





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Original  
 Do NOT Remove  
 From Office

Receipt 669  
 Date 10-4-93  
 Rec'd By mf  
 File No. 117 93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			Ptarmigan Court South		<input checked="" type="checkbox"/> Right-of-Way <input checked="" type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

John Siegfried Name	John Siegfried Name	Lewis Hoffman Name
P.O.Box 9088 Address	P.O.Box 9088 Address	P.O.Box 9088 Address
Grand Jct., CO 81501 City/State/Zip	Grand Jct., CO 81501 City/State/Zip	Grand Jct., CO 81501 City/State/Zip
241-7025 Business Phone No.	241-7025 Business Phone No.	241-7025/241-1105 Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

9/29/93  
Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary



PRE-APPLICATION CONFERENCE

Date: 9-22-93
Conference Attendance: Pat Edwards, JOHN Siegfried, Lewis Hoffman, Dave Thornton
Proposal: ROW VARIATION & EASEMENT VARIATION
Location: PIRAMICAN COURT SOUTH

Tax Parcel Number:
Review Fee: 450.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required? N/A

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signatures of Petitioner(s) and Representative(s)

Margaret Eachus  
652 27½ Rd. Rt.5  
Grand Junction  
CO 81506-5207

Tommy Vaughn  
1650 Ridge Dr.  
Grand Junction  
CO 81501-4639

Kenneth Kleinwachter  
500 Pinyon Av.  
Grand Junction  
CO 81501-7432

R.L Beville  
3603 Ridge Ct.  
Grand Junction  
CO 81506

Charles Stockton  
3605 Ridge Ct.  
Grand Junction  
CO 81506-8477

Marvin Higginson  
3609 Ridge Ct.  
Grand Junction  
CO 81506-8477

Robert J. Vogel  
714 32Ct. NE  
Rochester MN 55906

Bill Lorimer  
3525 N. 15th St.  
Grand Junction CO 81506

John Haley  
3555 N. 15th St.  
Grand Junction CO 81506

Thomas E. Bryner  
3601 N. 15th St.  
Grand Junction CO 81506

Karen Tuinstra  
1510 Ridge Dr.  
Grand Junction CO 81506

Richard Witt  
PO Box 628  
Parachute CO 81635-1628

Marilyn Walter  
59 Adams Pl.  
Glen Ridge NJ 07028-2041

Milo Johnson  
225 Park Dr.  
Grand Junction CO 81501

Mark Bebee  
1520 Ptarmigan Ct.  
Grand Junction CO 81506

Ptarmigan INvestments  
Po Box 9088  
Grand Junction CO 81501

City of Grand Junction  
Community Development Dept.  
250 North 5th Street  
Grand Junction, CO 81501

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117 93

Ptmaigan

Robert J. Vogel  
3501 N. 15th St

# 117-93

GG 8/506

Correct

old add. - Rochester MN -

GENERAL PROJECT REPORT

"A"

September 29, 1993

R.O.W. Vacation--Ptarmigan Court South

Ptarmigan Investments, Inc.  
Representative: Lewis Hoffman  
P.O. Box 9088  
Grand Junction, CO 81501

This proposal is to clean up loose ends at Ptarmigan Ridge Filing #2. When Ptarmigan Court South was originally platted, it was intended to provide a secondary access to Spomer Lot 2. It is not a thru street and was never intended to go anywhere except to Spomer Lot 2. At the time of platting, it was unknown what was to become of Lot 2 and that the secondary access may or may not be beneficial. However, we provided it with good intentions. Since that time, Spomer Lot 2 has been replatted into two lots, neither of which use nor need the Ptarmigan Court South access. We therefore feel that it would be beneficial to the City, the present owner of Spomer Lot 2, and Ptarmigan Investments to vacate the eastern 74+ feet of this R.O.W. If vacated, it would be less street to be maintained by the City, it would remove the potential cost of improving it from the owner of Spomer Lot 2 who doesn't want or need it, and it would provide additional lot area to Lot 2 Block 3 and Lot 3 Block 2 of Ptarmigan Ridge Filing #2 making them better building sites. The easements we would like to vacate are on these two lots. The easements along the R.O.W. to be vacated are no longer necessary, nor are the easements along the eastern boundaries necessary. Easements have been maintained for the drainage, P.S.Co. gas lines, irrigation lines, water, and sewer. Ptarmigan Ridge Filing #2 is completed, so we anticipate no future facilities that will require these easements.

117 93

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From Office ✓

# REVIEW COMMENTS

Page 1 of 2

FILE #117-93

TITLE HEADING: Vacation of Right-of-Way

LOCATION: Ptarmigan Court South, Ptarmigan Ridge Filing #2

PETITIONER: John Siegfried

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 9088  
Grand Junction, CO 81501  
241-7025

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

STAFF REPRESENTATIVE: Kristen Ashbeck

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., OCTOBER 25, 1993.

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CITY ATTORNEY 10/5/93  
Dan Wilson 244-1505

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No comment.

CITY SANITATION 10/6/93  
Rob Laurin 244-1570

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No comment.

CITY DEVELOPMENT ENGINEER 10/9/93  
Gerald Williams 244-1591

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1. The described utility, drainage, and irrigation easement does not close.
2. In notes (1) and (2) on the plat "is hereby vacated" should read "are hereby vacated".

U.S. WEST 10/11/93  
Leon Peach 244-4964

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No comments at this time.

UTE WATER 10/11/93  
Gary R. Mathews 242-7491

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No objections.



**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/14/93**  
**244-1590**

---

1. There is a sewer service located in the approximate center of the area to be vacated. The service runs from the manhole in Ptarmigan Court South east to Lot 1, Spomer Sub-division. A 15' easement centered on the sewer service will need to be provided if the right-of-way is to be vacated.
2. All utility providers should be contacted prior to vacating any easement or rights-of-way.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**10/18/93**  
**244-1437**

---

1. Pavement on the cul-de-sac must be brought up to City standards (3" thickness). Please provide an Improvements Agreement and Guarantee.
2. This vacation is subject to final approval by the Utility Coordinating Committee (UCC). The earliest meeting is November 10, 1993.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**10/18/93**  
**244-3587**

---

No comment.

**GRAND VALLEY WATER USERS ASSOCIATION**  
**G.W. Klapwyk**

**10/18/93**  
**242-5065**

---

Grand Valley Water Users Association has no objections to this proposal.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**10/19/93**  
**244-1400**

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Adequate turnaround space must be provided.

## **LATE REVIEW COMMENTS**

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**10/22/93**  
**244-2695**

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GAS: Request the west 10' of proposed vacation be designated utility easement.  
ELECTRIC: No objections.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/14/93**  
**244-1590**

---

1. There is a sewer service located in the approximate center of the area to be vacated. The service runs from the manhole in Ptarmigan Court South east to Lot 1, Spomer Sub-division. A 15' easement centered on the sewer service will need to be provided if the right-of-way is to be vacated.
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**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**10/18/93**  
**244-1437**

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2. This vacation is subject to final approval by the Utility Coordinating Committee (UCC). The earliest meeting is November 10, 1993.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**10/18/93**  
**244-3587**

---

No comment.

**GRAND VALLEY WATER USERS ASSOCIATION**  
**G.W. Klapwyk**

**10/18/93**  
**242-5065**

---

Grand Valley Water Users Association has no objections to this proposal.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**10/19/93**  
**244-1400**

---

Adequate turnaround space must be provided.

## **LATE REVIEW COMMENTS**

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**10/22/93**  
**244-2695**

---

GAS: Request the west 10' of proposed vacation be designated utility easement.  
ELECTRIC: No objections.

RESPONSES TO REVIEW COMMENTS

October 25, 1993

FILE #117-93

Vacation of ROW--Ptarmigan Court South, Ptarmigan Ridge Filing #2

Petitioner: John Siegfried  
Representative: Lewis Hoffman  
P.O. Box 9088  
Grand Junction, CO 81501

CITY DEVELOPMENT ENGINEER

1. We will correct the easement description as needed.
2. We will correct the grammar as indicated.

CITY UTILITIES ENGINEER

1. We will provide the easement as requested as it is a reasonable request with no negative impact.
2. All utility providers impacted by this application were provided information in the review agency process and will have yet another opportunity to review application at the UCC meeting of 11/10/93.

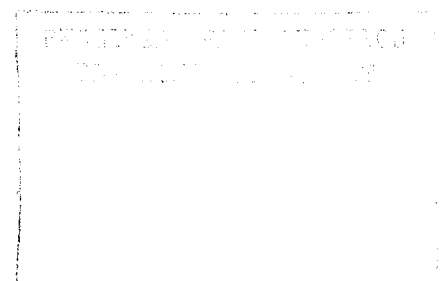
COMMUNITY DEVELOPMENT DEPARTMENT

1. The pavement was originally constructed to 3" thickness. At time of construction United and I decided it would be easier to build it to the same standards as the rest of the streets than to try to raise subgrade and roadbase up an inch to accommodate the 2" thick asphalt as was approved.
2. So be it.

GRAND JUNCTION FIRE DEPARTMENT

To begin with, there is only about 50' of street to get to the edge of the existing 60' diameter turnaround. The length hardly justifies a turnaround in the first place. Nevertheless, what exists is all we are able to do at this time. We are not in control of all of the lots involved and would be unable to make the turnaround bigger. City engineering has approved what exists understanding that this whole street is not an ideal situation.

  
LEWIS HOFFMAN



## STAFF REVIEW

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FILE: 117-93

DATE: October 27, 1993

STAFF: Kristen Ashbeck

REQUEST: Right-of-Way Vacation - Portion of Ptarmigan Court South

LOCATION: East end of Ptarmigan Court South off North 15th Street

APPLICANT: John Siegfried

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EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: Residential Single Family four units per acre (RSF-4)

SURROUNDING ZONING: RSF-4

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STAFF ANALYSIS: Ptarmigan Court South was originally platted to provide access to the Spomer Subdivision parcels to the east. A "temporary" cul-de-sac" was developed in order to provide a turnaround to service the platted lots within Ptarmigan Ridge Filing 2. Since that time, the property owner to the east has expressed no interest in developing the road--the parcels in Spomer Subdivision are access from Ridge Drive. Thus, it is reasonable to request that the unused portion of Ptarmigan Court South be vacated. A utility, drainage and irrigation easement is to be retained for existing lines around and just east of the cul-de-sac. A utility and drainage easement must also be dedicated for the sewer line which serves Lot 1 of Spomer Subdivision. Otherwise, the proposed vacation meets the criteria set forth in Section 8-3 of the Zoning and Development Code.

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STAFF RECOMMENDATION: Approval

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, I move that forward item #117-93, a right-of-way vacation for a portion of Ptarmigan Court South, on to City Council with a recommendation subject to the following conditions: 1) dedication of a utility and drainage easement across the vacated area to the parcel to the east; and 2) approval by the Utility Coordinating Committee (UCC).

*Published  
11/1/93*

- #119-93 FINAL PLAN/PLAT - PTARMIGAN RIDGE NORTH**  
Request for approval of the Final Plat/Plan for Ptarmigan Ridge North for 34 residential lots on approximately 10 acres with Planned Residential zoning located at the Southwest corner of 27 1/2 Road & Cortland Avenue.  
PETITIONER: Summrall Corporation  
REPRESENTATIVE: Thomas A. Logue  
LOCATION: 27 1/2 Road & Cortland Avenue
- #82-93 VACATION OF EASEMENT**  
A request to vacate a utility and access easements on a property at 487 28 1/4 Road, zoned Light Commercial (C-1). This item was tabled at the August 3 and September 7 and October 5, 1993 Planning Commission meetings.  
PETITIONER: Hilltop Foundation  
REPRESENTATIVE: Cecil Caster  
LOCATION: 487 28 1/4 Road
- #107-93 VARIANCE - SUNDANCE MARINE**  
Request for a variance from Section 5-4-5.B of the Zoning and Development Code, requiring a public sanitary sewer collection system and treatment facility for all developments, to allow for a 2,000 square foot addition to be served by an on-site septic system.  
PETITIONER: Michael & Linda McCallum  
LOCATION: 2490 Highway 6 & 50
- #108-93 VARIANCE FROM 1/2 STREET IMPROVEMENTS REQUIREMENT - 1631 DOLORES STREET**  
Request for a variance from Section 5-4-1.E of the Zoning and Development Code, requiring that all developments provide for one-half road improvements to the center line of all abutting rights-of-way, to allow for construction of 3 duplexes (6 units).  
PETITIONER: Munequita Allen  
LOCATION: 1631 Dolores Street
- #116-93 CONDITIONAL USE PERMIT AND REZONE - 1525 NORTH 1ST STREET**  
Request for approval of a Conditional Use Permit to allow an office use in a B-2 (Neighborhood Convenience Business) Zone District and rezone of the property from B-2 (Neighborhood Convenience Business) to PB (Planned Business).  
PETITIONER: Robert LeBaron  
LOCATION: 1525 North 1st Street
- #117-93 VACATION OF RIGHT-OF-WAY AND EASEMENT**  
Request for approval of the vacation of a portion of Ptarmigan Court south located in Ptarmigan Ridge, Filing #2 and a portion of the Utility, Irrigation & Drainage Easements.  
PETITIONER: John Siegfried  
REPRESENTATIVE: Lewis Hoffman  
LOCATION: Ptarmigan Court South, Ptarmigan Ridge Filing #2



3

4

B L O C K

T H R E E

20.00

NW CC  
LOT 2  
SUB.

1

2

S24°11'43"W 103.83  
15' DRAINAGE ESMT.

94.82

N89°49'54"W 74.26

15' utility & drainage ec

edge of existing pavement

COURT SOUTH

N00°10'06"E 40.00

31.03

43.23

N81°21'47"E 72.33

AREA TO BE VACATED

13.20

61.15

N00°02'34"E 40.00

8.93

N24°11'43"E 53.49

N89°49'54"W 74.35

utility, drainage, & irrigation easement

2

3

15' DRAINAGE ESMT.

S00°02'34"W 394.82

95.00

7.5' 7.5'

10' utility esmt.

5' 5'

T W

10' utility, irr. esmt.

90.24

5' utility, irr. esmt.

# REVIEW COMMENTS

Page 1 of 2

FILE #117-93

TITLE HEADING: Vacation of Right-of-Way

LOCATION: Ptarmigan Court South, Ptarmigan Ridge Filing #2

PETITIONER: John Siegfried

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 9088  
Grand Junction, CO 81501  
241-7025

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

STAFF REPRESENTATIVE: Kristen Ashbeck

---

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., OCTOBER 25, 1993.

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CITY ATTORNEY 10/5/93  
Dan Wilson 244-1505

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No comment.

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CITY SANITATION 10/6/93  
Rob Laurin 244-1570

---

No comment.

---

CITY DEVELOPMENT ENGINEER 10/9/93  
Gerald Williams 244-1591

---

1. The described utility, drainage, and irrigation easement does not close.
2. In notes (1) and (2) on the plat "is hereby vacated" should read "are hereby vacated".

---

U.S. WEST 10/11/93  
Leon Peach 244-4964

---

No comments at this time.

---

UTE WATER 10/11/93  
Gary R. Mathews 242-7491

---

No objections.



**CITY UTILITY ENGINEER**  
**Bill Cheney**

**10/14/93**  
**244-1590**

---

1. There is a sewer service located in the approximate center of the area to be vacated. The service runs from the manhole in Ptarmigan Court South east to Lot 1, Spomer Sub-division. A 15' easement centered on the sewer service will need to be provided if the right-of-way is to be vacated.
2. All utility providers should be contacted prior to vacating any easement or rights-of-way.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**10/18/93**  
**244-1437**

---

1. Pavement on the cul-de-sac must be brought up to City standards (3" thickness). Please provide an Improvements Agreement and Guarantee.
2. This vacation is subject to final approval by the Utility Coordinating Committee (UCC). The earliest meeting is November 10, 1993.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**10/18/93**  
**244-3587**

---

No comment.

**GRAND VALLEY WATER USERS ASSOCIATION**  
**G.W. Klapwyk**

**10/18/93**  
**242-5065**

---

Grand Valley Water Users Association has no objections to this proposal.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**10/19/93**  
**244-1400**

---

Adequate turnaround space must be provided.

CITY OF GRAND JUNCTION DEVELOPMENT FILE 117-93, RIGHT-OF-WAY AND EASEMENT VACATION FOR A PORTION OF PTARMIGAN COURT SOUTH LOCATED IN PTARMIGAN RIDGE AT F-1/2 ROAD AND NORTH 15TH STREET IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

*Jay R Mathews*

CHAIRMAN

*11-10-93*

DATE

## STAFF REVIEW

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FILE: 117-93

DATE: November 10, 1993

STAFF: Kristen Ashbeck

REQUEST: Right-of-Way Vacation - Portion of Ptarmigan Court South

LOCATION: East end of Ptarmigan Court South off North 15th Street

APPLICANT: John Siegfried

---

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: Residential Single Family four units per acre (RSF-4)

SURROUNDING ZONING: RSF-4

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**EXECUTIVE SUMMARY:** The developer of Ptarmigan Ridge is proposing to vacate a portion of the Ptarmigan Court South right-of-way from the existing cul-de-sac east to the eastern boundary of the subdivision.

**STAFF ANALYSIS:** Ptarmigan Court South was originally platted to provide access to the Spomer Subdivision parcels to the east. A "temporary" cul-de-sac" was developed in order to provide a turnaround to service the platted lots within Ptarmigan Ridge Filing 2. Since that time, the property owner to the east has expressed no interest in developing the road--the parcels in Spomer Subdivision are access from Ridge Drive. Thus, it is reasonable to request that the unused portion of Ptarmigan Court South be vacated. A utility, drainage and irrigation easement is to be retained for existing lines around and just east of the cul-de-sac. A utility and drainage easement must also be dedicated for the sewer line which serves Lot 1 of Spomer Subdivision. Otherwise, the proposed vacation meets the criteria set forth in Section 8-3 of the Zoning and Development Code.

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**STAFF RECOMMENDATION:** Approval subject to the following conditions: 1) dedication of a utility and drainage easement across the vacated area to the parcel to the east; and 2) approval by the Utility Coordinating Committee (UCC).

**PLANNING COMMISSION RECOMMENDATION:** Approval (5-0) subject to the following conditions: 1) dedication of a utility and drainage easement across the vacated area to the parcel to the east; and 2) approval by the Utility Coordinating Committee (UCC).

## Ordinance No. 2720

VACATING A PORTION OF THE PTARMIGAN COURT SOUTH RIGHT-OF-WAY  
CITY OF GRAND JUNCTION

BOOK 2032 PAGE 509

## Recitals.

1663976 02:17 PM 12/10/93  
MONIKA TODD CLK&REC MESA COUNTY CO

Ptarmigan Court South was originally platted as a through street to provide access from North 15th Street to parcels east of the Ptarmigan Ridge subdivision. Ptarmigan Court South was developed as a temporary cul-de-sac to serve the 4 lots in that portion of Ptarmigan Ridge Filing 2. It has been determined that a through street is not needed to access the properties to the east. Consequently, the developer of Ptarmigan Ridge is requesting that the Ptarmigan Court South right-of-way be vacated from the cul-de-sac east to the subdivision boundary.

The Grand Junction Planning Commission, at their November 2, 1993 hearing recommended approval of the vacation provided that an easement was dedicated for the sewer service line which goes to the property to the east.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the requirements for vacation of a right-of-way, as set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND  
JUNCTION:

That the right-of-way described below is hereby vacated:

Commencing at the NE corner of Lot 3, Block Two, Ptarmigan Ridge Filing Two, situated in the NW1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of said Lot 3, Block Two to bear N 89 degrees 49 minutes 54 seconds W and all bearings contained herein to be relative thereto; thence N 89 degrees 49 minutes 54 seconds W 74.35 feet along the South right-of-way line for Ptarmigan Court South; thence N 00 degrees 10 minutes 06 seconds E 40.00 feet along the North line of Ptarmigan Court South; thence 89 degrees 49 minutes 54 seconds E 74.26 feet along the North line of Ptarmigan Court South to the SE corner of Lot 2, Block Two, Ptarmigan Ridge Filing Two; thence S 00 degrees 02 minutes 34 seconds W 40.00 feet to the Point of Beginning.

Reserving unto the City of Grand Junction, on behalf of the City and of the Public Utilities, the following described two (2) easements:

Easement #1:

An Easement for Utilities, Drainage & Irrigation purposes, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described parcel of land:

Beginning at a point on the South line of Lot 2 of Block 3, Ptarmigan Ridge Filing 2, from whence the Southeast corner of said Lot 2 bears S 89°49'54" E a distance of 43.23 feet; thence N 89°49'54" W along the South line of said Lot 2 a distance of 31.03 feet; thence S 00°10'06" W a distance of 40.0 feet to a point on the North line of Lot 3 of Block 3, Ptarmigan Ridge Filing 2; thence S 89°49'54" E along the North line of said Lot 3 a distance of 13.20 feet; thence N 24°11'43" E a distance of 43.79 feet to the Point of Beginning.

BOOK 2032 PAGE 510

Easement #2:

An Easement for Utilities & Drainage purposes, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across the following described parcel of land:

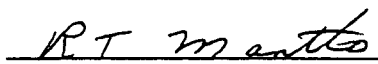
Beginning at a point on the East boundary of Ptarmigan Ridge Filing 2 from whence the Southeast corner of Lot 2 of Block 3 of Ptarmigan Ridge Filing 2 bears N 00°02'34" E a distance of 1.34 feet; thence S 00°02'34" W along the East boundary of Ptarmigan Ridge Filing 2 a distance of 15.18 feet; thence S 81°21'47" W a distance of 75.11 feet; thence N 00°01'06" E a distance of 15.18 feet; thence N 81°21'47" E a distance of 75.11 feet to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of November, 1993.

PASSED on SECOND READING this 1st day of December, 1993.

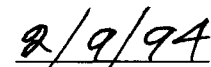
ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President of City Council Pro Tem.

CITY OF GRAND JUNCTION DEVELOPMENT FILE 117-93 (2), EASEMENT VACATION, FILING TWO PTARMIGAN RIDGE, LOCATED AT PTARMIGAN COURT SOUTH AND NORTH 15TH STREET IN THE CITY OF GRAND JUNCTION HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
DATE

## STAFF REVIEW

---

FILE: 117-93

DATE: February 9, 1994

STAFF: Kristen Ashbeck

REQUEST: Vacation of Easements

LOCATION: Lot 3, Block 2, Filing 2 Ptarmigan Ridge

APPLICANT: Milo Johnson

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EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: Residential Single Family four units per acre (RSF-4)

SURROUNDING ZONING: RSF-4

---

### EXECUTIVE SUMMARY:

The petitioner is requesting a vacation of drainage, irrigation and utility easements on Lot 2, Block 2, Filing 2 of Ptarmigan Ridge subdivision.

STAFF ANALYSIS: A portion of Ptarmigan Court South was vacated by Council action on December 1, 1993 (Ordinance 2720). The original intent of the developer was to vacate unnecessary easements on the adjacent parcel as well. The descriptions of the easements were unclear at the time and, thus, were inadvertently left out of the final ordinance approved by Council. The easements are not needed for utility services or other purposes on this or other adjacent parcels. The subsequent buyer and builder of the parcel (Lot 3, Block 2, Filing 2 Ptarmigan Ridge) is requesting vacation of the easements to create a more buildable lot.

---

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION: Will hear this request at the March 1, 1994 meeting.

# REVIEW COMMENTS

Page 1 of 1

FILE #117-93(2)

TITLE HEADING: Vacation of Easement

LOCATION: Ptarmigan Court South; Lot 3, Block 2, Ptarmigan Ridge Filing 2

PETITIONER: Milo Johnson

PETITIONER'S ADDRESS/TELEPHONE: 107 Glade Park Road  
Grand Junction, CO  
243-5560

PETITIONER'S REPRESENTATIVE:

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.**

---

CITY DEVELOPMENT ENGINEER  
Jody Kliska

2/15/94  
244-1591

---

No comment.

CITY UTILITY ENGINEER  
Bill Cheney

2/14/94  
244-1590

---

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT  
Kristen Ashbeck

2/16/94  
244-1437

---

No comment.



STAFF REVIEW

---

FILE: 117-93

DATE: February 24, 1994

STAFF: Kristen Ashbeck

REQUEST: Vacation of Easements

LOCATION: Lot 3, Block 2, Filing 2 Ptarmigan Ridge

APPLICANT: Milo Johnson

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: Single Family Residential

EXISTING ZONING: Residential Single Family four units per acre (RSF-4)

SURROUNDING ZONING: RSF-4

---

EXECUTIVE SUMMARY:

The petitioner is requesting a vacation of drainage, irrigation and utility easements on Lot 2, Block 2, Filing 2 of Ptarmigan Ridge subdivision.

STAFF ANALYSIS: A portion of Ptarmigan Court South was vacated by City Council action on December 1, 1993 (Ordinance 2720). The original intent of the developer was to vacate unnecessary easements on the adjacent parcel as well. The descriptions of the easements were unclear at the time and, thus, were inadvertently left out of the final ordinance approved by Council. The easements are not needed for utility services or other purposes on this or other adjacent parcels. The subsequent buyer and builder of the parcel (Lot 3, Block 2, Filing 2 Ptarmigan Ridge) is requesting vacation of the easements to create a more buildable lot.

---

STAFF RECOMMENDATION/RECOMMENDED MOTION: Approval

*11/17/93*  
*7-0*

*11/17/93*  
*7-0*

**E.B. HAMILTON, JR.**  
Attorney At Law  
Post Office Box 292  
Durango, Colorado 81302  
(303) 247-0916

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

AUG 17 1994

August 15, 1994

Mr. Larry Timm  
Director of Community Development  
City of Grand Junction  
250 North Fifty Street  
Grand Junction, CO 81502

Re: Ptarmigan Court; your letter of 7-28-94


Dear Mr. Timm:

We met with Mr. Shaver, Jody Kliska, and Don Newton, on August 12, to discuss this matter.

Lewis Hoffman explained that the drainage was all worked out at the direction of Grand Junction Engineering, and the project, as built, was completed and accepted on two occasions. The first was on completion, when the project was accepted and the bond released. Later, it was agreed that the cul de sac would not be extended. The future extension of the cul de sac was formally abandoned.

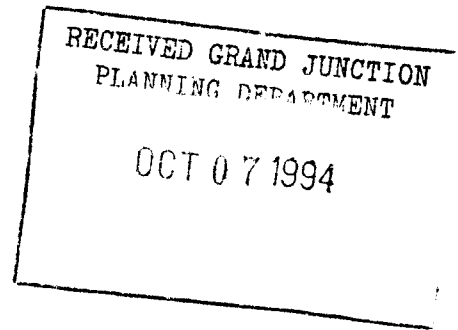
The drainage problems are occurring, as we understand it, because the system, as designed and built, has been changed so that the runoff no longer enters open ditches, but has been piped. I am writing to Milo Smith, who we believe did this (no doubt, entirely innocently), to see if he can correct the situation.

Very truly yours,

  
E. B. Hamilton, Jr.  
(303) 259-3615

EBH;JR/bdh

**E.B. HAMILTON, JR.**  
*Attorney At Law*  
Post Office Box 292  
Durango, Colorado 81302  
(303) 247-0916



October 6, 1994

Mr. Larry Timm  
Director of Community Development  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Re: Cul de sac

Dear Mr. Timm:

I was in Grand Junction early this week, and looked, again, at the alleged drainage problem. We met with two of the three owners of homes on the cul de sac.

A solution that would seem to be reasonable and cost effective and satisfactory to everyone is to make minor alterations to the pavement to stop the ponding on the south side of the cul de sac. We need to measure some elevations to make sure this will work, but it sure looks like it.


The temporary cul de sac is no longer temporary, since we have completed arrangements with the City to abandon the easement that initially was supposed to run to Mrs. Eachus' property.

Homes have been built on the cul de sac, and people seem satisfied with it as it is. To do sidewalks, etc., we would have to dig up people's lawns and fences.

The drainage pan at the intersection of Ptarmigan Court South at 15th Street would be totally contrary to the drainage plan for the area and would result in adding increased flow where it never went historically. We would be liable in damages if we did it. If you want to, however, we have no objection.

You may have received complaints about drainage, but the system was built as required and is working as required, except for the puddling in the cul de sac, and we, our contractor, and the owners will take care of that. We did meet with Milo Johnson, and it appears that what he did has not caused the problem, and that the drainage system he constructed should work and be consistent with that which was required of us by The City of Grand Junction and its engineers.

Very truly yours,



E. B. Hamilton, Jr.  
(303) 259-3615

EBH;JR/bdh

November 17, 1995

Mr. John Siegfried  
Ptarmigan Investments, Inc.  
P. O. Box 9088  
Grand Junction, CO 81502

Re: Ptarmigan Court South

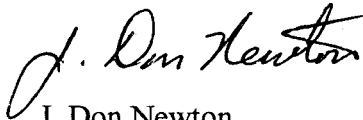
Dear John:

The street and drainage improvements in Ptarmigan Court South were completed by Mays Concrete on June 30, 1995. The total cost of these improvements was \$7,475.90 (see attached invoice) which was paid by the City on August 4, 1995. The total cost includes \$273.90 for additional work that was required during construction. You were not consulted when the additional work was authorized, and therefore will not be billed for the additional cost.

In accordance with my letters to you, dated May 11 and June 15, 1995, your share of the cost is \$3,601 based on half of the low bid of \$7,202 submitted by Mays Concrete. The Finance Department will be sending you an invoice in the amount of \$3,601. Immediate payment is required. Payment should be made through Finance and not Public Works.

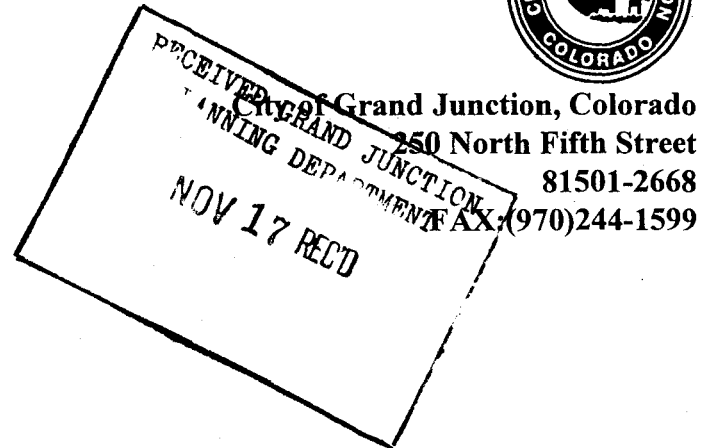
Thank you in advance for your prompt attention to this matter. Should you have questions, please contact Mrs. Glaze or Mrs. Berry at 244-1513. Remittance may be mailed to 250 North 5th Street, Grand Junction, CO 81501.

Sincerely,



J. Don Newton  
City Engineer

xc: E. B. Hamilton, Jr.  
Dan Wilson  
John Shaver  
Jim Shanks  
Larry Timm  
Jackie Berry  
Sandi Glaze





P.O. BOX 4150  
 GRAND JUNCTION, CO 81502  
 (303) 243-5669

DATE	NUMBER
30-JUN-1995	0000012025

Page: 1

**INVOICE**

10009  
 To: CITY OF GRAND JUNCTION  
  
 250 N. 5TH STREET  
 GRAND JUNCTION CO 81501

For Job: 4945  
 CITY OF GRAND JUNCTION - PTARMIGAN CT.  
 LOCATION: PTARMIGAN COURT SOUTH  
 TYPE OF WORK: REMOVE/REPLACE C/G/SW/  
 CUSTOMER #: 10009  
 TAX: TAX EXEMPT

AR CODE	DESCRIPTION	QUANTITY	PRICE	UNIT	GROSS AMOUNT
LS	BILLING PER PROPOSAL 95-398	1.00	7,202.00	LS	7,202.00
LS	ADDITIONAL ASPHALT	77.00	2.70	SF	207.90
LS	4" MANHOLE	1.00	66.00	LS	66.00

Invoice Totals	
Gross	7,475.90
Retention	.00
Tax	.00
<b>TOTAL DUE</b>	<b>7,475.90</b>

TERMS: Net due upon receipt-of invoice. Interest at the rate of 2% per month (24% annually)  
 will be charged on all accounts 30 days past due.

*Thank You*

RE: Easement Vacation  
1515 Ptarmigan Court South  
Lot 3 Block 2 Ptarmigan Ridge Filing #2

On September 29, 1993, a general project report was submitted to the City Planning Department requesting a vacation of a road right-of-way and an easement vacation on the north and west side of the lot, Exhibit A. The proposal was submitted and was advertised as such, Exhibit B. Also, a plat was submitted containing language for the vacations of the right-of-way and the easements, Exhibit "C".

The City approved the vacation of the right-of-way. Unfortunately, due to an oversight, the vacation of the easement was not included in the ordinance that was presented to the City Council.

With the understanding that the right-of-way and the north and east easements had been vacated, we purchased the lot, obtained a building permit, received approval of our site plan, etc. and built a new home. The home has been completed and we have sold the home to a retired couple who are awaiting closing and are now living with their children.

In preparation for our closing, the titlework showed that the vacation of the easement had not been accomplished because it was not included in the ordinance as originally intended and that our new home has been constructed within the supposedly vacated easement. All parties involved fully intended to have the easements vacated with the first ordinance and we are asking that this matter be corrected and the two easements be vacated so our home can be closed.

Sincerely,

Milo Johnson  
Peak Construction Specialists

John Huff  
Coldwell Banker Home Owners Realty

11  
C

PTARMIGAN COURT SOUTH RIGHT-OF-WAY VACATION

Commencing at the NE corner of Lot 3, Block Two, Ptarmigan Ridge Filing Two, situated in the NW1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of said Lot 3, Block Two to bear N89°49'54"W and all bearings contained herein to be relative thereto; thence N89°49'54"W 74.35 feet along the South right-of-way line for Ptarmigan Court South; thence N00°10'06"E 40.00 feet to the North line of Ptarmigan Court South; thence S89°49'54"E 74.26 feet along the North line of Ptarmigan Court South to the SE corner of Lot 2, Block Two, Ptarmigan Ridge Filing Two; thence S00°02'34"W 40.00 feet to the Point of Beginning.

UTILITY, IRRIGATION, & DRAINAGE EASEMENT

Commencing at the NE corner of Lot 3, Block Two, Ptarmigan Ridge Filing Two, situated in the NW1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian, and considering the North line of said Lot 3, Block Two to bear N89°49'54"W and all bearings contained herein to be relative thereto; thence N89°49'54"W 61.15 feet along the South right-of-way line for Ptarmigan Court South to the POINT OF BEGINNING; thence N89°49'54"W 13.20 feet; thence N00°10'06"E 40.00 feet to the North line of Ptarmigan Court South; thence S89°49'54"E 31.03 feet along the North line of Ptarmigan Court South; thence S24°11'43"W 43.79 feet to the POINT OF BEGINNING.

NOTES:

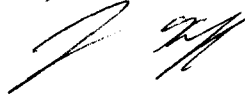
1. The drainage, irrigation and utility easements being on the South and East sides of Lot 2, Block Three, Ptarmigan Ridge Filing Two, lying East of the 15' drainage easement are hereby vacated.
2. The drainage, irrigation and utility easements being on the North and East sides of Lot 3, Block Two, Ptarmigan Ridge Filing Two, lying East of the 15' drainage easement are hereby vacated.



Dear Kris

Thank-you so much for helping  
Milo Johnson and myself get through  
the basement vacation for Ptarmigan  
so quickly. We really appreciated  
your help. ♪

Thank-you

A handwritten signature in cursive script, appearing to be 'J. M.' or similar, written in black ink.

NW CORNER  
LOT ONE  
SPOWER SUB.

N00D234E 468.26

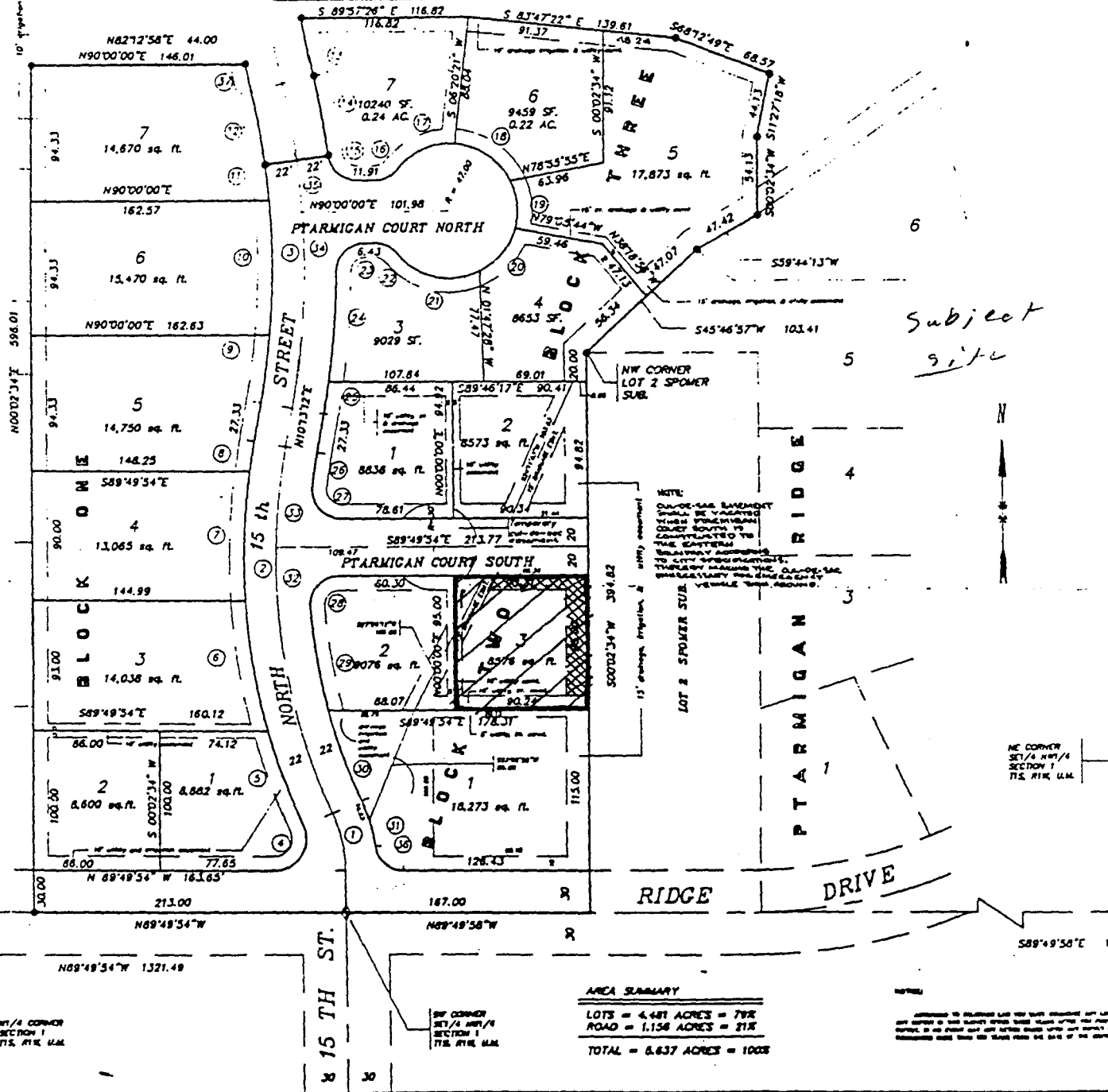
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92	33.00	100.00	33.00	33.00
93	33.00	100.00	33.00	33.00
94	33.00	100.00	33.00	33.00
95	33.00	100.00	33.00	33.00
96	33.00	100.00	33.00	33.00
97	33.00	100.00	33.00	33.00
98	33.00	100.00	33.00	33.00
99	33.00	100.00	33.00	33.00
100	33.00	100.00	33.00	33.00

LEGEND & NOTES

- SET NO. 5 RE-BAR WITH CAP L.S. 16413 IN CONCRETE
- ⊥ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
- ◆ KEWA COUNTY BRASS CAP

NOTE:  
10' UTILITY EASEMENT ACROSS THE STREET SIDE OF ALL LOTS ADJOINING THE STREETS

BLOCKS 4 & 7 & PART OF BLOCK 3 O'NAN SUB.



Subject site



AREA SUMMARY

LOTS	= 4,481 ACRES = 79R
ROAD	= 1,158 ACRES = 21R
TOTAL	= 6,637 ACRES = 100R

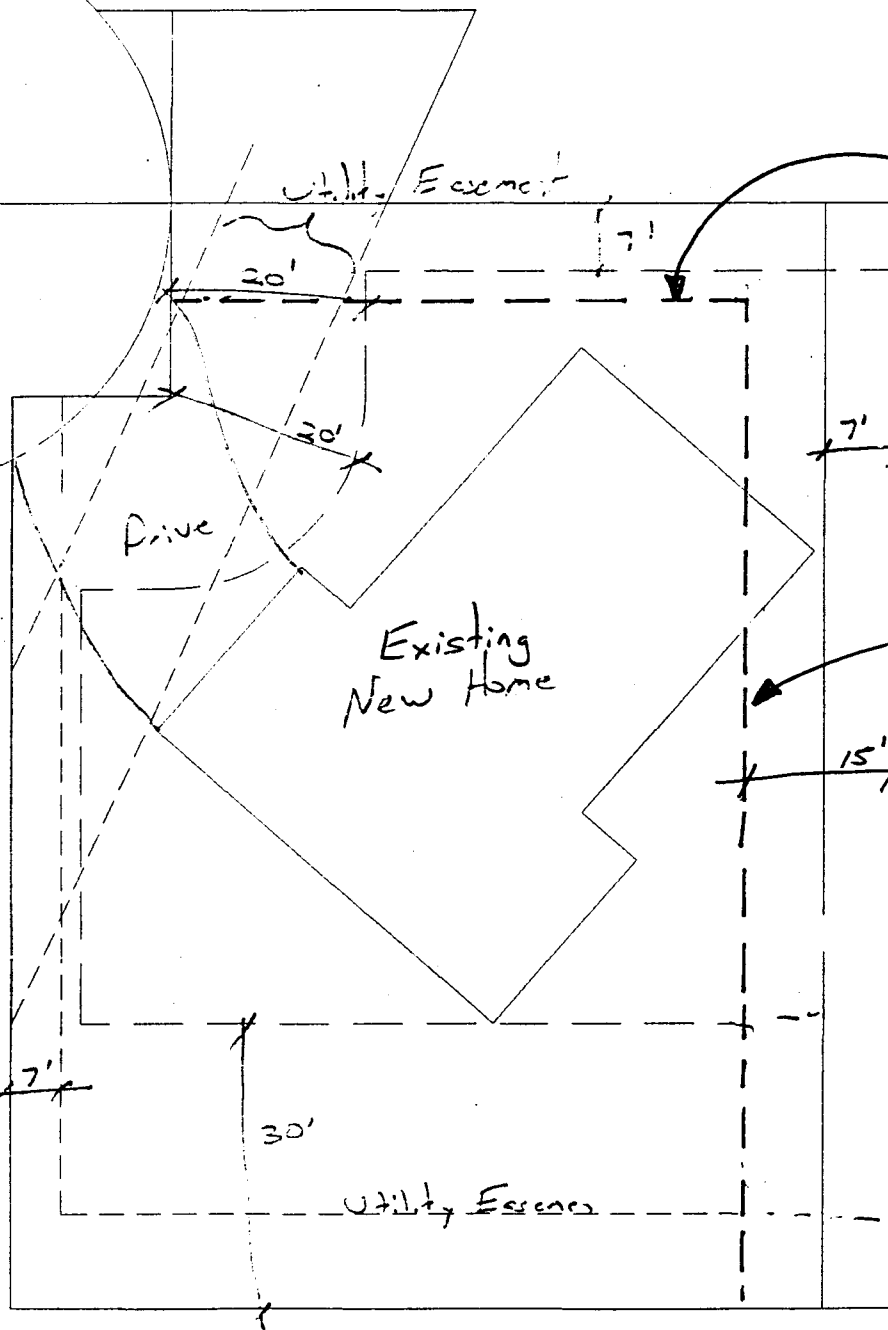
NOTES:  
ATTENTION TO SUBMITTER: THIS PLAN SHOWS THE PROPOSED LOTS, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.

NW CORNER SECTION 1 T1S, R1E, U1M

NW CORNER SECTION 1 T1S, R1E, U1M

NE CORNER SECTION 1 T1S, R1E, U1M

site plan.



Easements  
to be vacated

ACCEPTED A. Barrett  
REGISTERED PROFESSIONAL SURVEYOR  
DEPARTMENT OF REVENUE  
RESERVE RIGHTS TO THE SURVEYOR  
LOCATE AND RESURVEY EASEMENTS  
AND PROPERTY LINES.

