Janet L. Hyde 278 Pine Street GRand JUnction, Colorado 81503

COMPUTER FILES INDEXING INFORMATION SHEET

1. File Number 59-91 2. Type of Application Easement Vacation (Water Line): 3. Name of Project 4. Address of Project 275 Holly Lane 5. Name of Applicant City of Grand Junction/ Public Works 6. Co-Applicant _____ 7. Census Tract _____ Traffic Zone _____ 8. Land Use Type Вү 9. Action Date _ 10. Action Taken 11. Suspense Date(s) Approved by Planning Commission subject to Review Agency Summary sheet comments and clarification of the need of the easement for irrigation to be vacated. OCT. 1991 CONTACTED PAUL CALDER OF OCHARD MESA JERRIGATION - HE has No problem with this vacation. OCT. 16, 1991 City Council Approved (7-0) ON Consent AgendA.

July 30, 1991

To: Bennett Boechenstein

From: Tim Woodmansee

Subj: City Initiated Easement Vacation

The Public Works Department is requesting the vacation of a water line easement across the south 20 feet of the property located at 275 Holly Lane. Relative to this request please find the following:

- 1. Project Narrative for Easement Vacation
- 2. Copy of Assessor's plat map
- 3. Detailed drawing

Either Bill Cheney or myself will be representing the City at the Planning Commission and City Council hearings. Please contact either one of us when you've determined the hearing dates or if you need additional information.

cc: Bill Cheney

#5991 Distant Distant Son NOT Resource From Office COMMUNITY DEVELOPMENT DEPARTMENT M E M O R A N D U M

TO: Mark Achen, City Manager Jody Kole, Assistant to the City Manager Martyn Currie, Acting Chief of Police Mike Thompson, Fire Chief Ted Novack, Parks & Recreation Director Ron Lappi, Administrative Services Director Jim Shanks, Public Works Director Dan Wilson, City Attorney John Shaver, Assistant City Attorney Don Newton, City Engineer Bill Cheney, City Utilities Engineer Tim Woodmansee, Property Agent Community Development Department Staff

FROM: Bennett Boeschenstein, Community Development Director

DATE: September 5, 1991

RE: Development Project Meeting

A Development Project meeting has been scheduled for Tuesday, September 10, 1991 at 9:00 a.m., in Conference Room A, City Hall.

The following is a list of current agenda items. If anyone has additional items which need to be addressed at the meeting, please let me know.

1.	#60-91	Conditional Use for Car Wash 723 Horizon Drive
2.	#61-91	Conditional Use for 12 ft. fence 1921 North 17th Street
3.	#?-91	Eastgate Townhomes Filing 3, Prelim & Final Elm Avenue & 28 1/4 Road
4.	#59-91	Easement Vacation 275 Holly Lane No comment
5.	#?-91	Pace Warehouse 29 1/2 Road & North Avenue
6.	#C70-91	Chipeta Golf Course Northeast corner of 29 & B Roads
7.	#C13-91	TransColorado Natural Gas Pipeline



REVIEW SHEET SUMMARY

FILE NO. 59-91

TITLE HEADING: WATER LINE EASEMENT

ACTIVITY: Vacation

PETITIONER: City of Grand Junction

LOCATION: 275 Holly Lane

STAFF REPRESENTATIVE: Bill Cheney 303-244-1590

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED BY SEPTEMBER 27, 1991.

City Attorney9/6/91Dan Wilson244-1505

No comment.

U.S. West 9/6/91 Leon Peach 244-4964

No comment.

City Utilities Engineer 9/18/91 Bill Cheney 244-1590

No comment other than agreement on narrative. The narrative is an accurate summation of the City's position.

City Fire Department 9/12/91

No problems.

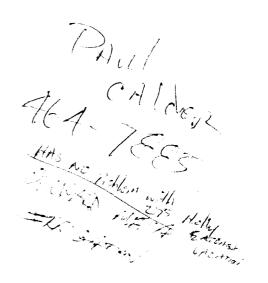
 City Engineer
 09/17/91

 Don Newton
 244-1559

No comment.

Community Development Department David Thornton 244-1447

No comment or objections.



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Publish One Time: October 9, 1991

Page 2 of 2

ACCOUNT #30238

City Council 10/16/91

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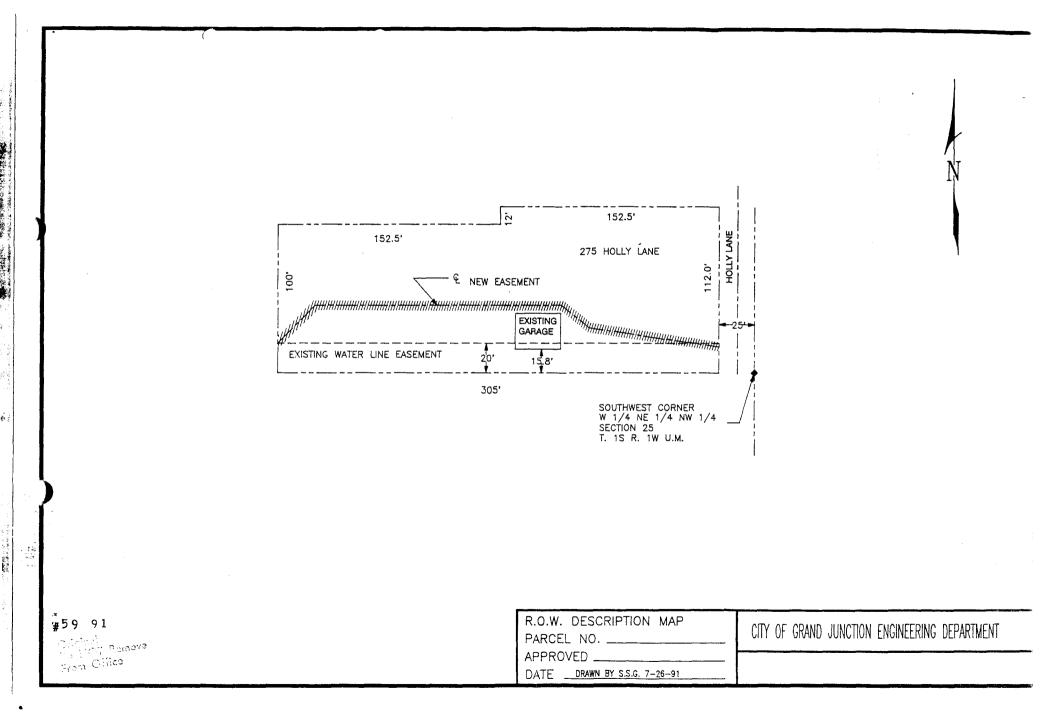
59-91 EASEMENT VACATION

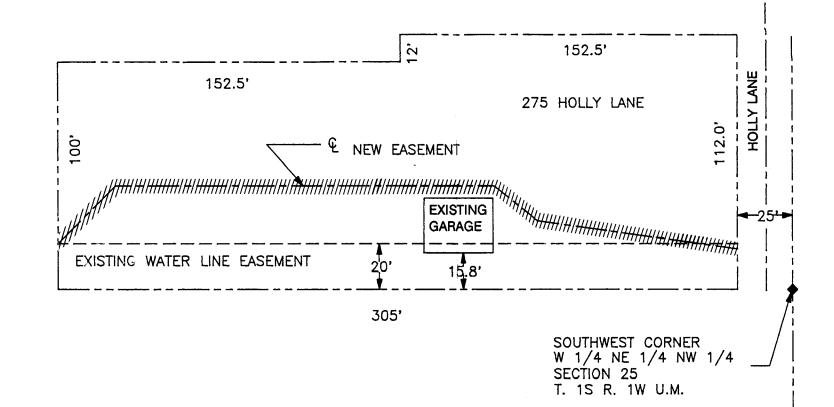
A request to vacate a water line easement in an existing Residential Single Family eight units per acre (RSF-8) zone. PETITIONER: City of Grand Junction LOCATION: 275 Holly Lane Consideration of an Easement Vacation

The South 20.0 feet of the following described tract of land, to wit: Beginning at the Southeast corner of the W1/4 NE1/4 NW1/4 of Section 25, Township 1 S, Range 1 W of the Ute Meridian; thence North 112.0 feet; thence West 177.5 feet; thence South 12.0 feet; thence West 152.5 feet; thence South 100.0 feet; thence East to the Point of Beginning, EXCEPT the East 25.0 feet thereof for road and utilities Right-of-Way. Development File 59-91, Utility easement vacation, located at 275 Holly Lane, has been reviewed and approved by the Utility Coordinating Committee.

Chairman Ballag

Date October 9, 1991





#59 91	R.O.W. DESCRIPTION MAP PARCEL NO	CITY (
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OF GRAND JUNCTION ENGINEERING DEPARTMENT

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