



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

Receipt 1913
 Date 1/13/95
 Rec'd By KP
 File No. LLA-95-14

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): 2717 & 2719 Unawep

TAX SCHEDULE NUMBER(S): 2945-252-00-021 & 022

SUBMITTAL REQUIREMENTS

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 checked="" type="checkbox"/> DEVELOPER ^{Property owner}	<input type="checkbox"/> REPRESENTATIVE
<u>Bernard A. Kimmey</u>	<u>Debra Osborn</u>	
Name <u>& Marilyn W. Kimmey</u>	Name	Name
<u>2717 Unawep</u>	<u>2717 Unawep</u>	
Address	Address	Address
<u>Grand Jct, CO 81503</u>	<u>Grand Jct, CO 81503</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-0392</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).

X Signature of Person Completing Application _____ Date _____

X Bernard A. Kimmey

X Marilyn W. Kimmey _____ 1/13/95

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

REVIEW COMMENTS

Page 1 of 1

FILE #LLA-95-14

TITLE HEADING: Lot Line Adjustment

LOCATION: 2717 & 2719 UnawEEP

PETITIONER: Bernard & Marilyn Kimmey; Debra Osborn

PETITIONER'S ADDRESS/TELEPHONE: 2717 UnawEEP
Grand Junction, CO 81503
243-0392

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

1/20/95
244-1414

The Fire Department has no problems with this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

1/30/95
244-1437

1. The survey shows encroachment of the existing residence in the Cedar Street right-of-way. A revocable permit may be required to rectify the situation. Contact the City Property Agent Tim Woodmansee (244-1565).
2. Existing house does not meet front yard setback requirement of 20 feet from Cedar Street right-of-way line.
3. Approval from County Surveyor's office is required before deeds can be recorded.

CITY DEVELOPMENT ENGINEER
Jody Kliska

1/31/95
244-1437

No comment.

Kristen Ashbeck

RE: Review Comments

2/2/95

4 copies

Lot line adjustments
2717 & 2719 Unawep
Bernard and Marilyn Kimney; Debie Osborn

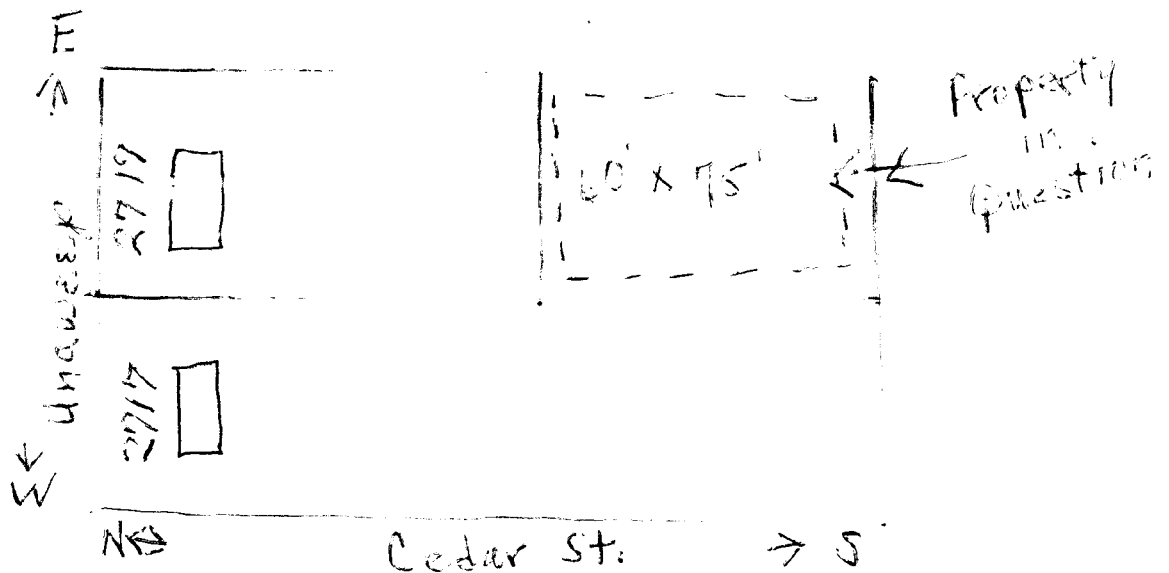
We are aware our residence at 2717 Unawep has a carport on the Cedar Street that does not give a 20 ft. right-of-way, as advised by our surveyor.

This carport was built in 1958, before Cedar Street was maintained or paved, and before we were admitted into the City.

We have lived at 2717 Unawep location since 1947. We built our home and have paid taxes on it since that time. We started with 1 Acre of land, sold the lot at 2719 in 1957 in order to cut down on weed maintenance.

We would like to sell the 60 x 75 land behind 2719 Unawep to Debbie Osborn to be used for a garden. There will be no building on that lot. Again, we would like to cut down on our weed maintenance. There is no outlet to this property and no connection to Cedar Street.

We intend to keep the property directly south of 2717 Unawep, along Cedar street, as is. Our front yard setback is on Unawep, and not on Cedar St.



*originals picked up
by Mrs. Kimmey 4/28/95*

WARRANTY DEED

Grantor(s), Bernard A. Kimmey JR.
Marilyn W. Kimmey
In Joint Tenancy

whose address is 2717 UnawEEP Ave.

Grand Junction *County of Mesa, State of

Colorado, for the consideration of

Fifteen Hundred dollars, in hand paid, hereby sell(s)

and convey(s) to Debra J. Osborn

whose legal address is 2719 UnawEEP Ave.

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

Commencing at the NW corner of Section 25, T 1 S, R 1 W, Ute Meridian, from whence the NE corner NW1/4 NW1/4 bears N 90°00'00" E with all bearings contained herein relative thereto; thence N 90°00'00" E a distance of 835.56 thence S 00°09'00" E a distance of 30.00 feet; thence N 90°00'00" E a distance of 79.91 feet; thence S 00°00'00" E a distance of 150.00 feet to the TRUE POINT OF BEGINNING; thence N 90°00'00" E a distance of 75.00 feet; thence S 00°00'00" E a distance of 60.00 feet; thence S 90°00'00" W a distance of 75.00 feet; thence N 00°00'00" W a distance of 60.00 feet to the TRUE POINT OF BEGINNING.
Together with an irrigation easement along the South 5 feet.
Containing 0.10 acres as described.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 4/28/95
SIGNATURE: *[Signature]*

also known by street and number as Vacant

with all its appurtenances, and warrant(s) the title to the same, subject to All due taxes, restrictions, reservations, easements, and rights-of-ways, if any, of record.

Signed this _____ day of January, 19 95 .

Bernard A. Kimmey JR.

Marilyn W. Kimmey

Debra J. Osborn

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by Bernard A. Kimmey Jr. and Marilyn W.

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Jeff Fletcher Grand Junction
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



WARRANTY DEED

Grantor(s), Debra J. Osborn

whose address is 2719 UnawEEP Ave.

Grand Junction *County of Mesa, State of

Colorado, for the consideration of

ten dollars, in hand paid, hereby sell(s)

and convey(s) to Debra J. Osborn

whose legal address is 2719 UnawEEP Ave., Grand Junction

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

Commencing at the NW corner of Section 25, T 1 S, R 1 W, Ute Meridian, from whence the NE corner NW1/4 NW1/4 bears N 90°00'00" E with all bearings contained herein relative thereto; thence N 90°00'00" E a distance of 835.56 thence S 00°09'00" E a distance of 30.00 feet; thence N 90°00'00" E a distance of 79.91 feet to the TRUE POINT OF BEGINNING; thence S 00°00'00" E a distance of 210.00 feet; thence S 90°00'00" E a distance of 75.00 feet; thence N 00°00'00" W a distance of 210.00 feet; thence N 90°00'00" W a distance of 75.00 feet to the TRUE POINT OF BEGINNING. Together with an irrigation easement along the South 5 feet. Containing 0.36 acres as described.

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: 4/28/95
SIGNATURE: *Ruthen M. [unclear]*

also-known by street and number as 2719 UnawEEP Ave.

with all its appurtenances, and warrant(s) the title to the same, subject to All due taxes, restrictions, reservations, easements, and rights-of-ways, if any, of record.

Signed this _____ day of January, 19 95

Debra J. Osborn

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by Debra J. Osborn

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Jeff Fletcher Grand Junction
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



WARRANTY DEED

Grantor(s), Bernard A. Kimmey JR.
Marilyn W. Kimmey
In Joint Tenancy

whose address is 2717 UnawEEP Ave.

Grand Junction *County of Mesa, State of
Colorado, for the consideration of

Ten dollars, in hand paid, hereby sell(s)

and convey(s) to Bernard A. Kimmey JR.
Marilyn W. Kimmey (In Joint Tenancy)
whose legal address is 2717 UnawEEP Ave., Grand Junction

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of
Colorado, to wit:

Commencing at the NW corner of Section 25, T 1 S, R 1 W, Ute
Meridian, from whence the NE corner NW1/4 NW1/4 bears N 90°00'00" E
with all bearings contained herein relative thereto; thence
N 90°00'00" E a distance of 835.56 thence S 00°09'00" E a distance
of 30.00 feet; thence N 90°00'00" E a distance of 79.91 feet
to the TRUE POINT OF BEGINNING; thence S 00°00'00" E a distance
of 210.00 feet; thence S 90°00'00" W a distance of 79.36 feet; thence
N 00°09'00" W a distance of 210.00 feet; thence N 90°00'00" E a
distance of 79.91 feet to the TRUE POINT OF BEGINNING.
Together with an irrigation easement along the South 5 feet.
Containing 0.38 acres as described.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 4/28/95
SIGNATURE: *Kathleen M. [Signature]*

also known by street and number as 2717 UnawEEP Ave.

with all its appurtenances, and warrant(s) the title to the same, subject to All due taxes,
restrictions, reservations, easements, and rights-of-way,
if any, of record.

Signed this _____ day of January, 1995

Bernard A. Kimmey JR.

Marilyn W. Kimmey

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by Bernard A. Kimmey JR. and Marilyn W. Kimmey

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Jeff Fletcher Grand Junction

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



IMPROVEMENT SURVEY

2717 UNAWEEP AVENUE
GRAND JUNCTION
MESA COUNTY COLORADO

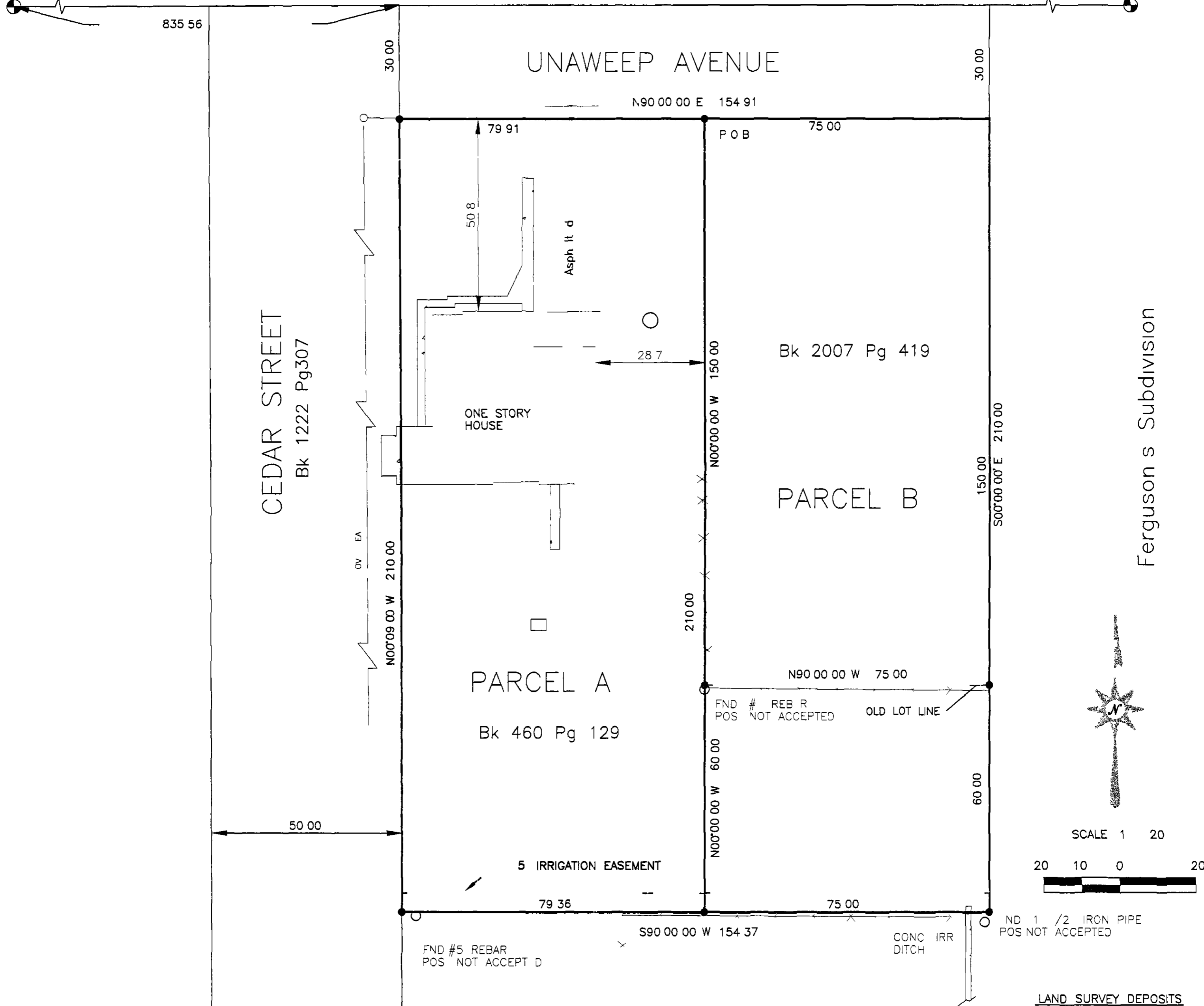
Handwritten scribbles

NW COR SECTION 25
T1S R1W UTE M
MCSM ALUM CAP
IN RANGE BOX

THIS PLAT TO CORRECT PLAT DEPOSIT #1168 95 Bk 1 Pg 32

NE COR NW1/4 NW1/4
S 25 MCSM ALUM CAP
IN RANGE BOX

N 90°00'00" E 1320.74 (ASSUMED BASIS OF BEARINGS)



L g I D pt P I A

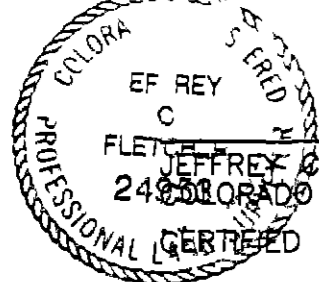
C m m g t h NW S 25 T R 1 W Ut
M d f m h th NE NW1/4 NW1/4 b N 90 00 00 E
d t f 1320.74 f t th l l b g t d h l t th t
th N 90 00 00 E d t f 835.56 f t th S 00 09 00 E
d t f 30.00 f t th N 90 00 00 E d t f 79.91 f t
t th TRUE POINT OF BEGINNING th S 00 00 00 E d t
f 210.00 f t th S 90 00 00 W d t f 79.36 f t th
N 00 09 00 W d t f 210.00 f t th N 90 00 00 E
d t f 79.91 f t th TRUE POINT OF BEGINNING
T g th th g t m t l g th S th 5 f t
C t g 0.38 d b d

L g I D pt P I B

C m m g t h NW f S t 25 T 1 S R 1 W Ut
M d f m h th NE NW1/4 NW1/4 b N 90 00 00 E
d t f 1320.74 f t th l l b g t d h l t th t
th N 90 00 00 E d t f 835.56 f t th S 00 09 00 E
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t th TRUE POINT OF BEGINNING th S 00 00 00 E d t
f 210.00 f t th N 90 00 00 E d t f 75.00 f t th
N 00 00 00 W d t f 210.00 f t th S 90 00 00 W
d t f 75.00 f t th TRUE POINT OF BEGINNING
T g th th g t m t l g th S th 5 f t
C t g 0.36 d b d

SURVEYOR'S CERTIFICATION

I hereby certify that the plat is a true and correct copy of the original as shown to me by the owner and that the same is in accordance with the laws of the State of Colorado and the rules and regulations of the Board of Surveyors of the State of Colorado.



JEFFREY C. FLETCHER
REGISTERED SURVEYOR N 24953
CERTIFIED THIS 17th DAY OF APRIL 1995

LEGEND

- ⊙ MESA COUNTY SURVEY MARKER
- FOUND MEASUREMENT AS NOTED
- SET ALUMINUM CAP ON N 5 REBAR PLS 24953
- (R) RECORD MEASUREMENT

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

DATE 4 18 95

BOOK 1 PAGE 32

RECEPTION NO 1179 95

rec. ad
4 18 95
EX-2 95

Prepared for BA Kmm y J d M lyn W Kmm y
2717 U p A
Grand Junction CO 81503

IMPROVEMENT SURVEY

2717 UNAWEEP AVENUE
NW1/4 NW1/4 SEC 25 T1S R1W UTE MERIDIAN
GRAND JUNCTION MESA COUNTY COLORADO

J ffrey C Fl t h r PLS
P O B 40017
G d J t C I 81504
303 241 2503

R JF/L JF/L
JOB NO 9445 SHEET 1 OF 1

DEPOSIT 1179-95

RDIN PA YO WVEN EGA
URVEY BE MMENC
CERTIFICA WNERED
THA TEN YEARS FROM

LLA 95 014