Table of Contents

Fil	P	LLA-1995-227
Da		10/27/99
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	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, Resolutions, Board of Appeals, and etc.
X	X	*Summary Sheet – Table of Contents
		Application form
X		Receipts for fees paid for anything
	_	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's 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
X		Individual review comments from agencies
X	x	*Consolidated review comments list
		*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)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
		DOCUMERTS SI ECHIC TO THIS DEVELOT MENT FILE.
X		Warranty Deed
X		General Warranty Deed
X	v	E-mail from Bill Nebeker to Marcia Rabideaux 1/5/96
X	<u>X</u>	Lot Line Adjustments Exclusive Right-to-Sell Listing Contract
$\frac{\alpha}{X}$		Abstract & Title Co. of Mesa County, Inc.
X	-	Treasurer's Certificate of Taxes Due – 12/22/95, 9/13/95
Х	X	Boundary Line Adjustment
	<u> </u>	

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

Receipt	# 3292
Date	
Rec'd By	
File No.	WA-95-221
_	TUD"

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): 24 1/2 7 F 1/4 Rd

TAX SCHEDULE NUMBER(S): 2945 - 044 - 00 - 117

		SUBMITTAL REQUIREMENTS	
1.	Narrative (4 copies) –	The second s	
2.	A reduced Assessor's		
3.	A land improvement structures in relation	ABSTRACT & TITLE CO.	es exist, the location of the
4.	Current ownership & have a record interest	AUUUUUUUUUUU OF MESA COUNTY, INC. (303) 242-8234 FAX (303) 241-4925	owners and lien holders that
5.	Unsigned Warranty I	fin brisier will pick up.	. (1 copy each)
6.	Copy of the certifica	from	iays). (1 copy)
7.	Review Agency Cov Department. (1 each	RE CAIL Lim	. Community Development
8.	Lien Holder(s) Sign:	prision for any other	1
9.	$\$160.00 \text{ process} \mathcal{N}$	reeds - 243-8245	n.
🗙 PR	OPERTY OWNER		EPRESENTATIVE
TON	AICHE INVESTME	ent C	ecil CASTER
Name C/O 2150	G. MICHAEL &	Name 1 RUSSEY	Name USS Rood Ave
Address	•	Address	Address
<u>GRA</u> City/Stat	00 JUNCTON te/Zip	CO \$ 1501 City/State/Zip 0	City/State/Zip
	- 243-8245		45-4189
	s Phone No. Legal property owner is owner o	•	Business Phone No.

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).

Λ

Signature of Person Completing Application

<u>12/11/95</u> Date

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

JAMES R. GRISIER

Certified Public Accountant

2135 N. 7th Street Grand Junction, CO 81501 (970) 243-8245

December 11, 1995

City of Grand Junction Community Development Department 250 N. 5th Street Grand Junction, CO 81501 244-1430

RE: LOT LINE ADJUSTMENT PARCEL # 2945-044-00-117 24 1/2 and F 1/4 Roads - east side.

Tomichi Investment, A Colorado Partnership, requests the adjustment of the lot line as described on the attatched "Boundary Line Adjustment" map.

Members of the Tomichi Investment Partnership are: Denver G. Cherry G. Michael Bussey Mary Lou Welch James R. Grisier

Attached are copies of title work describing ownership of the two parcels involved.

Parcel 1 - Bussey, etal/JBI Associates Parcel 2 - Fellston/JBI Associates

The purpose of the the lot line adjustment is to facilitate sale of the south portion of the existing Parcel 1 to JBI Associates.

А

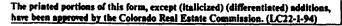
- 1) The approximate acreage of the Tomichi Investment property involved is 4 acres.
- 2) The owners of the Tomichi Investment Property have no current or future interest in the development of the portion of the property to which the lot line adjustment is being requested and no knowlege of the purchasers intent.
- B1) The public will benefit by development of an area already enclosed by commercial uses.
- C 1) The eventual use of the property and plan by the purchaser is unknown the current owners.

D Not applicable at this time.

MESA COUNTY ASSOCIATION OF REALTORS

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THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING. Compensation charged by real estate brokers is not set by law. Such charges are established by each real estate broker.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, SUBAGENCY OR TRANSACTION-BROKER.

EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT (FARM AND RANCH/VACANT LAND) (TRANSACTION-BROKER)

	Grand Junction	_, Colorado August	1 19 94
Denver G. Cherry, James	R. Grisier & G. Mi	chael Bussey	
	Name(s) of Owner(s)		
"Seller") hereby irrevocably appoint(s)C	oldwell Banker Home	Owners Realty, I	inc.,
2499 Highway 6 & 50, Gra	nd Junction, Colora	do 81505	· · ·

Broker's Name and Address

÷ 1 Marshes . geographics as

("Broker") as Seller's exclusive broker for the purposes and under the terms specified herein, and the parties agree:

1. PURPOSE OF CONTRACT. The purpose of this contract ("Listing Contract") is to engage the efforts of Broker to accomplish the sale of the real property legally described as: Beginning N 01'6" west 658.54 Ft from south 1/4 corner Section 4 IS IW N 01'6" W 1275.5 Ft N 89 48'26" east 299.86 Ft S 056' E 616.95 Ft S 054' E 658.54 Ft S 89 48'21" west 299.8 Ft to beginning, except west 30 Ft Tax schedule #2945-044-00-117 for road

624 24 Road, Grand Junction, Colorado 81505 also known as City

. . together with the following water rights: <u>all appurtenant thereto</u>

Street Addre

(a)

14 shares Grand Valley Irrigation Company the following water stock: _

all water rights, reservoir or storage rights, if any; all pumping or well equipment, if any; the following growing crops: None

together with such items of personal property to be conveyed pursuant to Section 8 (collectively, the "Property").

2. BROKER'S SERVICES. Broker is not an agent or advocate of Seller or buyer. The Seller shall not be vicariously liable for the acts of Broker.

- Broker shall exercise reasonable skill and care for Seller including, but not limited to: (1) Presenting all offers to and from the Seller in a timely manner regardless of whether the Property is subject to a contract for sale:
- (2) Advising the Seller and the buyer to obtain expert advice as to material matters about which the Broker knows but the specifics of which are beyond the expertise of the Broker;
- Accounting in a timely manner for all money and property received; (3)
- Keeping the Seller and the buyer fully informed regarding the transaction; (4)
- Assisting the Seller and the buyer in complying with the terms and conditions of any contract for Sale including closing the (5) transaction;
- Disclosing to the Seller adverse material facts actually known by the Broker; and (6)
- (7) Informing the Seller and the buyer that, in their respective capacities, they shall not be vicariously liable for the acts of the Broker.
- (b) Broker shall not disclose the following information without the informed consent of the Seller:
 - That the Seller is willing to accept less than the asking price for the Property; What the motivating factors are for the Seller to sell the Property; a
 - (2)
 - That the Seller will agree to financing terms other than those offered;
 - Any material information about the Seller unless the disclosure is required by law or failure to disclose such information would constitute fraud or dishonest dealing; or (4)
 - Any facts or suspicions regarding circumstances which may psychologically impact or stigmatize any real property pursuant to (5) Colorado law.
- Broker shall disclose to any prospective buyer all adverse material facts actually known by Broker including but not limited to adverse material facts pertaining to the title to the Property and the physical condition of the Property, any material defects in the (c) Property, and any environmental hazards affecting the Property which are required by law to be disclosed.

3. SALE. "Sale of the Property" or "Sale" means the voluntary transfer or exchange of any interest in the Property or the voluntary creation of the right to acquire any interest in the Property (including a contract or lease).

4. EFFECT OF THIS LISTING CONTRACT. By this appointment, Seller agrees to conduct all negotiations for the Sale of the Property only through Broker, and to refer to Broker all inquiries received in any form from real estate brokers, salespersons, prospective buyers, tenants or any other source during the time this Listing Contract is in effect. Seller authorizes Broker to disclose any facts about the Property. In addition, Seller agrees that any Broker compensation which is conditioned upon the Sale of the Property shall be earned by Broker as set forth herein without any discount or allowance for any efforts made by Seller or by any other person in connection with the Sale of the Property.

REVIEW COMMENTS

Page 1 of 1

FILE #LLA-95-227

TITLE HEADING: Lot Line Adjustment

LOCATION: 24 1/2 & F 1/4 Roads

PETITIONER: Tomichi Investments

PETITIONER'S ADDRESS/TELEPHONE:

c/o G. Michael Bussey 2150 Shenandoah Grand Junction, CO 81501 243-8245

PETITIONER'S REPRESENTATIVE:

Cecil Caster

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	1/3/96
Hank Masterson	244-1414
The Fire Department has no problems with this propos	al.
COMMUNITY DEVELOPMENT DEPARTMENT	1/4/96
Bill Nebeker	244-1447
1 Right of way dedication must be made by dead	Submit originals to Tim Woodmanson City

1. Right-of-way dedication must be made by deed. Submit originals to Tim Woodmansee, City Property Agent, for review and approval.

2. When deeds are ready to be recorded, submit originals with signatures and \$30 check made payable to Mesa County Clerk and Recorder.

CITY DEVELOPMENT ENGINEER Jody Kliska	1/5/96 244-1591	
Please submit deed for right-of-way to City Property Agent.		
CITY PROPERTY AGENT	1/5/96	
Steve Pace	244-0003	

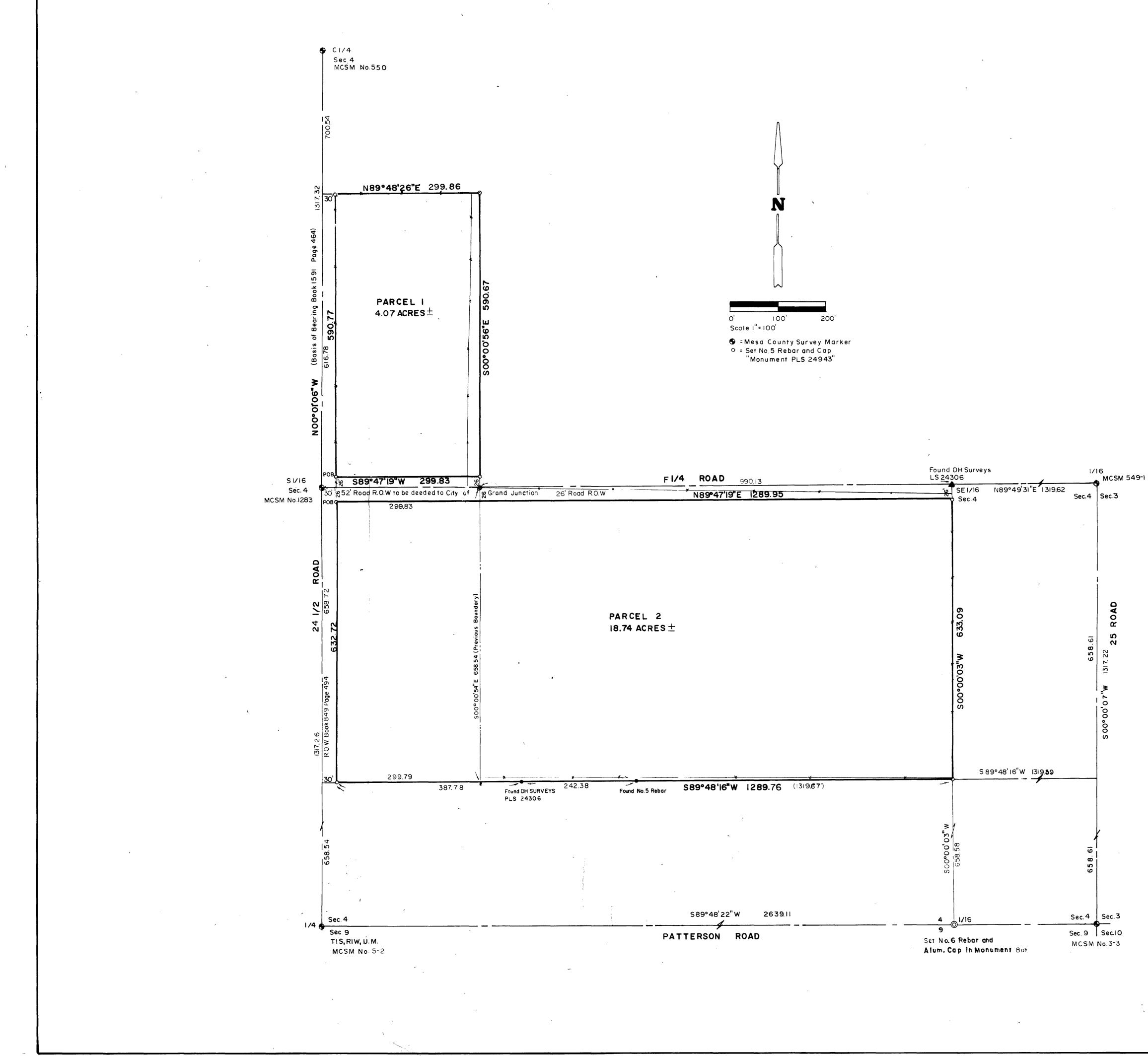
1. Deeds for right-of-way dedication sshould be on warranty deeds, to the City of Grand Junction. If you have any questions call Tim Woodmansee at 244-1565.

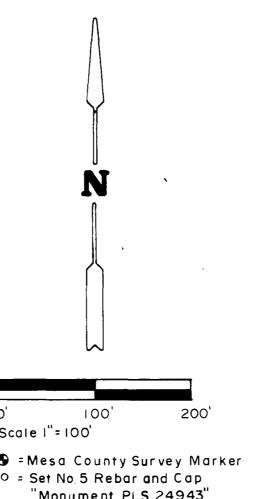
2. Warranty Deed describing parcel 1 and portion of parcel 2 formerly belonging to parcel 1 is not needed. What is needed is a warranty deed describing parcel 2, including the portion deeded from parcel 1.

3. A corner on the survey on 25 Road is incorrectly labeled as a quarter corner. Should be a 1/16th corner?

4. Check spelling on deeds.

5. Recording fee for all deeds is \$30, payable to Mesa County Clerk& Recorder.





PARCEL 1:

A Tract or Parcel of Land situated in the NW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows: Commencing at the S1/16 of said Section 4 that when aligned with the S1/4 of said Section 4 is recorded as bearing NO0°01'06"W in Book 1591 at Page 464 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°47'19"E 30.00 feet; thence N00°01'06"W 26.00 feet to the Point of Beginning; thence continuing N00°01'06"W 590.77 feet: thence N89°48'26"E thence continuing N00°01'06"W 590.77 feet; thence N89°48'26"E 209.86 feet; thence S00°00'56"E 590.6% feet; thence S89°47'19"W 299.83 feet to the Point of Beginning, Mesa County, Colorado.

PARCEL 2

A Tract or Parcel of Land situated in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows: Commencing at the S1/16 of said Section 4 that when aligned with the S1/4 of said Section 4, is recorded as bearing NO0°01'06"W in Book 1591 at Page 464 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N89°47'19"E 30.00 feet; thence S00°01'06"E 26.00 feet to the Point of Beginning; thence N89°47'19"E 1289.95 feet thence S00°00'03"W 633.09 feet: thence N89°47'19"E 1289.95 feet thence S00°00'03"W 633.09 feet; thence S89°48'16"W 1289.76 feet; thence N00°01'06"W 632,72, feet to the Point of Beginning, Mesa County, Colorado.

SURVEYORS CERTIFICATE:

I hereby certify that to the best of my knowledge and belief that the accompanying plat is a true and accurate representation of a field survey made under my direct supervision in December 1995, and all information pertinent to said survey is shown on this plat.

PADO RE STAT	
Guil El Some 5	
Cecil D. Caster Registere 200 professional	Land

1-17-96

Date

Surveyor P.L.S. Number 24943

LAND SURVEY DEPOSITS
MESA COUNTY SURVEY OFFICE
DATE
В ООК РАGE
DEPOSIT NO.

DEEDS OF RECORD USED Book Page 808 1591 463 and 464

STATEMENT OF BEARING:

The Mesa County Survey Markers show as the SI/16 and SI/4 of Section 4, were used for the Basis of Bearing. A Bearing of NOO°OI'06"W was recorded in Book 1591 at Page 464 along this line and used.

,	RECEIVED GRAND JUNCTION PLANNING DEPARTMENT
	JAN 18 RECT
	ATTRONOD COPY ISN

1/17/96 Revised 1/15/96

legal action bas after you first di upon any defec	cording to Colorado law you must commence any sed upon any defect in this survey within three years iscover such defect. In no event, may any action based ct in this survey be commenced more than ten years of the certification shown hereon.		RY LINE ADJUSTMENT the SE 1/4 of Sec. 4, TIS, RIW, UM
	Monument Surveying Co. 755 Rood Avenue Grand Junction, CO 81501		FIELD APPROVAL
	(303) 245-4189 FAX (303) 245-4674	DRAWN CDC	TECHNICAL APPROVAL
		CHECKED	APPROVED

REPARED FOR: James Grisier

JOB NO: