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Fil	e	<u>1994-0054</u> Name: <u>Lot Line Adjustment – 2740, 2760 North 15<sup>th</sup> Street</u>
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r e	c a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
e	n	be found on the ISYS query system in their designated categories.
n	e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
t	d	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
		*Review Sheet Summary
ŁI	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		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
		*Review Comments
		*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		Mesa County Treasurer – tax report – 2/9/94
X		Treasurer's Certificate of Taxes Due – 2/24/94
X		Correspondence
X	X	Boundary Line Adjustment
X	X	3 Warranty Deeds – not recorded - scanned
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## EVONYD, INC. c/o Foster, Larson, Laiche & Griff 422 White Avenue, Suite 323 Grand Junction, CO 81501

March 10, 1994

Community Development Department 250 North 5th Street Grand Junction, CO 81501

RE: Lot Line Adjustment

2740 and 2760 North 15th Street

Ladies and Gentlemen:

The application for a lot line adjustment and survey have been reviewed and is acceptable.

As a lien holder of the properties located at 2740 and 2760 North 15th Street, I give consent for the approval of the lot line adjustment.

EVONYD, INC.

71.71

☐ ☐ 5.4 9 4 Original Do NOT Remove From Office March 21, 1994

Community Development Department 250 North 5th Street Grand Junction, CO 81501

Ladies and Gentlemen:

As owner of the properties located at 2740 and 2760 North 15th Street, Grand Junction, CO 81506, I am requesting a lot line adjustment.

As shown on the survey, I want to adjust the lot lines so the garage which is now on 2740 N. 15th to be included on the 2760 parcel.

If you have a question, you may contact me at 241-2801.

Thank you for your assistance.

Sincerely,

Nancy K/Kissner

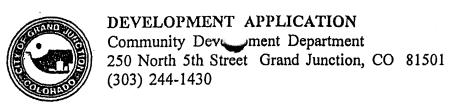
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P.O. Box 3957 336 Main Street, Suite 209 Grand Junction, Colorado 81502 (303) 241-2801 FAX: 241-8312 800-846-0063

- Investments
- Joint Ventures
- Venture Capital
- Real Estate
- New Construction
- Land Development



Receipt 1058

Date 3-22-94

Rec'd By 100

File No. 154 9

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.

Devel	opinent Department, 25	o iv stir street, Grand sunction, C	50 01501, 2 <del>11</del> -1150.
		O ADDRESS OF PROPERTY(S) 15th Street, Grand Junc	
TAX	SCHEDULE NUMBER	(S): 2945-013-00-064 an	d 2945-013-00-063
		SUBMITTAL REQUIRE	EMENTS
1.	Narrative (4 copies)		•
2.	A reduced Assessor's map	with the parcel outlined in red (4 copi	es)
3.		ey prepared by a licensed surveyor. On e proposed property lines shall be show	parcels where structures exist, the location of the m. (6 copies)
4.		mbrances report or title commitment id ne property. Each such person must sign	entifying all property owners and lien holders that gn this form. (1 copy)
5.	Unsigned Warranty Deeds	with the legal description from the sur	vey for all the parcels. (1 copy each)
6.	Copy of the certificate of	taxes due for each parcel involved (effe	ective date within 30 days). (1 copy)
7.	Review Agency Cover Sh Department. (1 each)	eets for: County Surveyor, City Engi	ineer, Fire Department, Community Development
8.	Lien Holder(s) Signature(s	s) evidencing consent. (1 copy)	
9.	<b>\$160.00</b> processing fe	e payable to the City of Grand Junction	at time of application.
XX PR	OPERTY OWNER	[] DEVELOPER	[] REPRESENTATIVE
Name	ncy E. Kissner	Name	Name
	O. Box 3957	·	Nanc
Address	O. BOX 3937	Address	Address
Gra	and Junction, CO		
City/Stat	e/Zip	City/State/Zip	City/State/Zip
	3-241-2801	Business Phone No.	Business Phone No.
	Phone No.	•	Business Fnone No.
NOTE:	Legal property owner is owner of	record on date of submittal.	
	ertify that, to my (our) knowledge, it in voiding any approval(s).	this application is complete and true in its entire	ty and further understand that any material errors or omissions
	mu Etc	agra	March 6, 1994
Signa	ture of Person Complet	ing Application	Date
	_1		
	James Et		
Signa	Jam Et	(s) - Attach Additional Sheets if	
Signat	Jam Et		Necessary Original
Signat	Jam Et		Necessary Original Do NOT Remove
Signat Evo	James of Property Owner	(s) - Attach Additional Sheets if	Necessary Original

		Rec	eorder,	
Recorded at	o'clock M.,			
	WARRANTY I	DEED	ı	
Grantor(s).				
Nancy E.	Kissner			
-				
whose address is	P.O. Box 3957, Gr	and Jct., CO	BOOK 2061 F	AGE :
	*County of Mesa	, State of	1677360 09	7:13 AM 04
Colorado		, for the consideration of	MONIKA TODO CLK&REC	DOC
Ten Dolla				
	G	follars, in hand paid, hereby sell(s)		
and convey(s) to	Nancy E. Kissner			
, whose legal addres	ss is P.O. Box 3957,	Grand Jct., @ 81502		
:	County of Mesa	and State	of Color; o	
	•			
the following real [	property in the	County of Mesa	, and St	ate of
Colorado, to wit:				
POINT OF BEGIN OF SECTION I, BEARS NOO'00'G THERETO; THEN THE TRUE POIN S89'52'30"E 94. 94.00 FEET TO OR 0.24 ACRES	NNING, TOGETHER WITH C. T. 1 S., R. 1 W., U.M. FR DO'E 1319.10 FEET AND A. ICE NOO'00'00'E 193.73 IN IT OF BEGINNING, THENCE A.00 FEET; THENCE SOO'O. THE TRUE POINT OF BEG. MORE OR LESS.	ICE NOU'OO'OO'E 76.00 FEET TO COMMENCING AT THE SW CORNE ROM WHENCE THE NW CORNER ALL BEARINGS CONTAINED HERE FEET; THENCE N90'00'OO'E 20.00'OO'E 35.05 FEET; THENCE NSO'OO'E 35.05 FEET; THENCE NSO'OO'E 34.84 FEET; THENCE NSO'OO'E 34.84 PEET; THENCE NSO'O	R OF THE SE 1/4 SW 1/4 OF SAID ST 1/4 SW 1/4 EIN TO BE RELATIVE' .00 FEET TO ENCE 90'00'00"W NS 10,249 SQ. FT.	
Signed this	4th day of G	- 1	E/ame	
	STATE OF COLORADO  County of MESA  runnent was acknowledged b	ss.	of April .1994	
by Nanc	cy E. Kissner		AST AF	37 33

William O. Roy P.O. Box 356, Grand Jct., © 81502
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, CR.S.)

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orded at	to built to the control of the
WARRANTY DEED	ı
Grantor(s).	BOOK 2061 PAGE 80
Nancy E. Kissner	TOOK I HIGE BU
	1677498 01:43 PM 04/07 Monika Todd Clk&Rec Mesa County
whose address is P.O. Box 3957, Grand Jct., CO 81502	DOC NO
*County of Mesa . State of	
Colorado	
, for the consideration of	f
Ten dollars, in hand paid, hereby sell(s)	1
and convey(s) to Nancy E. Kissner	
· •	
whose legal address is P.O. Box 3957, Grand Jct., CO 81502	
County of Mesa , and State	of Colorado
the following real property in the County of Mesa	, and State of
Colorado, to wit:	
Colorado, to wit.	
THENCE N00'00'00'E 193.73 FEET; THENCE N90'00'00"E 20.00 FEET TO POINT OF BEGINNING:  THENCE N00'00'00"E 35.05 FEET; THENCE S89'52'30"E 94.00 FEET; THENCE S89'52'30"E 80.00 FEET; THENCE S78'28'11"W 174.62 FEET; OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04'56'53" WHO AND WHOSE LONG CHORD BEARS N05'5'37"W 27.93 FEET; THENCE NO TO THE FIRLE POINT OF BEGINNING EXCEPT COMMENCING AT THE SW OF SECTION 1, T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER BEARS N00'00'00"E 1319.10 FEET AND ALL BEARINGS CONTAINED HER THENCE N00'00'00"E 193.73 FEET; THENCE N90'00'00"E 20.00 FEET BEGINNING: THENCE N00'00'00"E 35.05 FEET; THENCE S89'52'30"E 94 S00'00'00"E 34.84 FEET; THENCE N90'00'00"W 94.00 FEET TO THE TSAID PARCEL CONTAINS 7,668 SO. FT. OR 0.18 ACRES MORE OR LESS with all its appurtenances, and warrant(s) the title to the same, subject to	THENCE SOO'00'00"E 83.82 FEET; THENCE ALONG THE ARC OSE RADIUS IS 323.56 FEET NOO'00'00"E 56.27 FEET CORNER OF THE SE 1/4 SW 1/4 REIN TO BE RELATIVE THERETO; TO THE TRUE POINT OF 4.00 FEET; THENCE RUE POINT OF BEGINNING. S.
Signed this 6th day of April . 1991.  April . 1991.  STATE OF COLORADO.	E Lane
ss.	
County of MESA	
	of April , 19 94 ,
County of MESA  The foregoing instrument was acknowledged before me this 6th day of the by Nancy E. Kissner	OTARYAL
County of MESA  The foregoing instrument was acknowledged before me this 6th day of the	OTARYAL
County of MESA  The foregoing instrument was acknowledged before me this 6th day of the by Nancy E. Kissner	OTARYAL
County of MESA  The foregoing instrument was acknowledged before me this 6th day of the by Nancy E. Kissner	OTARYAL

E.

orded ato'clock M.,			na taranta ti sa	1212	
WARRANTY DEED		j			
Grantor(s). Nancy E. Kissner		воок	2061	PAGE	80
Maio, D. Masier				01=43 PH 04	
whose address is P.O. Box 3957, Grand Jot., CO	81502	Honika	TODD CLK&	REC MESA COL	YTMU NO F
*County of Mesa Colorado	, State of				
	consideration of				
Ten dellars, in hand paid	l, hereby self(s)			:	
and convey(s) to Nancy E. Kissner					
whose legal address is P.O. Box 3957, Grand Jct.,	, ∞ 81502				
County of Mesa	, and State of	Colorado	,		
the following real property in the County of	Mesa		. and	I State of	
Colorado, to wit:					
				i	
COMMENCING AT THE SW CORNER OF THE SE 1/4 SW 1/ T. 1 S., R. 1 W., U.M. FROM WHENCE THE NW CORNER OF BEARS NOO'00'00"E 1319.10 FEET AND ALL BEARINGS CO THENCE NOO'00'00"E 193.73 FEET; THENCE N90'00'00"E EEGINNING: THENCE NOO'00'00"E 35.05 FEET; THENCE SO SOO'00'00"E 34.84 FEET; THENCE N90'00'00"W 94.00 FEE	OF SAID SE 1/4 ONTAINED HEREIN 20.00 FEET TO 89°52'30"E 94.00	SW 1/4 I TO BE REL THE TRUE P D FEET: THE	NCE	PETO;	
SAID PARCEL CONTAINS 7,668 SO. FT. OR 0.18 ACRES M	MORE OR LESS.	. FOILT OF	BESINITIO.	1	
	* * *				
also known by street and number as 2740 & 2760 North	15th Street				
with all its appurtenances, and warrant(s) the title to the same, su	abject to				
	a./				
Signed this 6th day of April . 19	7	9/	<b>シ</b>		
	Jana,	- Alma			
	<i></i>				
STATE OF COLORADO,					
County of MESA					
The foregoing instrument was acknowledged before me this by Nancy E. Kissner	6th day of	April	19 , پیچی	94	
My commission expires 3/31/98 . Witnes	ss my hand and of	ficial seal.	ANOT!		, <u>.</u>
X.	orene A.	Jamin	TE JE	RENE A. O.	3
off in Denver, insert "City and".		Ahnary Public (	Mari		9.
William O. Roy P.O. Box 356, Grand Jct.  Name and Address of Person Cresting Newly Created Legal Description (§ 18-35-106.5, CR.S.)	, co 81502		Stor	COLORAD	