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Evidence of title, deeds	
X X *Mailing list	
Public notice cards	
Record of certified mail	
X X 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	
Individual review comments from agencies	
X X *Consolidated review comments list	
*Petitioner's response to comments	
X X *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	n conditions or
expiration date)	
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE	<u>l:</u>
X X Ordinance No. 2870 - **	
X X Ordinance No. 2870 - ** X X Ptarmigan Ridge North – Set Back Drawing	
A Financial Control of State Planning	

SUBMITTAL CHECKLIST

VACATION

Location: 10'SASEMENT, LOT 4, BLOCK 3 Project Name: SASEMENT VACATION																															
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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.

APRIL 1995



DEVELOPMENT APPLICATION

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

Receipt	2743	
Date		
Rec'd By		
Eila Na	VE-95-154	

We, the undersigned, being the owners of property

	situated in Mes	a County, Stat	e of Colorado, as descri	bed herein do hereby pet	ition this:
PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
Subdivision Plat/Plan	☐ Minor ☐ Major ☐ Resub				
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☐ Conditional Use		_			
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☑ Vacation			1715 PTARMIGA RIDGE CIRCLE	NPR.	☐ Right-of Way Easement
☐ Revocable Permit					
SUMRALL Name 5479 EAS	CORP.	PAL CIP	ROBERT L	SUMRALL	□ REPRESENTATIVE Name
Address LI++LETO		Ad	dress OLORADO	8	Address O 12-7-
(303) 7		Cit	y/State/Zip		City/State/Zip
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	73-28		siness Phone No.		Business Phone No.
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Business Phone No. NOTE: Legal property ow We hereby acknowledge that information is true and com, comments. We recognize the will be dropped from the age	we have familiaring the plete to the best of the best of the grant we or our represents, and an additional Application	Bu ecord on date of zed ourselves w f our knowledge sentative(s) mus	f submittal. ith the rules and regulation e, and that we assume the r t be present at all required	esponsibility to monitor the hearings. In the event that	ation of this submittal, that the foregoing e status of the application and the review the petitioner is not represented, the item
Business Phone No. NOTE: Legal property ow We hereby acknowledge that information is true and com, comments. We recognize the will be dropped from the age	we have familiaring the plete to the best of the best of the grant we or our represents, and an additional Application	Bu ecord on date of zed ourselves w f our knowledge sentative(s) mus	f submittal. ith the rules and regulation e, and that we assume the r t be present at all required	responsibility to monitor the hearings. In the event that penses before it can again b	ation of this submittal, that the foregoing e status of the application and the review the petitioner is not represented, the item

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.

Summall Corp.

Robert L. Sumrall, President

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

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

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

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

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

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

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

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

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

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

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

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

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

Fred D. & Dixie L. Burmeister 2882 F 1/4 Road Grand Junction, CO 81506-4823 Robt. Sumall Sumall Corp 5479 E. Mineral Cir. Littleton CO 80122 Mrs. Reta Maxfield 2700 G Road #11a Grand Junction, Co.

Mr. Gary Cox 1710 Ptarmigan Ridge Cr. Grand Junction, Co. 81506

Bennett Const 1690 Ptarmigan Ridge Cir Grand Junction, Co. 81506

Ms. E. Eubank
3731 Christensen Ct.
Grand Junction, Co 81506

Mountain High Enterprises
c/o Dave Hoffman
P.O. 1452
Grand Junction, Co. 81502

Sumrall Corp.
5479 E. Mineral Cir.
Littleton, Co. 80122

Mr. Rufus Jones 3612 N. Bellridge Ct. Grand Junction, Co. 81506

Mr. Earnest C. Hunt 1624 Crestview Ct. Grand Junction, Co. 81506

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

Ptarmigan Homeowners 5479 E. Mineral Cir. Littleton, Co. 80122 Mr. Guy Thomas
723 35 8/10 Road
Palisade, Co 81526

Mr. Wayne Enger
P.O. Box 4922
Grand Junction, Co. 81502

Howard & Minne Rudolph 3648 Bellcourt Grand Junction, Co 81506

Martha Moore 3745 Christensen Court Grand Junction, Co. 81506

Richard L. Berkey 1705 Ptarmigan Ridge Grand Junction, Co. 81506

David J. Lacy 3644 Bell Court Grand Junction, Co. 81506

Dan Miller
P.O. Box 1703
Grand Junction, Co. 81506

Barbara Biggs
3638 Bell Ridge Court North
Grand Junction, Co. 81506
Gerald Miller
3645 Bell Court
Grand Junction, Co. 81506

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 There were no objections or concerns from reviewing agencies the easement. 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: LOCATION:

Vacation of 10' utility easement 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

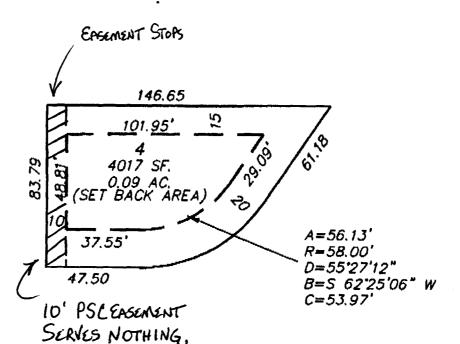
WEST:

PR4

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 with no conditions.

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





0' 50' 100' 150'

PTARMIGAN RIDGE NORTH

SET BACK DRAWNG

FOR:

BOB SUMRALL

SCALE: 0 10 80 10 40

SCALE: 1" = 50"



MISTAKE IN REDEDED PLAT, AFFECT NO

OTHER LOT.

Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 8150.
464-7568

SURVEYED BY: N/A

DRAWN BY: VAP

ACAD ID: SUMPLSB

SHEET NO.