



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 Unaweeep and
the parcel of vacant land adjacent to the North.

TAX SCHEDULE NUMBER(S): #2945-234-00-019 and #2945-234-00-020

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 checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>See attached</u>		<u>Dan Gustafson</u>
Name _____	Name _____	Name _____
Address _____	Address _____	Address <u>2755 North AC</u>
City/State/Zip _____	City/State/Zip _____	City/State/Zip <u>CO 81501</u>
Business Phone No. _____	Business Phone No. _____	Business Phone No. <u>303-7211</u>

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).

Dan Gustafson
 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
Michael R. Helm

Beverly K. Helm
Beverly K. Helm

3285 C $\frac{1}{2}$ Road, Palisade, CO 81526/242-7603

Tax Schedule #2945-234-00-020:

Charles L. Tilton by Dita Tilton as attorney in fact
Charles L. Tilton

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

Cynthia J. Ingle
Cynthia 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.

received
10-09-95
EX-51-95

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

AGREEMENT TO AMEND/EXTEND CONTRACT

July 20, 19 95

RE: Contract dated June 07, 1995 between

Michael R. Helm

Beverly K. Helm

(Buyer) and,

Charles L. Tilton

Arta D. Tilton

Cynthia J. Ingle

Walter K. Waymeyer

(Seller),

relating to the sale and purchase of the following described real estate in the County of Mesa Colorado:

Tax Schedule number 2945-234-00-019
BEG 30 FT N OF SE COR SEC 23 1S 1W W 18.2 FT N OF 272.25FT W 160FT N 445.75FT TO O M
CNL NELY ALG CNL T E LI SEC 23 S 916.25FT TO BEG

known as No. 2698 UnawEEP Street Address Grand Junction City CO State 81503 (Property) Zip

Buyer and Seller hereby agree to amend the aforesaid contract as follows:

1. The date for closing and delivery of deed is changed to July 25, 1995.
2. The date for furnishing commitment for title insurance policy or abstract of title is changed to n/a, 19 n/a.
3. The date for delivering possession of Property is changed to July 25, 1995.
4. The date for approval of new loan is changed to n/a, 19 n/a.
5. The date for lender's consent to loan assumption or transfer of Property is changed to n/a, 19 n/a.
6. Other dates set forth in said contract shall be changed as follows:
n/a

7. Additional amendments: (The language of these additional amendments has not been approved by the Colorado Real Estate Commission).

1. Purchase price shall be \$20,000.00 with all other figures adjusted accordingly.
2. Buyer and Seller agree that there will be a property line adjustment, excluding from tax schedule #2945-234-00-019, the 18.2 feet access off of UnawEEP at the southeast corner of the property, on or before September 1, 1995.

All other terms and conditions of said contract shall remain the same.

received
10-09-95
EX-51-95

SELLER Charles L. Tilton by wife Arta DATE July 25, 1995
Charles L. Tilton His attorney in fact.

SELLER Arta D. Tilton DATE July 25, 1995
Arta D. Tilton

SELLER Cynthia J. Ingle DATE 7/25/95
Cynthia J. Ingle

SELLER _____ DATE _____
Walter K. Waymeyer

BUYER Michael R. Helm DATE 7-20-95
Michael R, Helm

BUYER Beverly K Helm DATE 7-25-95
Beverly K. Helm

received
10-09-95
EX-51-95

REVIEW COMMENTS

Page 1 of

FILE #LLA-95-184

TITLE HEADING: Lot Line Adjustment - Tilton

LOCATION: 2698.5 Unawweep Avenue

PETITIONER: Charles L. Tilton

PETITIONER'S ADDRESS/TELEPHONE: 2959 D 1/2 Road
Grand Junction, CO 81503
242-0107

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 proposal.

CITY DEVELOPMENT ENGINEER 10/17/95
Jody Kliska 244-1591

Label what type of survey that this plat represents at the top said plat in bold letters.

COMMUNITY DEVELOPMENT DEPARTMENT 10/18/95
Bill Nebeker 244-1447

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.

SURVEY PLAT IS OKAY FOR STEVE PAGE