# **Table of Contents**

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File Date		LLA-1995-184 10/22/99							
P    S  A few items are denoted with an asterisk (*), which means they are to be scanned for permanent red  r    c  ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the									
e	a	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been							
s e	n n	included.							
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a							
t	d	quick guide for the contents of each file.							
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed							
		in full, as well as other entries such as Ordinances, Resolution							
X	X								
X	X	· · · pp://oution / office							
X	X	Receipts for fees paid for anything							
		*Submittal checklist			······································				
		*General project report							
		Reduced copy of final plans or drawings							
X	X	neudenen er desesser e map							
		Evidence of title, deeds							
		*Mailing list							
		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 nonbound reports							
		Traffic studies							
<u> </u>		Individual review comments from agencies							
X	X								
		*Petitioner's response to comments							
		*Staff Reports							
		*Planning Commission staff report and exhibits							
		*City Council staff report and exhibits							
		*Summary sheet of final conditions							
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or							
expiration date)									
		<b>DOCUMENTS SPECIFIC TO THIS</b>	5 .	D	EVELOPMENT FILE:				
X	x	Warranty Deed Unaweep Lot Line Adjustment	_						
	<b>^</b>	Letter from Bill Nebeker to Dan Watson re: corrected copies of two of							
		the proposed deeds - 10/25/95							
X X	v	Title from First American Title Company Certificate of Taxes							
	X			_					
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DEVELOPMENT APPLICATION Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Receipt Date
 Rec'd By File No

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): 2698.5 Unaweep and

the parcel of vacant land adjacent to the North.

TAX SCHEDULE NUMBER(S): <u>#2945-234-00-019 and #2945-234-00-020</u>

### 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.

#### [X] PROPERTY OWNER [] DEVELOPER ⋈ REPRESENTATIVE 1. . . See attached Name Name Name Address Address Address 753 NO City/State/Zip City/State/Zip City/State/Zip Business Phone No. Business Phone No. Business Phone No. 2014 211 NOTE: Legal property owner is owner of record on date of submittal. I (we)-sertify that, to my (oug) knowledge, this application is complete and true in its entirety and further understand that any material errors or omissions

will result in voiding any appro ral(s). 10.4

Signature of Person Completing Application

Date

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

Property Owners

Tax Schedule #2945-234-00-019:

Michael R. Helm Beverly K. Helm

3285 C1 Road, Palisade, CO 81526/242-7603

Tax Schedule #2945-234-00-020:

Charles L. Tilton by deta helton is attorney in fact

2959 D.5 Road, Grand Junction, CO 81504/242-0107

Cynfhia J. Ingle

2504 Mesa Avenue, Grand Junction, CO 81501/244-3522

#### Unaweep Lot Line Adjustment

A lot line adjustment is requested by the undersigned parties involving two parcels of land, the tax schedules of which are #2945-234-00-019 (vacant land) and #2945-234-00-020 (also known as 2698.5 Unaweep Avenue).

Tax Schedule #2945-234-00-019 consists of 2.12 acres after survey. Tax Schedule #2945-234-00-020 consists of .81 acres after survey.

Parcel #2945-234-00-019 was recently sold to Michael and Beverly Helm for the purpose of building a single family residence. An access was granted to this parcel off of Santa Clara Avenue by the City of Grand Junction. Since this parcel no longer needs and access off of Unaweep Avenue, the owners would like to add said access to parcel #2945-234-00-020. Michael and Beverly Helm have agreed to cooperate with this lot line adjustment. A copy of this agreement is attached.



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		P	ealty

# Grand Junction, CO 81501 Phone: (970) 243-7711 Fax: (970) 248-4605

MLS		
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THIS FORM HAS IMPORTANT LEG.				X OR OTHER CO	UNSEL BEFORE SIGNING.
	AGREEMENT TO	) AMEND/EXTEND (		• •	
			July	<u>y 20</u>	, 19 <u>95 _</u>
RE: Contract dated <u>June 07</u>	, 19 <u>95</u> between				
Michael R. Helm					
Beverly K. Helm					
bevelly K. herm					
(Buyer) and,					
Charles L. Tilton	1				
Arta D. Tilton					
Alla D. Hillon					
Cynthia J. Ingle	!				
Walter K. Waymeyer	r				
(Seller),					
relating to the sale and purchase of	the following described real esta	te in the County of <u>Mes</u>	a		· · · · · · · · · · · · · · · · · · ·
Colorado: Tax Schedule number 29	45-234-00-019				
BEG 30 FT N OF SE COR CNL NELY ALG CNL T E L	SEC 23 1S 1W W 18.2 F		160FT N 445	5.75FT TO O	м
CNL NELY ALG CNL T E L	I SEC 23 5 916.23FT IV	J BEG			
known as No. <u>2698 Unaweep</u>		Grand	Junction	<u>co</u>	81503 (Property)
•	Street Address		City	State	Zip
Buyer and Seller hereby agree to ar	mend the aforesaid contract as foll livery of deed is changed to <u>Ju</u>	lows:	1995		
	unitment for title insurance policy				19 <u>n/a_</u>
	session of Property is changed to			•	
	the loan is changed to $n/a$ into the loan assumption or transfermed to be the loan assumption or transfermed to be the loan assumption of the loan assumption as the loan assumption of the loan assumption of the loan assumption of the loan assumption as the loan as the loan as the loan assumption as the loan as			<u> </u>	,19 <u>n/a</u> _
6. Other dates set forth in said	contract shall be changed as follo				
<u>n/a</u> 7. Additional amendments: (1	The language of these additional a	mendments has not been ap	proved by the Col	orado Real Estate	Commission)
1. Purchase pric	e shall be \$20,000.00				
	ler agree that there				
	m tax schedule #2945- e southeast corner of				
1995.					
All other terms and conditions of s	aid contract shall remain the same				
		x*			- d
			ļ	ecely	<u>eo</u>
			L	10-09-99 EX-51-9	
	<b>₽</b> ~				
•					
e printed portions of this form, exc		ions, have been approved b	y the Colorado Re	al Estate Commis:	sion.
AE41-1-94 AGREEMENT TO AMEN			-		
	e Winning Team, Cole & Company Re		-		

07/20/95 08:35:51

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Iton by Wife Or DATE July 25, 1995 His attorney in Jact. rly 5 SELLER Charles L. Tilton Erta D. Lilton DATE July 25, 1995 SELLER Arta D. Tilton SELLER UNTUEA J. - Male Cynthia J. Ingle \_ DATE 7/25 SELLER DATE Walter K. Waymeyer Minheul R. 7.4.L 7-20-95 DATE BUYER Michael R, Helm BUYER <u>Buerly K Hebn</u> Beverly K. Helm 7-25-95 DATE ved ions of this form, except (italicized)(differentiated) additions, have been approved by the Colorado Real Estate Commission. REEMENT TO AMEND/EXTEND CONTRACT

<sup>\\$</sup>T Forms for Windows, Version 4.5(4,4), Copyright RealFA\$T Software Publishing Inc., 1995 Registration LCOCOL223140 and Dan Watson, The Winning Team, Cole & Company Realty

## **REVIEW COMMENTS**

Page 1 of

FILE #LLA-95-184

TITLE HEADING: Lot Line Adjustment - Tilton

LOCATION: 2698.5 Unaweep Avenue

**PETITIONER:** Charles L. Tilton

PETITIONER'S ADDRESS/TELEPHONE:

2959 D 1/2 Road Grand Junction, CO 81503 242-0107

10/18/95

244-1447

STAFF REPRESENTATIVE: Bill Nebeker

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

GRAND JUNCTION FIRE DEPARTMENT	10/16/95		
Hank Masterson	244-1414		
The Fire Department has no problems with this propo CITY DEVELOPMENT ENGINEER	$rat_{1} = r^{2} - r^{2}$		
CITY DEVELOPMENT ENGINEER	10/17/95		
Jody Kliska	244-1591		
Label what type of survey that this plat represents at the	ne top said plat in bold letters.		

### COMMUNITY DEVELOPMENT DEPARTMENT Bill Nebeker

Tim Woodmansee (City Property Agent) or Peggy Holguin must review deeds for accuracy and recording sequence. Only two deeds were submitted - I think three are required.

SURVIT PUT IS OKAY JON STELL PACE