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File 1994-0141

Name: 2570 F Road – Lot Line Adjustment

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		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
X	X	*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	Warranty Deed – Bk 701 / Pg 360
X	X	Correspondence	X	Warranty Deed – Bk 868 / Pg 527
X		Treasurer's Certificate of Taxes Due – 8/18/94	X	Warranty Deed – Bk 877 / Pg 917
X		Commitment for Title Insurance – 7/22/94	X	Quit Claim Deed – Bk 947 / Pg 716
X		E-mails		
X		Warranty Deed – Bk 2099 / Pg 839 – not conveyed to City		
X	X	Warranty Deed – Voided – not recorded		
X	X	Staff Review – 8/31/94		
X	X	Maps		
X	X	Final Approved Plat – GIS Historical Maps - **		
X		Warranty Deed – Bk 604/Pg 557		
X		Warranty Deed - Bk 653 / Pg 97		
X		Warranty Deed – Bk 665 / Pg 199		
X		Warranty Deed – Bk 665 / Pg 201		



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 14194

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

Original
 Do NOT Remove
 From Office

LOT LINE ADJUSTMENT

DATED AUGUST 18, 1994 by William O. Roy P.L.S. 12901

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): 2570 F Road, Grand Jct., CO

TAX SCHEDULE NUMBER(S): 2945-034-00-062 & 065

SUBMITTAL REQUIREMENTS

1. Narrative (4 copies)
2. A reduced Assessor's map with the parcel outlined in red (4 copies) - original provided
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) (3 deeds)
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 checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER / LIEN HOLDER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>GENE M. SANDERS</u> Name	<u>MESA NATIONAL BANK</u> Name	<u>WILLIAM O. ROY</u> Name
<u>2580 F Road</u> Address	<u>161 N. 6th Street</u> Address	<u>P.O. Box 356</u> Address
<u>Grand Jct., CO 81505</u> City/State/Zip	<u>Grand Junction, CO 81501</u> City/State/Zip	<u>Grand Jct., CO 81502</u> City/State/Zip
<u>303-245-0507</u> Business Phone No.	<u>242-5261 x 108</u> Business Phone No.	<u>303-241-2667</u> 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).

X William O. Roy Signature of Person Completing Application Aug. 19, 1994 Date

X Gene M. Sanders Signature of Property Owner(s) - Attach Additional Sheets if Necessary
DAVID ZOLLNER, VP BY DAVID ZOLLNER, VICE PRESIDENT AUGUST 17, 1994

REVIEW COMMENTS

Page 1 of 1

FILE # 141-94

TITLE HEADING: Lot Line Adjustment

LOCATION: 2570 F Road

PETITIONER: Gene M. Sanders

PETITIONER'S ADDRESS/TELEPHONE: 2580 F Road
Grand Junction, CO 81505
245-0507

PETITIONER'S REPRESENTATIVE: William Roy

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., SEPTEMBER 9, 1994.

CITY DEVELOPMENT ENGINEER

8/29/94

Jody Kliska

244-1591

Please show the existing property lines. It is difficult to tell from the drawing what is being moved.

We will be looking at this area for a frontage road to Patterson in the very near future and will be looking for dedication of right of way once the street plan is approved.

MESA COUNTY SURVEYOR

8/29/94

Ken Swearengin

244-1823

Should the common line between Parcel 1 and 2 bear northerly or follow the centerline of the Beehive Drain northeasterly? If not, a portion of Parcel 2 will be isolated northerly of the ditch, possibly with no access.

CITY FIRE DEPARTMENT

8/23/94

Hank Masterson

244-1414

The Fire Department has no requirements.

COMMUNITY DEVELOPMENT DEPARTMENT

8/30/94

Kristen Ashbeck

244-1437

See attached comments.

141-94

BOUNDARY LINE ADJUSTMENT - 2570 PATTERSON
COMMUNITY DEVELOPMENT DEPARTMENT 8/31/94

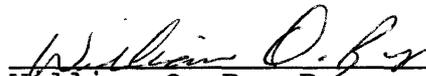
1. Please revise drawing to indicate the existing property line between the parcels.
2. The petitioner/property owner is advised of the following:
 - a) The City is proposing to develop an east-west "frontage road" north of Patterson in order to provide access to the parcels between Hi Fashion Fabric and 25-1/2 Road. Thus, right-of-way dedication will be required through both parcels included in this boundary line adjustment.
 - b) Any development proposal on these parcels (e.g. further residential development or rezoning for commercial use) will trigger the requirement for right-of-way dedication and thereby may require that these parcels be platted as a subdivision.
 - c) Access on Patterson Road will be limited in the area between Hi Fashion Fabric and 25-1/2 Road. Access to parcels in this area will be from the proposed "frontage road".
 - d) There is a landlocked parcel to the north of these parcels. Dedication of a north-south access easement or right-of-way may also be required through these parcels.
3. The property owner is encouraged to similarly reconfigure/consolidate other small properties that may be under same ownership in this area (e.g. the parcel to the north of the easterly house).

September 8, 1994

Kristen Ashbeck
City of Grand Junction Planning Department

Re: Gene M. Sanders Lot Line Adjustment Item No. 1

The original boundary line of parcel no. 2945-034-00-062
has been added to the final plat.



William O. Roy Representative

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

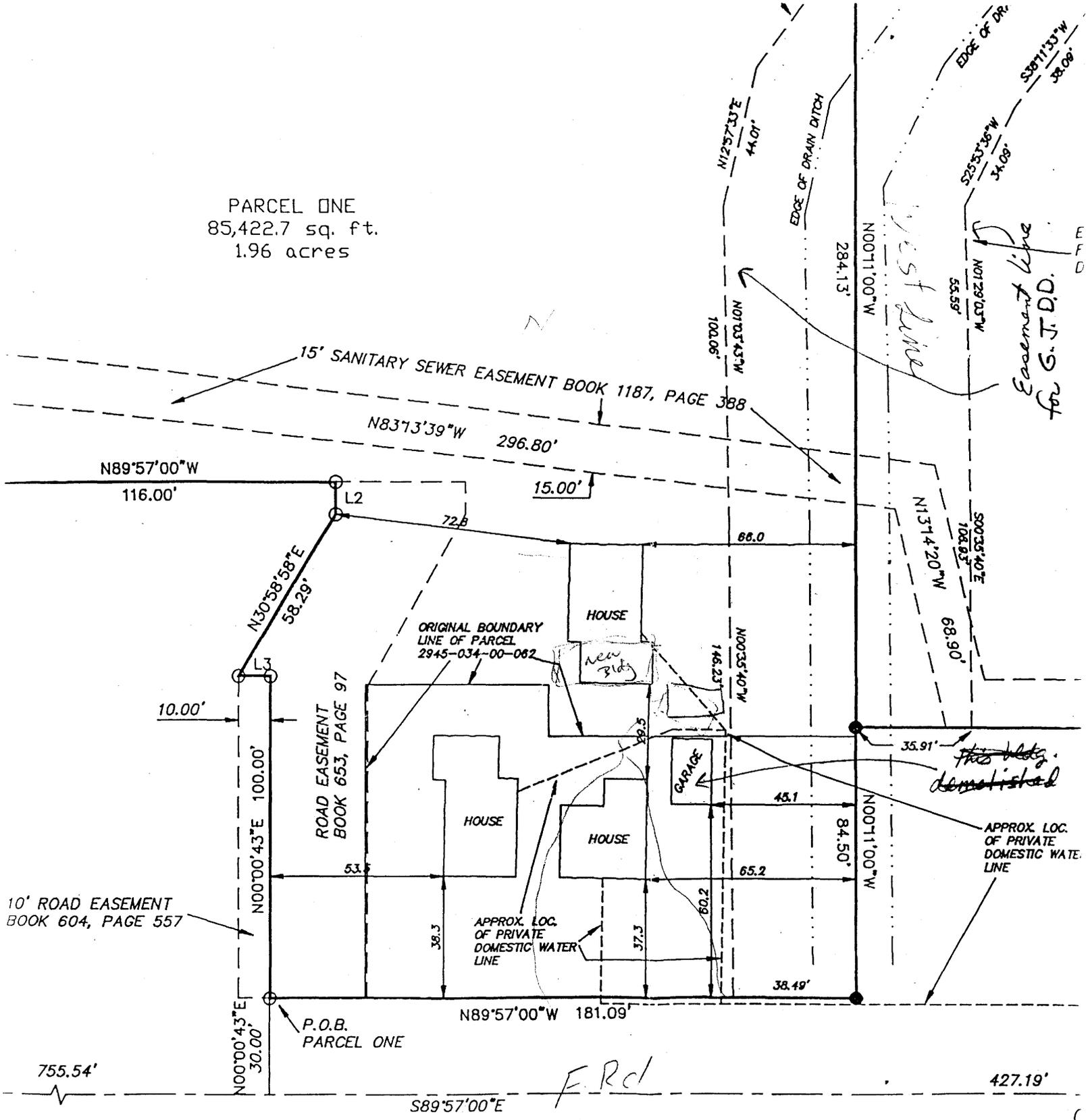
SEP 9 1994

141-94

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COMMUNITY DEVELOPMENT DEPARTMENT 8/31/94

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PARCEL ONE
85,422.7 sq. ft.
1.96 acres



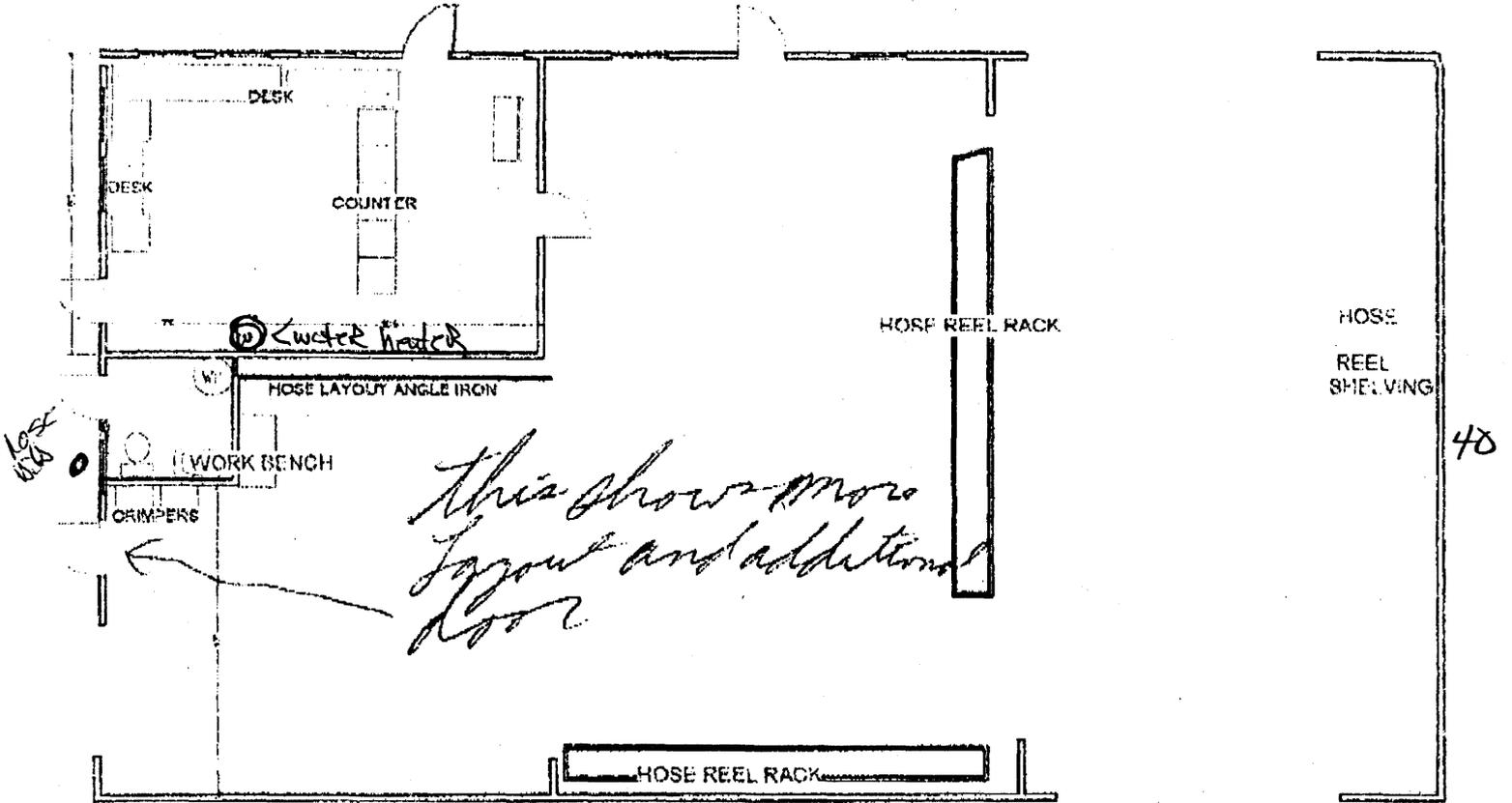
SURVEY MARKER
COR.
R. 1 W., U.M.

BASIS OF BEARING ASSUMES THE S

2945-034-00-193

40x60 proposed bldg, to be placed
where garage was before.

277' away



60

Gene Sanders
 2480 F rd
 Grand Jet
 Fax 214-7-2680

2
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