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Fi	le	LLA-1995-014
D	ate	7/12/99
-		
P r e s e n	S c a n n e d	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
х	х	*Summary Sheet – Table of Contents
		Application form
		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
		*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
Ш		*Final reports for drainage and soils (geotechnical reports)
Ш		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies *Consolidated review comments list
X	x	
Ĥ		*Petitioner's response to comments *Staff Reports
-		*Planning Commission staff report and exhibits
\vdash		*City Council staff report and exhibits
\vdash		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration
		date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
L.,		
X		Lot line adjustment form
X		Warranty deed – (3) warranty deeds
X		Treasurer's certificate of taxes due Memo of ownership accomodation – no liability
X		Improvement Survey – stamped – approved – final plat – 4/18/95
Α.		Improvement Survey – Stamped – approved – finar plat – 4/18/93
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DEVELOPMENT - PPLICATION

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

Receipt <u>1913</u>
Date 1//3795
Rec'd By
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): 27/7 \$ 27/9 Unawer TAX SCHEDULE NUMBER(S): 2945 -252-00-02 SUBMITTAL REQUIREMENTS Narrative (4 copies) 2. A reduced Assessor's map with the parcel outlined in red (4 copies) A land improvement survey prepared by a licensed surveyor. On parcels where structures exist, the location of the 3. 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) Copy of the certificate of taxes due for each parcel involved (effective date within 30 days). (1 copy) 6. Review Agency Cover Sheets for: County Surveyor, City Engineer, Fire Department, Community Development 7. 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. [] PROPERTY OWNER [] REPRESENTATIVE Name Name Addres Address City/State/Zip 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 of Person Completing Application Date

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

1/20/95

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT

1/30/95

Kristen Ashbeck

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

1/31/95

lody Kliska

244-1437

No comment.

RE: Review Comments

2/2/95 4 **c**opies

Lot line adjustments 2717 & 2719 Unaweep Bernard and Marilyn Kimmey; Debie Osborn

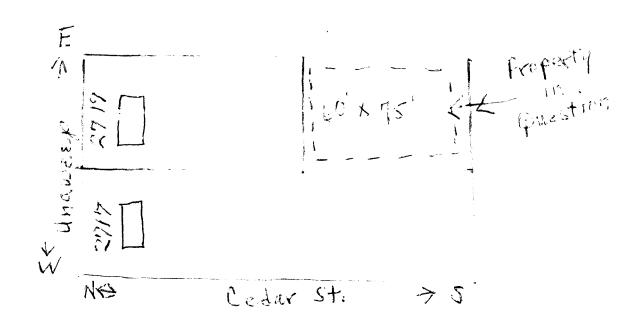
We are aware our residence at 2717 Unaweep has a carport on the Cedar Street that does not give a 20 ft. right-of-way, as advised by our surveyor.

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 Unaweep 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 Unaweep 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 Unaweep, along Cedar street, as is. Our front yard setback is on Unaweep, and not on Cedar St.



eption Noorded at	o'clock M.,		Recc	by MAS.	ls placed in
Maril	WARRANTY D rd A. Kimmey S yn W. Kimmey nt Tenancy				
whose address is 27	17 Unaweep Ave	ə.			
cand Junction	*County of Mesa		, State of		
Colorado		, for the	consideration of		
Fifteen Hundred	l do	ollars, in hand pa	id, hereby sell(s)		
and convey(s) to D	ebra J. Osborn	n			
whose legal address is	2719 Unaweep	Ave.			
Cour	nty of Mesa		, and State of	Colorado	
he following real prop	erty in the	County of	Mesa		, and State of
Colorado, to wit:					
S 00°00'00 distance of feet to the Together w	NG; thence N 90°00 "E a distance of 60. 75.00 feet; thence N TRUE POINT OF E with an irrigation ease (0.10 acres as descri	.00 feet; thence N 00°00'00" W BEGINNING. ement along the	e S 90°00'00" W a distance of 6 e South 5 feet.	7 a 50.00 ERTY LINE ADJU:	STMENT
			DEVEL DATE	OVED BY CITY CO OPMENT DEPAP O: 4/18/16 TURE: //////	ITMENT
also known by street a	nd number as Vacar	nt	SIGNA	(IONE. <u>AMMARACA</u>	
	ces, and warrant(s) the ti reservations, ecord.		- 1111	due taxes, hts-of-ways	,
Signed this	day of Janu	uary ,l	9 95 .		
		E	sernard A.	Kimmey JR.	
		M	Marilyn W.	Kimmey	
	TATE OF COLORADO,	by ss.	ebra J. Osl	born	
					11
	ent was acknowledged b Kimmey Jr. a		day of		, 19
	Kimmey Jr. a	and Marily	•		, 19

Grantor(s), Debra J. Osborn		
Grantor(s), Debra J. Osborn		
whose address is 2710 Harrison Ave		
2719 Ollaweep Ave.		
Grand Junction *County of Mesa	, State of	
Colorado , f	for the consideration of	
ten dollars, in ha	and paid, hereby sell(s)	
and convey(s) to Debra J. Osborn		
whose legal address is 2719 Unaweep Ave.,	Grand Jungetio	ın
County of Mesa		Colorado
	ity of Mesa	, and State of
Colorado, to wit:		
N 90°00'00" E a distance of 835.56 ther of 30.00 feet; thence N 90°00'00" E a distorthe TRUE POINT OF BEGINNING; of 210.00 feet; thence S 90°00'00" E a c N 00°00'00" W a distance of 210.00 feet distance of 75.00 feet to the TRUE POINT Together with an irrigation easement along Containing 0.36 acres as described.	stance of 79.91 feet thence S 00°00'00" E listance of 75.00 feet; eet; thence N 90°00'00 NT OF BEGINNING	a distance thence)" W a
	APPHO	ERTY LINE ADJUSTMENT DVED BY CITY COMMUNITY OPMENT DEPARTMENT 1/28/95 FATHLILL M. LOTA
also known by street and number as 2719 Unawee	ep Ave.	,
with all its appurtenances, and warrant(s) the title to the s restrictions, reservations, easif any, of record.		
Signed this day of January	, 19 95 .	
	Debra J. Os	born
STATE OF COLORADO,		
STATE OF COLORADO, County of Mesa	s.	
County of Mesa ss		, 19
ss		, 19 ,
County of Mesa The foregoing instrument was acknowledged before me the by Debra J. Osborn		
County of Mesa The foregoing instrument was acknowledged before me the by Debra J. Osborn	nis day of	
County of Mesa The foregoing instrument was acknowledged before me the by Debra J. Osborn	nis day of	
County of Mesa The foregoing instrument was acknowledged before me the by Debra J. Osborn	nis day of Witness my hand and of	ficial seal.

___ Recorder.

Reception No. _

Grantor(s),	WARRANT Bernard A. Ki Marilyn W. Ki In Joint Tena	immey JR. immey				
whose address is	s 2717 Unaweep	Ave.				
rand Junc	tion *County of Mes	sa	,	State of		
Colorado		. , !	for the consider	ration of		
C - 4	Ten	dollars, in ha	and paid, hereb	y sell(s)		
and convey(s) to whose legal add	Bernard A. Marilyn W. ress is 2717 Unawee	Kimmey	(In Joint	Tenancy)		
	County of Mesa		, a	nd State of	Colorado	
the following rea	al property in the	Cour	nty of Mesa	l	,	and State o
Colorado, to wit	t:					
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Toget Conta	ther with an irrigation ining 0.38 acres as de	easement alonescribed. 2717 Unawe	eep Ave.	PROPER APPROVIDEVELO DATED: SIGNAT	VED BY CAY COMMOPMENT STARTM 1/28/95 URE: Galhum Ma	YTINU
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IMPROVEMENT SURVEY

2717 UNAWEEP AVENUE GRAND JUNCTION
MESA COUNTY COLORADO

W/\/\\ ~ ~ ~

MESA COUNTY COLORADO NW COR SECTION 25 THIS PLAT TO CORRECT PLAT DEPOSIT #1168 95 Bk 1 Pg 32 T1S R1W UTE M MCSM ALUM CAP NE COR NW1/4 NW1/4 S 25 MCSM ALUM CAP IN RANGE BOX IN RANGE BOX N 90'00 00 E 1320 74 (ASSUMED BASIS OF BEARINGS) 835 56 30 00 30 00 UNAWEEP AVENUE N90 00 00 E 154 91 75 00 79 91 POB ∞ Asph It Subdivision STREE Pg307 Bk 2007 Pg 419 28 7 1222 ONE STORY HOUSE CEDAR S Ferguson PARCEL B 210 00 ≥ NO0'09 00 N90 00 00 W 75 00 PARCEL # REB R OLD LOT LINE / POS NOT ACCEPTED Bk 460 Pg 129 50 00 SCALE 1 20 5 IRRIGATION EASEMENT 10 20 79 36 75 00 ND 1 /2 IRON PIPE POS NOT ACCEPTED S90 00 00 W 154 37 CONC IRR DITCH FND #5 REBAR POS NOT ACCEPT D LAND SURVEY DEPOSITS MESA COUNTY SURVEYOR'S OFFICE LgID pt P IA LgID pt P IB DATE 4 18 95 M d f m h th NE NW1/4 NW1/4 h N 0000 d t f 1320 74 f R 1 W Ut f m h th NE NW1/4 NW1/4 b N 90 00 00 E NW1/4 NW1/4 b N 900000 E f 1320 74 f t th llbg t dh lt th t f 132074 ft thilb 'g t'dh It tht d t BOOK ___ PAGE __ 32. N 90 00 00" E d t th N 90°0) 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 f 835 56 f t th S 00 09 00 E N 90°00 00 E d t f 79 91 f t f 30 00 f t th t th TRUE POINT OF BEGINNING th \$ 00 00 00 E d t f 210 00 f t th N 9000 00 E d t f 75 00 f t th t th TRUE POINT OF BEGINNING th S 00 00 00 E d t RECEPTION NO 1179 95 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 f 210 00 f t th N 90 00 00 E N 00°00 00 W d t d t f 79 91 f t t th TRUE POINT OF BEGINNING d t f 75 00 f t t th TRUE POINT OF BEGINNING m t I g th S th 5 f t m t I g th S th 5 f t Tgth th g t th C t g 038 C t g 0 36 bd FX-2 95 Prep red f r BAKmmy J d M lyn W Kmm y SURVEYOR S CERTIFICATION 2717 U **LEGEND** Gra d J ti CO 81503 In by rtfy th t th pit p t fld rvy mpitd d myd t prv d g D 1994 d th t b th h b dgt th^{*}tdd fpt dth I fth MESA COUNTY SURVEY MARKER

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RECORD MEASUREMENT

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17 H DAY OF APRIL 1995

PLETCHER 24000 ORADO REGISTERED SURVEYOR N 24953

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PO B 40017
G d J t C | 81504
303 241 2503

IMPROVEMENT SURVEY

2717 UNAWEEP AVENUE

NW1/4 NW1/4 SEC 25 T1S R1W UTE MERIDIAN

GRAND JUNCTION MESA COUNTY COLORADO

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JF/L

JOB NO 9445 | SHE T 1 OF 1

DEPOSIT 1179-95

JF/L