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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	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			275 Holly Ln.	RSF-8	<input type="radio"/> Right-of-way <input checked="" type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name William & Sally Basham

Address 275 Holly Ln

City/State G.J., Colo

Business Phone # \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_

Business Phone # \_\_\_\_\_

Name City of Grand Jct.  
Tim Woodmansee

Address 250 N. 5th

City/State G.J., Colo

Business Phone # 244-1565

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



Signature of person completing application \_\_\_\_\_

Date \_\_\_\_\_

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

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 occurred 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

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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

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

Dorothy M. Ingram  
244 Sherman Drive  
Grand Junction, CO 81503

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

Neal T. Hiett  
1040 N. 4th Street #2  
San Jose, CA 95112

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

Paul N. & Janet C. Popish  
258 Sherman Drive  
Grand Junction, CO 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 \_\_\_\_\_
9. Action Date \_\_\_\_\_ By \_\_\_\_\_
10. Action Taken \_\_\_\_\_
11. Suspense Date(s) \_\_\_\_\_

OCT 1, 1991 (7-0)  
\* 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 ORCHARD MESA IRRIGATION - He has no problem with this vacation.

OCT. 16, 1991  
City Council Approved (7-0) on Consent Agenda.

July 30, 1991

To: Bennett Boecheinstein

From: Tim Woodmansee *Tim*

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

# 59 91

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**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 *David*

**FROM:** Bennett Boeschstein, 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
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

*No comment*

**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

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

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**City Attorney 9/6/91**  
**Dan Wilson 244-1505**

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No comment.

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

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No comment.

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

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

**City Fire Department 9/12/91**

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No problems.

**City Engineer 09/17/91**  
**Don Newton 244-1559**

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No comment.

**Community Development Department**  
**David Thornton 244-1447**

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No comment or objections.

*Paul Calder*  
*464-7883*  
*HAS NO problem with 275 Holly Lane to address water*  
*2/17/92*  
*OK*



Publish One Time: October 9, 1991

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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

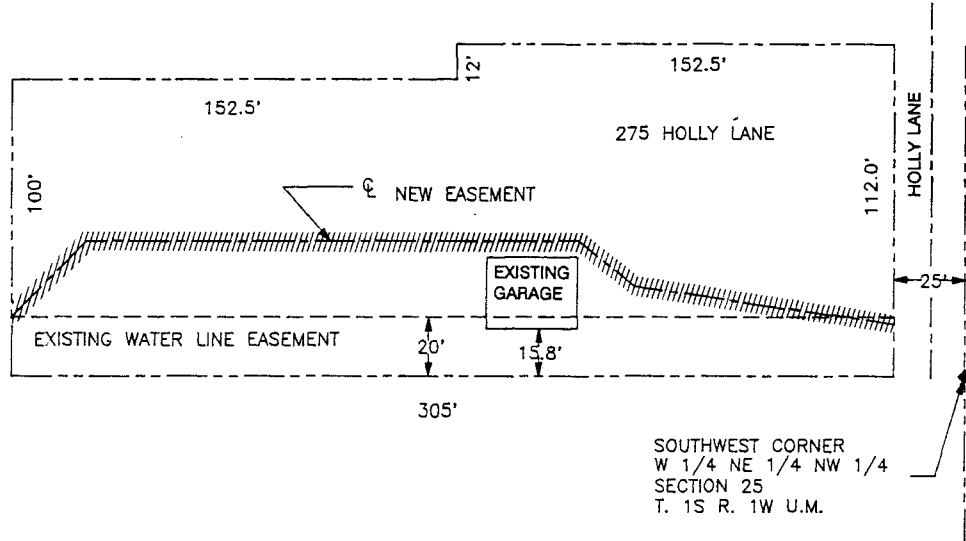
Consideration of an Easement Vacation

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.

John L. Ballagk  
Chairman

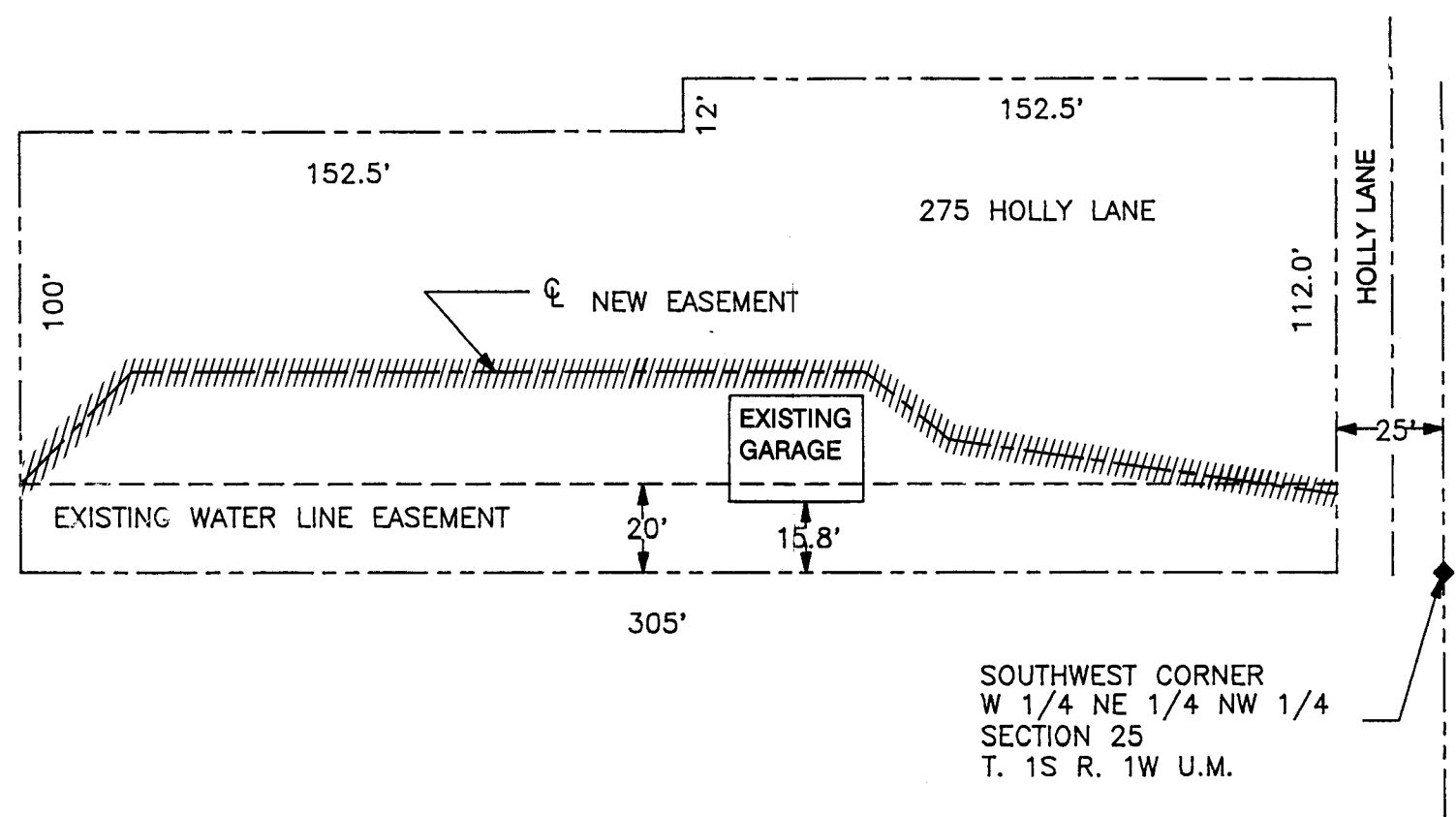
Date October 9, 1991



SOUTHWEST CORNER  
W 1/4 NE 1/4 NW 1/4  
SECTION 25  
T. 1S R. 1W U.M.

#59 91  
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R.O.W. DESCRIPTION MAP PARCEL NO. _____	CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
APPROVED _____ DATE <u>      </u> DRAWN BY S.S.G. 7-26-91	



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R.O.W. DESCRIPTION MAP  
PARCEL NO. \_\_\_\_\_  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DRAWN BY S.S.G. 7-26-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT

