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File 1994-0223

Name: Deck for 915 Lakeside Court – Revocable Permit deck in Easement

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
		*Application form
		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
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Planning Clearance – issued 10/20/94 - **		
X	X	Correspondence		
X		E-mails		
X		Party Wall Agreement – Bk 2129 / Pg 310 – not conveyed to City		
X	X	City Council Minutes - ** - 4/5/95		
X	X	Resolution No. 24-93 with Revocable Permit - **		
X		Warranty Deed – Bk 2012 / Pg 408 – not conveyed to City		
X	X	Lakeside Subdivision Plat – GIS Historical Maps - **		
X	X	Site Plan		



Lakeside

3150 Lakeside Drive, #101
Grand Junction, Colorado 81506
(303) 243-8910

John Niles -

approved

*"go by whatever
the City
requires" -*

October 17, 1994

Peggy Foster
1020 Lakeside Drive
Grand Junction, CO 81506

Re: Approval for new home

Dear Peggy:

At its meeting on July 11, 1994, the Board of Directors of Lakeview Estates Venture Homeowner's Association, upon recommendation of the Architectural Control Committee, gave its approval of final plans for your new home to be built at the end of the Lakeside Ct. cul de sac. This approval was given, contingent upon the approval of the City of Grand Junction and the ditch company of any overhangs or set-backs over which they might have control.

We are looking forward to having you as a permanent neighbor.

Sincerely,

Verda F. Patterson, President
Lakeview Estates Venture Homeowner's Association

242-

vp



Public Service
Company of Colorado

November 18, 1994

Kathy Portner
Grand Junction Comm. Development
250 North 5th Street
Grand Junction, CO 81501

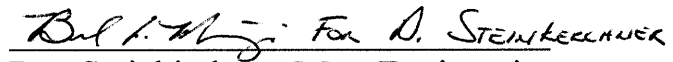
Dear Ms. Portner:

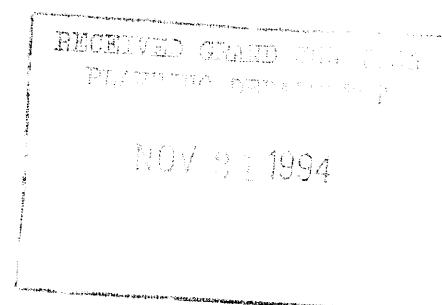
Public Service Company of Colorado has received a request to allow the construction of a structure that encroaches a utility easement along the westerly edge of Lot 1, Block 1, Lakeside Subdivision, Mesa County. The proposed structure would encroach the easement by approximately five feet. Public Service Company has existing facilities installed within this easement. Because of potential hazards and liabilities we refuse to agree to this encroachment.

Respectfully;


L. Dale Clawson

Concurrence:


Dan Steinkirchner, Mgr. Engineering



Margaret E. Foster

1020 Lakeside Drive
Grand Junction, CO 81506

November 16, 1994

Public Service Company of Colorado
2538 Blichman Ave.
Grand Junction, CO 81505

TO WHOM IT MAY CONCERN:

As you are aware, I am the owner of that certain real property located in Mesa County, Colorado, more completely described as Lot 1, Block 1, Lakeside Subdivision (the "Lot"). As you are also aware, you have an easement along the west edge of the lot.

I am presently in the process of constructing my home on the Lot and have discovered that the eaves which stand 17 feet above ground level and a porch which is 10 feet above ground level encroach in three different places by approximately 5 feet onto said easement. A representative of your company visited the site and reviewed the above-described encroachment. We all concurred that, given the height and the very short span of the above encroachment, there will not be a problem in your ability to access the easement.

In this regard the Grand Junction Planning Office has requested that we agree by letter to such encroachment. You had requested that I commit to being responsible for any permanent structures which have to be removed which I place over the easement and I confirm my commitment to such responsibility.

Thank you very much for your cooperation. I am anxious to continue forward with the completion of my house. If you have any questions or concerns relative to the above, please feel free to contact me at your convenience.

Sincerely,

M.E. Foster /cc

M. E. Foster

APPROVED:

PUBLIC SERVICE COMPANY OF COLORADO

By _____ (Title)

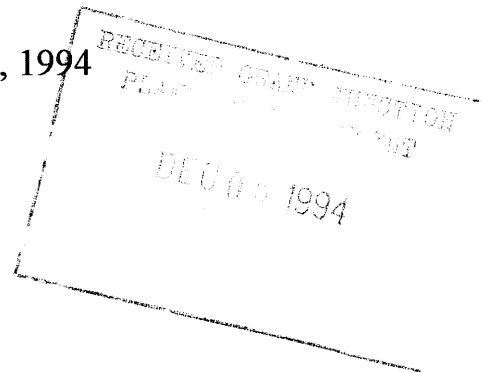
Date: _____

(303) 245-0583



Public Service
Company of Colorado

December 1, 1994



Kathy Portner
Grand Junction Comm. Development
250 North 5th Street
Grand Junction, CO 81501


Dear Ms. Portner;

Public Service Company has made the decision to allow the construction of a structure that encroaches a utility easement along the westerly edge of Lot 1, Block 1, Lakeside Subdivision, Mesa County. This reverses an earlier decision by Public Service Co. to not allow the encroachment. We request that the property owner provide documentation that will be recorded stating that no structure will be built upon previously mentioned utility easement.

Respectfully,

Concurrence:


L Dale Clawson


Dan Steinkirchner, Mgr. Engineering



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

MEMORANDUM

TO: Dale Clawson, Public Service Company
FROM: Kathy Portner, ^HGrand Junction Community Development
DATE: December 5, 1994
RE: Easement Encroachments

This is just to confirm the City's position that there should be no encroachments into easements. When issuing Planning Clearances for Building Permits, our Department staff routinely checks site plans for compliance with setbacks and to assure no encroachments into easements. It is the applicant's responsibility to show all easements on plans. We do not want to be in a position of deciding on a case-by-case basis what easements can have encroachments and what the extent of those encroachments might be. Even if the utility companies today decide the encroachments are acceptable, future utility needs might create a problem. If any portion of an easement is not needed it should be vacated.



Margaret E. Foster

1020 Lakeside Drive
Grand Junction, CO 81506

November 16, 1994

U.S. West
ATTENTION: Jim Weiser
P. O. Box 2688
Grand Junction, CO 81502

TO WHOM IT MAY CONCERN:

As you are aware, I am the owner of that certain real property located in Mesa County, Colorado, more completely described as Lot 1, Block 1, Lakeside Subdivision (the "Lot"). As you are also aware, you have an easement along the west edge of the lot.

I am presently in the process of constructing my home on the Lot and have discovered that the eaves which stand 17 feet above ground level and a porch which is 10 feet above ground level encroach in three different places by approximately 5 feet onto said easement. A representative of your company visited the site and reviewed the above-described encroachment. We all concurred that, given the height and the very short span of the above encroachment, there will not be a problem in your ability to access the easement.

In this regard the Grand Junction Planning Office has requested that we agree by letter to such encroachment. You had requested that I commit to being responsible for any permanent structures which have to be removed which I place over the easement and I confirm my commitment to such responsibility.

Thank you very much for your cooperation. I am anxious to continue forward with the completion of my house. If you have any questions or concerns relative to the above, please feel free to contact me at your convenience.

Sincerely,

M. E. Foster /cc

M. E. Foster

APPROVED:

U. S. WEST

By *Jim Weiser* (Title)

Date: *11/22/94*

(303) 245-0583

Margaret E. Foster

1020 Lakeside Drive
Grand Junction, CO 81506

December 6, 1994

Grand Valley Irrigation Co.
ATTENTION: Charlie Guenther
688 26 Road
Grand Junction, CO 81506

TO WHOM IT MAY CONCERN:

As you are aware, I am the owner of that certain real property located in Mesa County, Colorado, more completely described as Lot 1, Block 1, Lakeside Subdivision (the "Lot"). As you are also aware, you have an easement along the west edge of the lot.

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Sincerely,



M. E. Foster

APPROVED:

GRAND VALLEY IRRIGATION CO.

By Phil Butland (Title)

Date: 3-7-95

(303) 245-0583

STAFF REVIEW

DATE: March 31, 1993

STAFF: Kathy Portner

REQUEST: Revocable Permit for Deck in Easement

LOCATION: 915 Lakeside Court

APPLICANT: Margaret E. Foster

EXECUTIVE SUMMARY: A resolution authorizing the issuance of a Revocable Permit to allow the encroachment of a portion of a deck in an easement at 915 Lakeside Court.

STAFF ANALYSIS: Margaret E. Foster is requesting a Revocable Permit to allow for the encroachment of a portion of a deck into a utility easement along the back property line of 915 Lakeside Court. The above ground deck will encroach approximately 3' into the 10' easement. All of the affected utilities have signed a document giving their consent. The Revocable Permit essentially gives the adjacent landowners a license to use the easement. The City may revoke the permit and require the landowner to restore the easement to its original condition. The agreement also states that the City and any utility can access the easement, if necessary, at any time and the owner is responsible for any damage incurred to the structure by such action.

STAFF RECOMMENDATION: Review and adopt proposed resolution