





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

Receipt 1032  
 Date 3-14-94  
 Rec'd By [Signature]  
 File No. #3094

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

**LOT LINE ADJUSTMENT**

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

COMMON LOCATION AND ADDRESS OF PROPERTY(S): 2403 Nth 1st Street  
Grand Jct, CO 81505

TAX SCHEDULE NUMBER(S): 2945-101-00-008 & 009

**SUBMITTAL REQUIREMENTS**

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1. Narrative (4 copies)
2. A reduced Assessor's map with the parcel outlined in red (4 copies)
3. 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. (6 copies)
4. 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. (1 copy)
5. Unsigned Warranty Deeds with the legal description from the survey for all the parcels. (1 copy each)
6. Copy of the certificate of taxes due for each parcel involved (effective date within 30 days). (1 copy)
7. Review Agency Cover Sheets for: County Surveyor, City Engineer, Fire Department, Community Development Department. (1 each)
8. Lien Holder(s) Signature(s) evidencing consent. (1 copy)
9. **\$160.00** processing fee payable to the City of Grand Junction at time of application.

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER PURCHASER	<input type="checkbox"/> REPRESENTATIVE
<u>Mary L. Lundquist, AKA:</u> <u>Mary L. Moore, M.D.</u>	<u>Steven P. &amp; Terri Rae Hickman</u>	<u>same as purchaser</u>
Name	Name	Name
<u>2403 Nth 1st Street</u>	<u>2302 Knollwood Lane</u>	
Address	Address	Address
<u>Grand Junction, CO 81505</u>	<u>Grand Jct., CO 81505</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>242-3349</u>	<u>241-4668</u>	<u>241-4668</u>
Business Phone No.	Business Phone No.	Business Phone No.

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

I (we) certify that, to my (our) knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions will result in voiding any approval(s).

[Signature]  
 Signature of Person Completing Application Date

[Signature]

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

We, Steven P. and Terri Kae Hickman,  
wish to purchase a portion of 24.03  
Nth. 1st. Street, Grand Junction, Colorado.  
The land is owned by Mary L. Lundquist.  
This property is approximately 2.5  
acres of pasture, and includes the  
fences and gates presently on the  
property. The property shall then be  
leased back on a year to year basis,  
with land use to remain unchanged.

#50 94

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# REVIEW COMMENTS

Page 1 of 1

FILE #50-94

TITLE HEADING: Lot Line Adjustment - Donna  
Subdivision

LOCATION: 2403 N 1st Street

PETITIONER: Steven & Terri Hickman

PETITIONER'S ADDRESS/TELEPHONE: 2302 Knollwood Lane  
Grand Junction, CO  
241-4668

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., APRIL 11, 1994.**

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

**3/17/94**  
**244-1400**

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No requirements at this time. If any development is planned for this property, further review by our office is required.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**3/23/94**  
**244-1591**

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1st Street right-of-way is needed for future road widening - 40' from section line is requested.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**3/31/94**  
**244-1447**

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Dedication of right-of-way along 1st Street is requested but is not required as part of this application since this boundary line adjustment is not a subdivision of land and therefore does not require dedication of right-of-way as per the Grand Junction Zoning and Development Code. Please note that North 1st Street is a public right-of-way and a prescriptive right of use for 30 feet of right-of-way from centerline already exists.

# REVIEW COMMENTS

Page 1 of 1

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**George Bennett**

**3/17/94**  
**244-1400**

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**3/23/94**  
**244-1591**

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**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

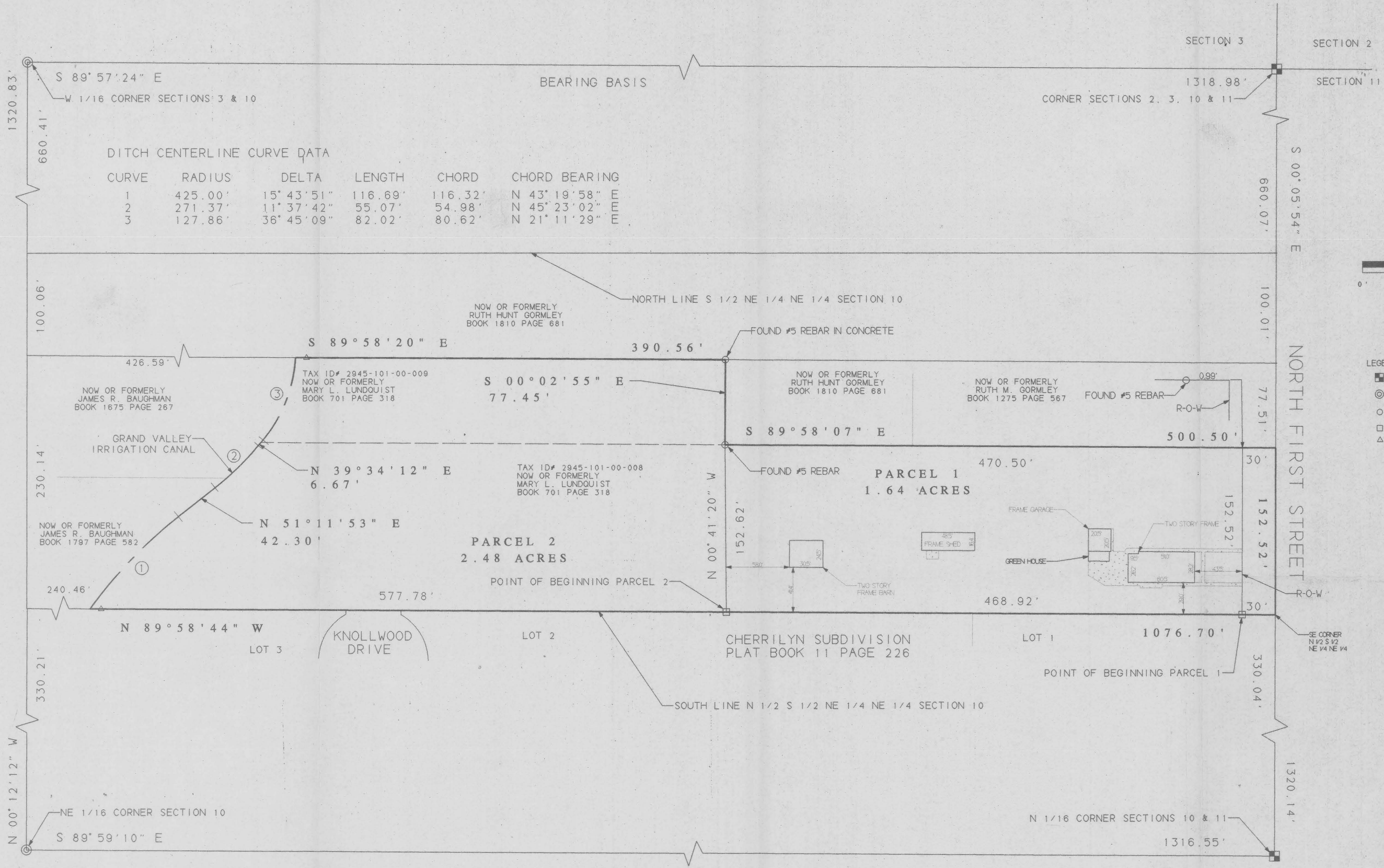
**3/31/94**  
**244-1447**

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Dedication of right-of-way along 1st Street is requested but is not required as part of this application, *since this boundary line adjustment is not a subdivision of land and therefore does not require the dedication of right-of-way as per the Grand Junction Zoning and Development Code. Please note that North First Street is a public right-of-way and a prescriptive right of use for ~~the~~ 30 feet of right-of-way from centerline already exists.*

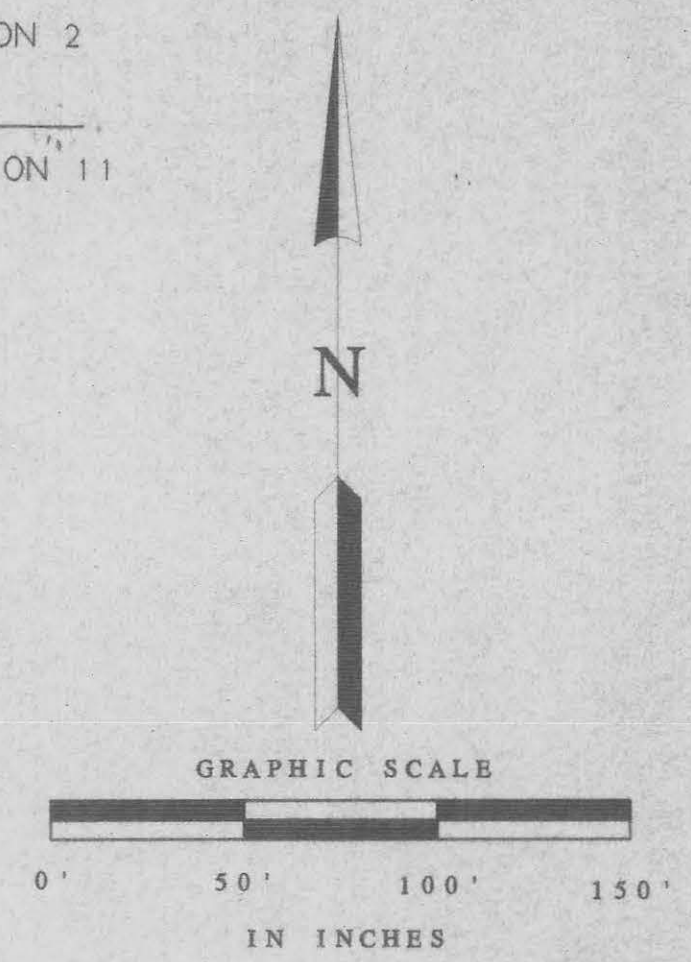
We would like to request a waiver for the right-of-way requirement on this simple boundary change. The 2403 Nth 1st Street Easement does not have any effect on the boundary change. This purchase is a 1031 tax exchange. The property owner is unwilling to make the sale if she has to give up right-of-way, without proper compensation at this time. She is in a position where she is selling this property as a favor to us, not as a necessity to herself. If the transaction is not completed, we stand to suffer a substantial financial loss. We were unaware of any requirements when we listed only this property on our 1031 tax exchange agreement. Thank you for your consideration in this matter.

Steven & Terri Kae Hickma  
2302 Knollwood Lane  
Grand Junction, CO  
81505  
(903) 241-4668



DITCH CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	425.00'	15° 43' 51"	116.69'	116.32'	N 43° 19' 58" E
2	271.37'	11° 37' 42"	55.07'	54.98'	N 45° 23' 02" E
3	127.86'	36° 45' 09"	82.02'	80.62'	N 21° 11' 29" E



- LEGEND
- FOUND MESA COUNTY BRASS CAP
  - ⊙ FOUND BLM 3 1/2" ALLOY CAP
  - FOUND MONUMENT AS DESCRIBED
  - SET #5 REBAR AND CAP "L.S. 27266"
  - △ SET #5 REBAR AND CAP MARKED "WC" 10' OFFSET TO CANAL

**LEGAL DESCRIPTION PARCEL 1**

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning on the West Right-of-Way of North First Street at the intersection with the South line of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 10, a point from which the North 1/16 Corner for Sections 10 and 11 bears S 89° 58' 44" E, 30.00 feet and S 00° 05' 54" E, 330.04 feet; thence along said South line N 89° 58' 44" W, 468.92 feet; thence N 00° 41' 20" W 152.62 feet; thence S 89° 58' 07" E, 470.50 feet to the West Right-of-Way of North First Street; thence along said Right-of-Way S 00° 05' 54" E, 152.52 feet to the point of beginning.

**LEGAL DESCRIPTION, PARCEL 2**

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning on the South line of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 10, at a point from which the North 1/16 Corner for Sections 10 and 11 bears S 89° 58' 44" E, 498.92 feet and S 00° 05' 54" E, 330.04 feet; thence along said South line N 89° 58' 44" W, 577.78 feet to the Grand Valley Irrigation Canal; thence along said canal the following five (5) courses and distances: 1) along a curve to the right having a radius of 425.00 feet, a central angle of 15° 43' 51", an arc length of 116.69 feet, and a chord of N 43° 19' 58" E, 116.32 feet; 2) thence N 51° 11' 53" E, 42.30 feet; 3) along a curve to the left having a radius of 271.37 feet, a central angle of 11° 37' 42", an arc length of 55.07 feet, and a chord of N 45° 23' 02" E, 54.98 feet; 4) thence N 39° 34' 12" E, 6.67 feet; 5) along a curve to the left having a radius of 127.86 feet, a central angle of 36° 45' 09", an arc length of 82.02 feet, and a chord of N 21° 11' 29" E, 80.62 feet; thence leaving said canal S 89° 58' 20" E, 390.56 feet; thence S 00° 02' 55" E, 77.45 feet; thence S 00° 41' 20" E 152.62 feet to the point of beginning.

**NOTES:**

1) BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10. FOUND A MESA COUNTY BRASS CAP AT THE CORNER FOR SECTIONS 2, 3, 10, AND 11 AND A BLM ALLOY CAP IN A MONUMENT BOX FOR THE W 1/16 CORNER FOR SECTIONS 3 & 10. THE VALUE USED, S 89° 57' 24" E, IS GIVEN FOR THIS LINE ON THE PLAT FOR THE DEPENDANT RESURVEY OF TOWNSHIP 1 SOUTH RANGE 1 WEST, UTE MERIDIAN, DATED OCTOBER 13, 1989, A COPY OF WHICH IS ON FILE AT THE MESA COUNTY SURVEYOR'S OFFICE.

I HEREBY CERTIFY TO STEVE HICKMAN THAT THIS PLAT OF SURVEY CORRECTLY REPRESENTS THE RESULTS OF A SURVEY WHICH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DONE ON THE PREMISES FEBRUARY 1994

BARRY L. HAAG  
P.L.S. 27266  
3004 BOOKCLIFF AVENUE  
GRAND JUNCTION, COLORADO 81504  
PHONE (303) 434-4679



LAND SURVEY DEPOSITS  
MESA COUNTY SURVEYORS OFFICE  
DATE \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DEPOSIT NO. \_\_\_\_\_

**LAND SURVEY PLAT**  
OF  
**PART OF NE 1/4 NE 1/4 SECTION 10**  
**T. 1 S. - R. 1 W. - UTE MERIDIAN**  
**MESA COUNTY COLORADO**  
FOR  
**STEVE HICKMAN**  
SCALE 1"=50'  
FEBRUARY 23, 1994

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1994-0050