



DEVELOPMENT APPLICATION

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

Receipt 2743

Date _____

Rec'd By _____

File No. VE-95-154

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			1715 PARMIGIAN RIDGE CIRCLE PR		<input type="checkbox"/> Right-of Way <input checked="" type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER DEVELOPER REPRESENTATIVE
SUMRALL CORP. ROBERT L. SUMRALL

Name <u>5479 EAST MINERAL CIRCLE</u>	Name <u>ROBERT L. SUMRALL</u>	Name _____
Address <u>LITTLETON</u>	Address <u>COLORADO</u>	Address <u>80122</u>
City/State/Zip <u>(303) 773-2871</u>	City/State/Zip _____	City/State/Zip _____
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 8/9/95
Signature of Person Completing Application Date

Sumrall Corp.
Robert L. Sumrall, Pres 8/9/95
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 located at the Southwest corner of 27 1/2 Road at Cortland Ct.

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

There is an easement owned by Public Service Company located on the entire west side of Lot 4, Block 3, Ptarmigan Ridge North that serves no purpose and only affects lot 4. Public Service Company agrees and we think this easement was recorded in the plat in error.

Thank you for your consideration.

Sumrall Corp.

A handwritten signature in cursive script that reads "Robert L. Sumrall". The signature is written in dark ink and is positioned below the typed name "Sumrall Corp." and above the typed name "Robert L. Sumrall, President".

Robert L. Sumrall, President

Mr. & Mrs. Dave Sommerfeld
1650 Ptarmigan Ridge Circle
Grand Junction, CO 81506

Thomas & Vicky Swenson
2910 1/2 Formay Ave.
Grand Junction, CO 81504

*Robt. Sumrell
Sumrell Corp
5479 E. Mineral Cir.
Littleton CO 80122*

Mrs Anna Marie O'Grady
21145 Baltic Avenue
Long Beach, CA 90810

Ptarmigan Investments Inc.
P.O. Box 292
Durango, CO 81302-0292

Mr. Leroy Jensen
2313 I Road
Grand Junction, CO 81505

Robert & Virginia Scott
3979 S. Piazza Place
Grand Junction, CO 81506-8503

Mr. Leo & Ronald L. Warren
2792 Courtland Avenue
Grand Junction, CO 81506

Herbert & Joan Mayberry
1701 Cortland Court
Grand Junction, CO 81506-5247

Mr. K. Allen & Janet Smith
1630 Ptarmigan Ridge Circle
Grand Junction, CO 81506

Dwight & Molly Guthrie
632 Americana Drive
Grand Junction, CO 81504-5992

Mr. James H. & Deborah Shults
1670 Ptarmigan Ridge Circle
Grand Junction, CO 81506

Beth S. Littleton
1631 Cortland Court
Grand Junction, CO 81506

Richard L. Berkey
1705 Ptarmigan Ridge Circle
Grand Junction, CO 81506

Fred D. & Dixie L. Burmeister
2882 F 1/4 Road
Grand Junction, CO 81506-4823

Eugene & Bettye Luckemeyer
3767 N. 15th Court
Grand Junction, CO 81506

John D. & Joan E. Wright
3766 N. 15th Street
Grand Junction, CO 81506

Chester & Lola Wilber &
Renee Y Myers
3762 N. 15th Court
Grand Junction, CO 81506

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
Gerald Miller
3645 Bell Court
Grand Junction, Co. 81506

Mr. Steve Voytilla
1201 N. 7th St.
grand Junction, Co. 81501

Ptarmigan Homeowners
5479 E. Mineral Cir.
Littleton, Co. 80122

REVIEW COMMENTS

Page 1 of 1

FILE #VE-95-154

TITLE HEADING: Vacation of Easement - Lot 4, Block
3, Ptarmigan Ridge North

LOCATION: 1715 Ptarmigan Ridge Circle

PETITIONER: Sumrall Corporation

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

PETITIONER'S REPRESENTATIVE: Bob Sumrall

STAFF REPRESENTATIVE: Bill Nebeker

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., SEPTEMBER 25, 1995.

COMMUNITY DEVELOPMENT DEPARTMENT

9/13/95

Mike Pelletier

244-1437

No comments or concerns.

CITY DEVELOPMENT ENGINEER

9/13/95

Jody Kliska

244-1591

No comment.

PUBLIC SERVICE COMPANY

9/15/95

John Salazar

244-2781

No objections.

CITY PROPERTY AGENT

9/18/95

Tim Woodmansee

244-1565

No concerns.

CITY UTILITY ENGINEER

9/18/95

Trent Prall

244-1590

No comment.

TO DATE, NO COMMENTS HAVE BEEN RECEIVED FROM:

City Attorney

U.S. West

STAFF REVIEW

FILE: VE-95-154
DATE: October 3, 1995
STAFF: Bill Nebeker
REQUEST: Vacation of 10' utility easement
LOCATION: 1715 Ptarmigan Ridge Circle
Lot 4, Block 3, Ptarmigan Ridge North
Tax Parcel #2945-012-70-004
APPLICANT: Robert L. Sumrall for Sumrall Corp.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Home

SURROUNDING LAND USE:

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

EXISTING ZONING: PR4

SURROUNDING ZONING:

NORTH: PR4
SOUTH: PR4
EAST: PR4
WEST: PR4

STAFF ANALYSIS: The applicant requests to vacate a 10 foot wide utility easement along the west line of lot 4 in the Ptarmigan Ridge North subdivision. The subdivision was platted in June 1994. Recently it was discovered that the easement, the only of its kind in the subdivision, serves no purpose and only affects lot 4. It is believed that the easement was recorded on the plat in error. There are no utilities located in the easement. There were no objections or concerns from reviewing agencies pertaining to this proposed vacation.

STAFF RECOMMENDATION: Approval

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-154, I move that we forward a recommendation of approval to the City Council for the vacation of the 10 foot utility easement on Lot 4, Block 3, Ptarmigan Ridge North subdivision.

STAFF REVIEW

FILE: VE-95-154
DATE: October 6, 1995
STAFF: Bill Nebeker
REQUEST: Vacation of 10' utility easement
LOCATION: 1715 Ptarmigan Ridge Circle
Lot 4, Block 3, Ptarmigan Ridge North
Tax Parcel #2945-012-70-004
APPLICANT: Robert L. Sumrall for Sumrall Corp.

EXECUTIVE SUMMARY: The applicant requests vacation of a 10' utility easement that was mistakenly recorded on a subdivision plat. No use of the easement has been found. Staff and Planning Commission recommend approval.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Home

SURROUNDING LAND USE:

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

EXISTING ZONING: PR4

SURROUNDING ZONING:

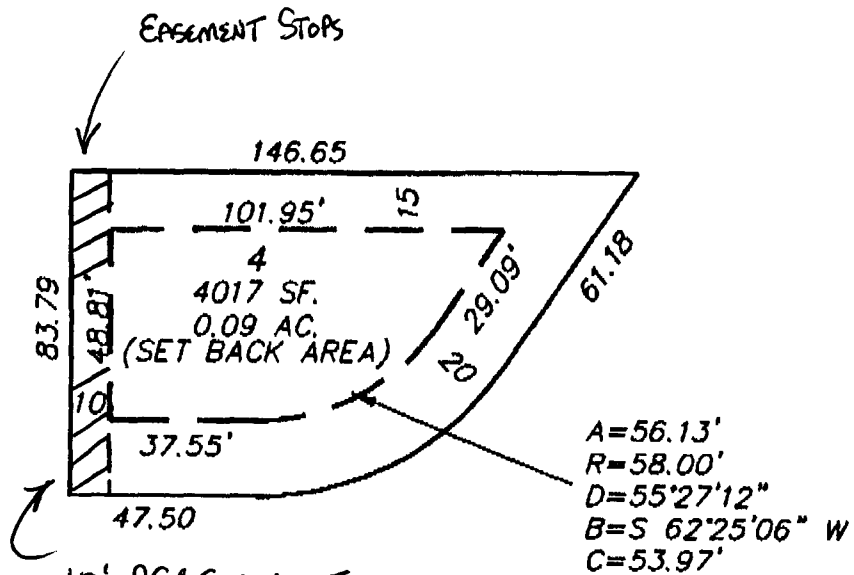
NORTH: PR4
SOUTH: PR4
EAST: PR4
WEST: PR4

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STAFF RECOMMENDATION: Approval with no conditions.

PLANNING COMMISSION RECOMMENDATION: At their October 3, 1995 hearing, the Planning Commission recommended approval of this vacation request with no conditions.

LOT FOUR BLOCK THREE E



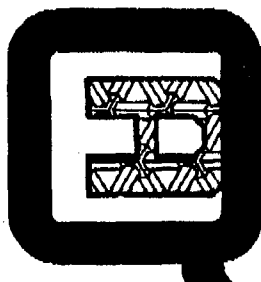
10' PSEASEMENT
SERVES NOTHING,
MISTAKE IN RECORDED
PLAT. AFFECT NO
OTHER LOT.



PTARMIGAN RIDGE NORTH SET BACK DRAWING

FOR:
BOB SUMRALL

SCALE: 1" = 50'



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

SURVEYED BY: N/A

DRAWN BY: VAP

ACAD ID: SUMRLSB

SHEET NO.