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X	X	*Review Comments
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\dashv		*City Council staff report and exhibits
*Summary sheet of final conditions DOCUMENT DESCRIPTION:		
DOCUMENT DESCRIPTION:		
X	X	Lot Line Adjustment Procedures Application - 12/23/92
X	X	Boundary Line Adjustment Map
X		Treasurer's Certificate of Taxes Due - 12/17/92
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LOT LINE ADJUSTMENT PROCEDURES APPLICATION

Receipt # Date Received Received By S

Complete this application and submit with documents listed/below to the Grand Junction Planning Department, 250 North 5th Street, Grand Junction, CO 81501, 244-1430.

Charlie W. Rosedahl Donna K. Roberts Name of Property Owner Name of Representative Name of Property Co-Owner 105 Country Club Park 2119 Broadway Mailing Address Mailing Address Grand Junction, CO 81503 Grand Junction, CO 81503 State State | Zip 242-5020 242-0971 243-7153 245-7598 Telephone, work & home Telephone, work & home COMMON LOCATION AND ADDRESS OF PROPERTY(S): 1420 Glenwood Ave. & 1213 North 15th St., Grand Junction, CO 81501 TAX SCHEDULE 2945-123-00-061 & 2945-123-00-063 NUMBERS:_

NAGATIVE - 4 Capies SUBMITTAL REQUIREMENTS \mathcal{I}

- An Assessor's Map with the parcel outlined in red.
- A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the structures in relation to the proposed property lines shall be shown. The FOUR copies are required.
- Current ownership & encumbrances report or title commitment identifying all property owners and lien holders that have a record interest in the property. Each such person must sign this form.
- Unsigned Warranty Deeds with the legal description from the survey for all the parcels. (2 pages)
- A copy of the certificate of taxes due for each parcel involved (effective date within 30 days.)
- County Surveyor Review Comments (see back of this form).
- City Engineer Review Comments (see back of this form.)
- Fire Department Review Comments (see back of this form.)
- 9. Lien Holder(s) Signature(s) evidencing consent (see back of this form.) The second second

#160.00 710: \$56:00 Processing Fee.

submit

It is the petitioner's responsibility to present this form to the review agencies for sign-off. Petitioner(s) must sign the back of this form.

REVIEW COMMENTS

Page 1 of 2

FILE NO. #82-92

TITLE HEADING: Lot Line-15th & Glenwood

ACTIVITY: Lot Line Adjustment

LOCATION: 1420 Glenwood & 1213 N. 15th St.

PETITIONER: Donna Roberts

PETITIONER'S ADDRESS/TELEPHONE: 242-0971

105 Country Club Park Grand Junction, CO 81503

ENGINEER/REPRESENTATIVE: Charlie Rosedahl

STAFF REPRESENTATIVE: Dave Thornton

.....

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS

IS REQUIRED ON OR BEFORE 5:00 P.M., January 25, 1993

CITY AGENCIES:

CITY FIRE DEPARTMENT

1/18/93

George Bennett

244-1400

We don't have a problem with this lot line adjustment.

DEVELOPMENT ENGINEER

1/18/93

Gerald Williams

244-1590

See attached map.

CITY PROPERTY AGENT

1/18/93

Tim Woodmansee

244-1565

The right-of-way conveyance should include a triangular shaped parcel behind the sidewalk at the intersection of 15th and Glenwood. The customary procedure, which is recommended in this case, is to project a line from the existing right-of-way at the point of curvature on Glenwood Avenue to the intersect of the proposed right-of-way behind the point of curvature on 15th Street.

COMMUNITY DEVELOPMENT DEPARTMENT 1/18/93 Dave Thornton 244-1437

- 1. The 3-feet wide strip of land extending to the north of the main parcel is puzzling. This should be connected or conveyed to an adjacent parcel or something.
- 2. The property descriptions on the survey plat are not identical to the property descriptions on the warranty deeds. The survey plat needs to match the descriptions on the warranty deeds.
- 3. The zoning for these two parcels is RMF-32, therefore the sideyard setback for accessory structures located on the rear half of the parcel is 3 feet from the property line. The existing shed on parcel 2 meets the setback as proposed. Please note that any building construction on the concrete pad on parcel 2 will have to meet building setbacks for a principal structure which is currently 10 feet from the side yard property line and 45 feet from the centerline of the Glenwood Avenue right-of-way for the front yard setback. Current setbacks apply to both parcels for all new construction.
- 4. To allow for the entire public sidewalk to be located in the public right-of-way, additional land at the southeast corner of parcel 1 needs to be dedicated to the City of Grand Junction. Please see the City Property Agent's comments.

OF LOT 2. GRANDVIEW SUBDIVISION, MESA COUNTY. COLO. City Block Manument 15th & Bunting Ave. N 90'00'00' W 154.00' Louis R. Brach Book 1752 Pg. 521 N 90.00,00 E -N 90'00'00' E N 90'00'00' E 180.00'(R) Fd. No. 5 Rebor and 15th 180 00*/81 N 90'00'00" W 77.00' Fd. No. 5 Rebar and Richard H. Wagner Book 1367 Pa. 620 N 90'00'00" E 155.06' 5.0 foot strip to be deeded to the City of Grand Junction Porcel EXISTINO HOUSE N 41'55'51" E PARCEL 1 10.84 (ROW) N 90'00'00" W 204.19' 5.5 ' walk & ourb N 90'00'00" E 50.00' N 90'00'00" W 466.36' Basis of Bearings Glenwood Avenue NE Corner of the S1/2 of Lot 2 Grandview Sub. Not recovered. Location from Exposition Arcade Plat

BOUNDARY LINE ADJUSTMENT LOCATED IN A PART

BASIS OF BEARINGS

Basis of bearings assume the City Monument line along Glenwood Avenue to bear N 90'00'00' W 466.36 feet. Both monuments on this line are City of Grand Junction Block monuments.

First American Title Co. policy No. 114952

Side yard and set back measurements accurate to ±0.3 feet

PROPERTY DESCRIPTIONS

Three parcels of land located in a Part of Lot 2 of Grandview Subdivision, located in Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows;

PARCEL 1

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00'01'06" W, with all bearings herein relative thereto; thence S 00'01'06" W a distance of 294.35 feet to a point, thence S 90'00'00" W a distance of 10.84 feet to THE TRUE POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds West (S 90'00'00"), a distance of 204.19 feet; thence North 00 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 142.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 52.00 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 51.85 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90'00'00" E), a distance of 3.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90'00'00" E), a distance of 118.00 feet; thence North 90 degrees 00 minutes 00 seconds East (S 90'00'00" E), a distance of 118.00 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 155.06 feet; thence South 90 degrees 01 minutes 06 seconds West (S 00'01'05" W), a distance of 71.84 feet; thence South 41 degrees 55 minutes 51 seconds West (S 41'55'51" W), a distance of 8.75 feet to the true point of beginning; and containing 0.46 degrees

PARCEL 2

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00'01'06" W, with all bearings herein relative thereto; thence S 00'01'06" W a distance of 294.35 feet to a point, thence S 90'00'00" W a distance of 215.03 feet to THE TRUE POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West (N 90'00'00"), a distance of 50.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 00'00'00" E), a distance of 142.50 feet; thence North 90 degrees 00 minutes 00 seconds East (N 00'00'00" E), a distance of 50.00 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00'00'00" E), a distance of 142.50 feet to the true point of beginning; and containing .164 acres, or 7125 square feet.

5' ROW TO TO BE DEEDED TO CITY OF GRAND JUNCTION

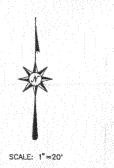
Commencing at the Northeast corner of Lat 2 of Grandview Subdivision and assuming the East line of Lat 2 to bear S 00°01′06° W, with all bearings herein relative thereto; thence S 00°01′06° W a distance of 294.35 feet to THE TRUE POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds West (S 90°00′00° W), a distance of 10.84 feet; thence North 41 degrees 55 minutes 51 seconds East (N 41°55′51° E), a distance s 6.75 feet; thence North 00 degrees 01 minutes 05 seconds East (N 00°01′06° E), a distance of 71.84 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90°00′00° E), a distance of 7.94 feet; thence South 00 degrees 01 minutes 06 seconds West (S 00°01′06° W), a distance of 7.8.35 feet to the true point of beginning; and containing .009 acres or 411 square feet.

PARCEL TO BE DEEDED TO ADJUST BOUNDARY LINE

Commencing at the Northeast corner of Lot 2 of Grandview Subdivision and assuming the East line of Lot 2 to bear S 00'01'06" W, with all bearings herein relative therets; thence S 00'01'06" W a distance of 215.03 feet to THE TRUE POINT OF BEGINNING; thence S 90'00'00" W a distance of 215.03 feet to THE TRUE POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West (N 90'00'00" W), a distance of 25.00 feet; thence North 00 degrees 00 minutes 00 seconds East (N 0'00'00" E), a distance of 25.30 feet; thence North 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 25.35 feet; thence South 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 25.35 feet; thence South 90 degrees 00 minutes 00 seconds East (N 90'00'00" E), a distance of 125.35 feet to the true point of beginning; and containing .082 acres, or 3563 square feet.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during December 1992, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.



Dennis W. JOHNSON 1-20-93
DENNIS W. JOHNSON COLORADO REGISTERED SURVEYOR, No. 16835

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE DATE 1-22-93

BOOK___/__PAGE__22

RECEPTION NO. 833-93

LEGEND

0

Prepared for: Fletcher Realty Grand Junction, CO

CITY OF GRAND JUNCTION BLOCK MONUMENT

CALCULATED POSITION (NOT SET)

10 20

SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835

RECORD MEASUREMENT

FOUND PROPERTY CORNER AS NOTED

MOTION ACCORDANG TO COLORADO LAW YOU MUST COMMERCE ANY LEW ACTION DISCOLUTE OPERAT OF THE SIMPLY METRIC THRISE THANK ACTION DISCOLUTE SIGNED SIGNED FOR THE SIMPLY METRIC THANK ACTION DISCOLUTE OFFICE THE THIS SIMPLY OF COMPANIONED MODIO THAN THE YEARS FROM THE SIMPLY OF CONTRIBUTION SHOWN THEREON.

Professional Surveying Services P.O. 80X 4506, Grand Junction, CO 81502 303-241-3841 BOUNDARY LINE ADJUSTMENT A PART OF LOT 2, GRANDVIEW SUB.

SEC. 12. T.15., R.1W., UTE MERIDIAN MESA COUNTY, COLORADO SUR. BY: DWU/LD DRAWN BY: DWJ

> JOB NO. 9280 SHEET 1 OF 1

DEPOSIT A33-92

EX-1-9:

16835