

SUBMITTAL CHECKLIST

VACATION

Location: 20' easement, lot 6, Block 1, Harrison Project Name: Easement Vacation

ITEMS		DISTRIBUTION																					
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	○ City Fire Department	○ City Police Department	● City Attorney	○ City Sanitation	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Council	○ County Planning	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ TCI Cable	TOTAL REQ'D.	
● Application Fee <u>\$360.00</u>	VII-1	1																					
● Submittal Checklist *	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Names and Addresses*	VII-2	1																					
● Legal Description*(1)	VII-2	1		1										1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Site Plan	IX-29	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
● Vicinity Sketch <u>Subdivision Plat</u>	IX-33	1	2	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																					

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.
 (1) Provide legal description of right-of-way or easement to be vacated.



DEVELOPMENT APPLICATION

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

City Council

Receipt _____
Date _____
Rec'd By _____
File No. VE-95-106

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input checked="" type="checkbox"/> Vacation			3725 (Vacation) Court	PR	<input type="checkbox"/> Right-of Way <input checked="" type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER DEVELOPER REPRESENTATIVE

SUMRALL CORP. " ROBT SUMRALL
Name Name Name
5479 EAST MINERAL CIRCLE, LITTLETON, COLO
Address Address Address
SAME AS ABOVE
City/State/Zip City/State/Zip City/State/Zip
LITTLETON, CO 80122 (303) 773-2871
Business Phone No. Business Phone No. Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Robert L. Sumrall 6/7/95
Signature of Person Completing Application Date

Robert L. Sumrall, Pres 6/7/95
Signature of Property Owner(s) - attach additional sheets if necessary Date

GENERAL PROJECT REPORT

Ptarmigan Ridge North is a subdivision consisting of 34 residential lots which 27 are sold and closed.

This subdivision was developed by Sumrall Corp., Robert L. Sumrall, President.

Mr. Bill Cheney informed me that I would be able to reduce the utility easement located on the north side of Lot 6, Block 1; Ptarmigan Ridge North in order to expand the home building envelope. My application is to reduce the easement by 5 feet on its south side. The only use of the easement is for service of the sewer line, it is new and the only service located in this easement.

Thank you for your consideration.

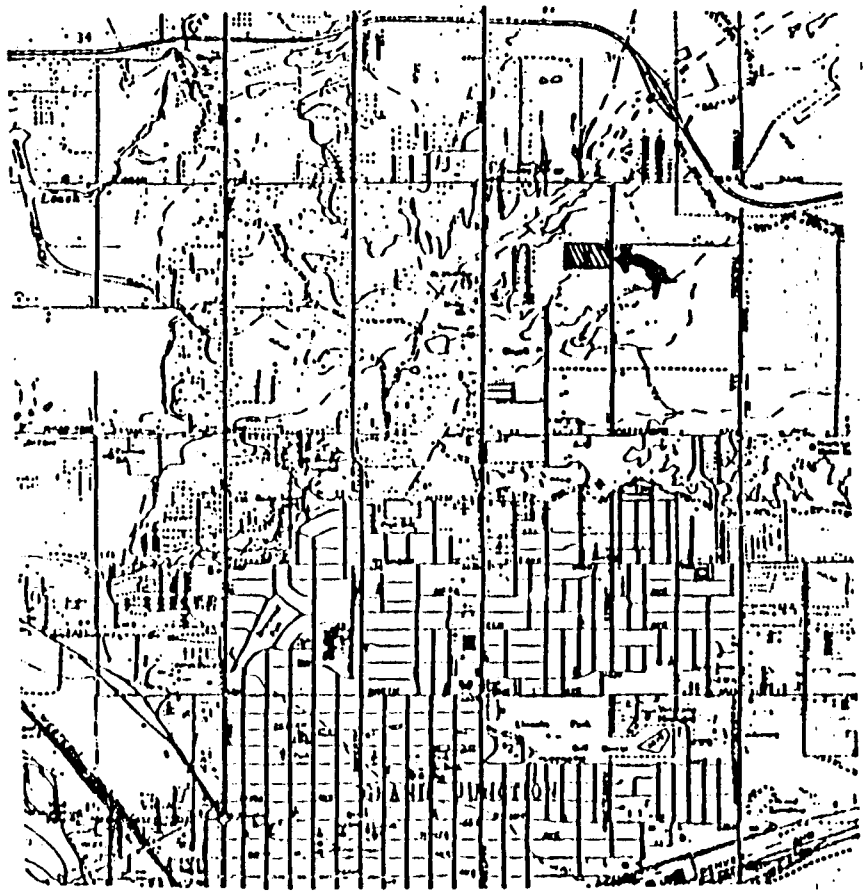
Sumrall Corp.

A handwritten signature in cursive script that reads "Robert L. Sumrall, Pres". The signature is written in dark ink and is positioned to the right of the typed name "Robert L. Sumrall, President".

Robert L. Sumrall, President

Mrs. Reta Maxfield 2700 G Road #11a Grand Junction, Co.	Mr. Guy Thomas 723 35 8/10 Road Palisade, Co 81526
Mr. Gary Cox 1710 Ptarmigan Ridge Cr. Grand Junction, Co. 81506	Mr. Wayne Enger P.O. Box 4922 Grand Junction, Co. 81502
Bennett Const 1690 Ptarmigan Ridge Cir Grand Junction, Co. 81506	Howard & Minne Rudolph 3648 Bellcourt Grand Junction, Co 81506
Ms. E. Eubank 3731 Christensen Ct. Grand Junction, Co 81506	Martha Moore 3745 Christensen Court Grand Junction, Co. 81506
Mountain High Enterprises c/o Dave Hoffman P.O. 1452 Grand Junction, Co. 81502	Richard L. Berkey 1705 Ptarmigan Ridge Grand Junction, Co. 81506
Sumrall Corp. 5479 E. Mineral Cir. Littleton, Co. 80122	David J. Lacy 3644 Bell Court Grand Junction, Co. 81506
Mr. Rufus Jones 3612 N. Bellridge Ct. Grand Junction, Co. 81506	Dan Miller P.O. Box 1703 Grand Junction, Co. 81506
Mr. Earnest C. Hunt 1624 Crestview Ct. Grand Junction, Co. 81506	Barbara Biggs 3638 Bell Ridge Court North Grand Junction, Co. 81506
Mr. Steve Voytilla 1201 N. 7th St. grand Junction, Co. 81501	Gerald Miller 3645 Bell Court Grand Junction, Co. 81506
Ptarmigan Homeowners 5479 E. Mineral Cir. Littleton, Co. 80122	

PTARMIGAN RIDGE NORTH



NSERR 1" = 200' FT

EASEMENT NOTES:
TRACT "A"

No structures, EXCEPT approved pump house shall be constructed within this drainage easement.
 No activity shall occur that would divert or change the City approved drainage facility.
 The Ptarmigan Ridge North Homeowners Association shall be responsible for maintenance of the drainage facility.
 Drains within this tract shall be constructed and maintained so that all runoff within the tract is contained within the tract.
 Pedestrian access along the 5.0 foot pedestrian path shall be maintained. General maintenance of the pedestrian path such as snow removal, sidewalk sweeping, and keeping the path clear of obstructions and debris shall be the responsibility of the property owners. The City shall be responsible for concrete repairs.
 Maintenance of the entire tract shall be the responsibility of the property owners.

An 8' Pedestrian Easement is hereby dedicated to the City of Grand Junction over and across the following described property:
 An 8 foot wide strip of land situated to Tract "A" of PTARMIGAN RIDGE NORTH Subdivision being described as follows:
 Beginning at the Southeast corner of Lot 13, Block 2 of PTARMIGAN RIDGE NORTH Subdivision; thence S85°18'30"E 100.00 feet to the Southeast corner of said Lot 13; thence N81°35'24"E 145.93 feet along the North line of said Tract "A" to the Right-of-way line of Christianson Court; thence along said Right-of-way 8.28 feet along the arc of a curve to the left with a radius of 47.00 feet and whose chord bears S23°07'31"E 8.27 feet; thence S81°35'24"W 151.21 feet; thence N55°18'30"W 8.07 feet to the Northeast corner of Lot 14, Block 2 of PTARMIGAN RIDGE NORTH Subdivision; thence southerly N55°18'30"W 100.00 feet to the North corner of said Lot 14; thence N34°41'30"E 8.00 feet to the Point of Beginning.

PTARMIGAN RIDGE NORTH FINAL PLAN

SITELINE IN THE NW1/4 SECTION 1, TOWNSHIP 1 NORTH RANGE 1 WEST 11E MERRIAM		
FOR:	REPAUL	
SCALE:	1" = 200'	
Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE GRAND JUNCTION COLORADO 81501 (970) 241-8378 401-1008		BUYER: R.D. N/A DRAWN BY: MEM DO ACAD ID: PWW SHEET NO. 1 OF 2



Grand Junction, County of Mesa, State of Colorado being described as follows:
 to be relative thereto:
 18°32'00" W 30.00 feet to the POINT OF BEGINNING;
 thence thence N88°31'18" W 1008.85 feet
 by Three to the SE corner of Ptarmigan Ridge
 corner of Lot 1 Block One, Ptarmigan Ridge
 on a part of City of Grand Junction, County
 as follows:
 We forever;
 the installation, operation, maintenance
 paths, sanitary sewer lines, water
 ra, and grade structures;
 installation, operation, maintenance
 paths, sanitary sewer lines, water
 station, operation, maintenance and repair
 ance of runoff water which originates within
 on, damage, litigation, utility, and pedestrian easement.
 n, their successors, or assigns, together with
 o ledge; provided, however, that the beneficiaries
 hereby plotted shall not burden nor overburden
 id from the easement.

Grand Junction,
 day of June

Grand Junction, CO

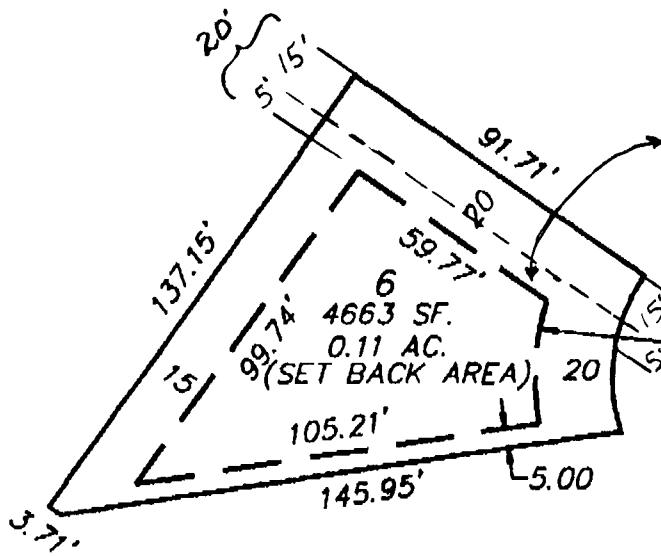
Denver 8896
 72/684578 3200

Colorado was approved and accepted

Grand Junction, County of Mesa, I further certify that this plot complies with all applicable state laws and regulations.

194

LOT SIX BLOCK ONE



REQUESTING A 5' REDUCTION
TO UTILITY EASEMENT
FROM SOUTH SIDE OF 20'
A=32.98' EASEMENT
R=67.00'
D=28°12'22"
B=N 03°13'15" E
C=32.65'



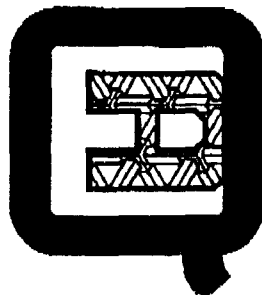
PTARMIGAN RIDGE NORTH

SET BACK DRAWING

FOR: BOB SUMRALL

SCALE: 1" = 50'

DATE: 2/6/95



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
464-7568
241-2370

SURVEYED BY: N/A
DRAWN BY: VAP
ACAD ID: SUMRLSB
SHEET NO.
FILE: 05077



REVIEW COMMENTS

Page 1 of

FILE #VE-95-106

TITLE HEADING: Vacation of Easement - Lot
6, Block 1, Ptarmigan Ridge
North

LOCATION: 3725 Christensen Court

PETITIONER: Sumrall Corporation

PETITIONER'S ADDRESS/TELEPHONE: 5479 E Mineral Circle
Littleton, CO 80122
303-773-2871

PETITIONER'S REPRESENTATIVE: Bob Sumrall

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN
RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE
5:00 P.M., JUNE 30, 1995.

CITY ATTORNEY 6/8/95
Dan Wilson 244-1505

No comment.

PUBLIC SERVICE COMPANY 6/9/95
Dale Clawson 244-2695

No objections.

CITY UTILITY ENGINEER 6/16/95
Trent Prall 244-1590

Approved as described per Bill Cheney.

CITY DEVELOPMENT ENGINEER 6/26/95
Jody Kliska 244-1591

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT 6/26/95
Mike Pelletier 244-1447

No Comments.

TO DATE, COMMENTS NOT RECEIVED FROM:
City Property Agent/U.S. West

STAFF REVIEW

FILE: VE-95-106
DATE: June 30, 1995
STAFF: Mike Pelletier
REQUEST: Vacation of 5' Utility Easement
LOCATION: 3725 Christensen Ct.
ZONING: PR-4
APPLICANT: Robert Sumrall

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: PR-4

SURROUNDING ZONING:

NORTH: PR-4
SOUTH: PR-4/RSF-5
EAST: PR-4
WEST: PR-4/RSF-4

STAFF ANALYSIS:

The applicant proposes to reduce a 20 foot utility easement by 5 feet in order to increase the size of the building envelope. The easement is only used for sewer service. None of the reviewing agencies had any comments or problems with this easement vacation. The proposal meets the requirements of chapter 8 of the Zoning and Development Code regarding vacation of easements.

STAFF RECOMMENDATION:

Approval

RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item 95-106, a vacation of 5 feet of a utility easement, I move that we forward a recommendation of approval on to the City Council.

STAFF REVIEW

FILE: VE-95-106
DATE: July 12, 1995
STAFF: Mike Pelletier
REQUEST: Vacation of 5' Utility Easement
LOCATION: 3725 Christensen Ct.
ZONING: PR-4
APPLICANT: Robert Sumrall

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: PR-4

RELATION TO COMPREHENSIVE PLAN

No plan exists.

EXECUTIVE SUMMARY

The applicant proposes to reduce a 20 foot utility easement by 5 feet. There are no objections from utility companies and both the Planning Commission and staff recommend approval.

STAFF ANALYSIS:

The applicant proposes to reduce a 20 foot utility easement by 5 feet in order to increase the size of the building envelope. The easement is only used for sewer service. None of the reviewing agencies had any comments or problems with this easement vacation. The proposal meets the requirements of chapter 8 of the Zoning and Development Code regarding vacation of easements.

STAFF RECOMMENDATION:

Approval

RECOMMENDATIONS OF PLANNING COMMISSION:

Approval