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File LLA-1996-038

Name: Lot Line Adjustment – 578 25 Road and 280 25 Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
X		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		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 non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Warranty Deed – Bk 2063 /Pg 657 – not conveyed to City			
X		Warranty Deed – Bk 2079 / Pg 488 – not conveyed to City			
X		Statutory Deed with Warranties – Dystra Family Revocable Trust to Dystra Family Revocable Trust - not recorded – not conveyed to City			
X		Statutory Deed with Warranties – Pamela/Ronald Bowker to Dykstra Family Revocable Trust - not recorded - not conveyed to City			
X	X	Lot Line Adjustment illustration			
X	X	Boundary Line Adjustment Plat – not recorded – GIS Historical Maps - **			



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. LA-96-38

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): 578 25 Road

TAX SCHEDULE NUMBER(S): 2945-102-00-047 & 131

SUBMITTAL REQUIREMENTS

1. Narrative (4 copies)
2. A reduced Assessor's map with the parcel outlined in red (4 copies) 8 1/2" x 11"
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. Attached 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 checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>Ross & Pam Bowker</u> Name	<u>Dykstra Family Revocable Trust</u> Name	<u>Lee Stiles, PLS</u> Name
<u>1147 Duray</u> Address	<u>2707A Gross roads Blvd.</u> Address	<u>3014 Beckcliff Ave.</u> Address
<u>Grand Junction, Co. 81501</u> City/State/Zip	<u>Grand Junction, Co.</u> City/State/Zip	<u>Grand Junction, Co. 81504</u> City/State/Zip
<u>(970) 241-8745</u> Business Phone No.	<u>(970) 243-3066</u> Business Phone No.	<u>(970) 434-3369</u> Business Phone No.

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).

Lee Stiles 2/23/96
 Signature of Person Completing Application Date

Ronald & Bowker 1-25-96
 Signature of Property Owner(s) Date

Michael W. Dykstra 2-23-96
 Signature of Property Owner(s) Attach Additional Sheets if Necessary

REVIEW COMMENTS

Page 1 of 1

FILE #LLA-96-38

TITLE HEADING: Lot Line Adjustment

LOCATION: 578 & 580 25 Road

PETITIONER: Ron & Pam Bowker

PETITIONER'S ADDRESS/TELEPHONE: 1147 Ouray
Grand Junction, CO 81501
241-8745

PETITIONER'S REPRESENTATIVE: Lee Stiles

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY FIRE DEPARTMENT

2/29/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY COMMUNITY DEVELOPMENT

3/1/96

Bill Nebeker

244-1447

1. \$33 recording fee at time of recording (make check payable to Mesa County Clerk & Recorder).

1438/231

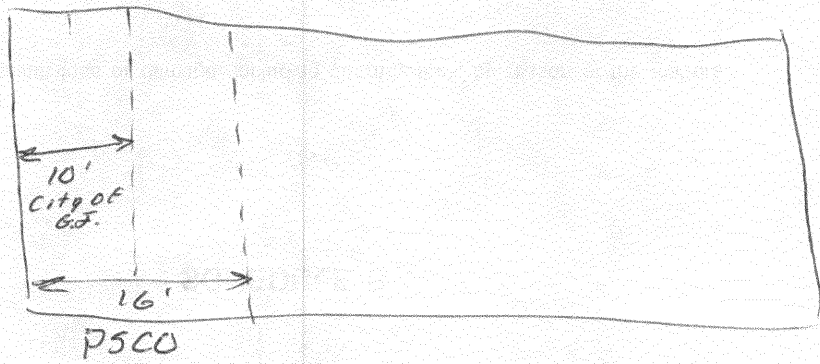
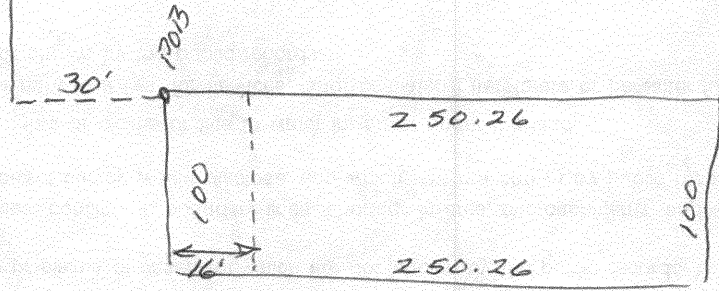
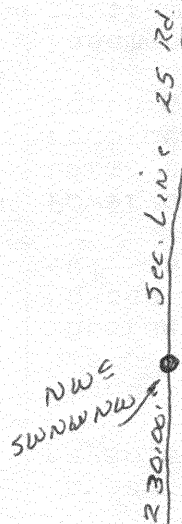
The West 16' of that Parcel

COMMENCING at NWE SWNW NW, Sec 10, T15, R1W, UM

Th. South 230'; Th. S89-53-57E, 30.0' To POB; Th

S 89-53-57E, 250.26'; Th. S 00-02-30 W, 100.00';

Th. N 89-53-57W, 250.26'; Th. North 100.00' To POB



P500

BOOKER

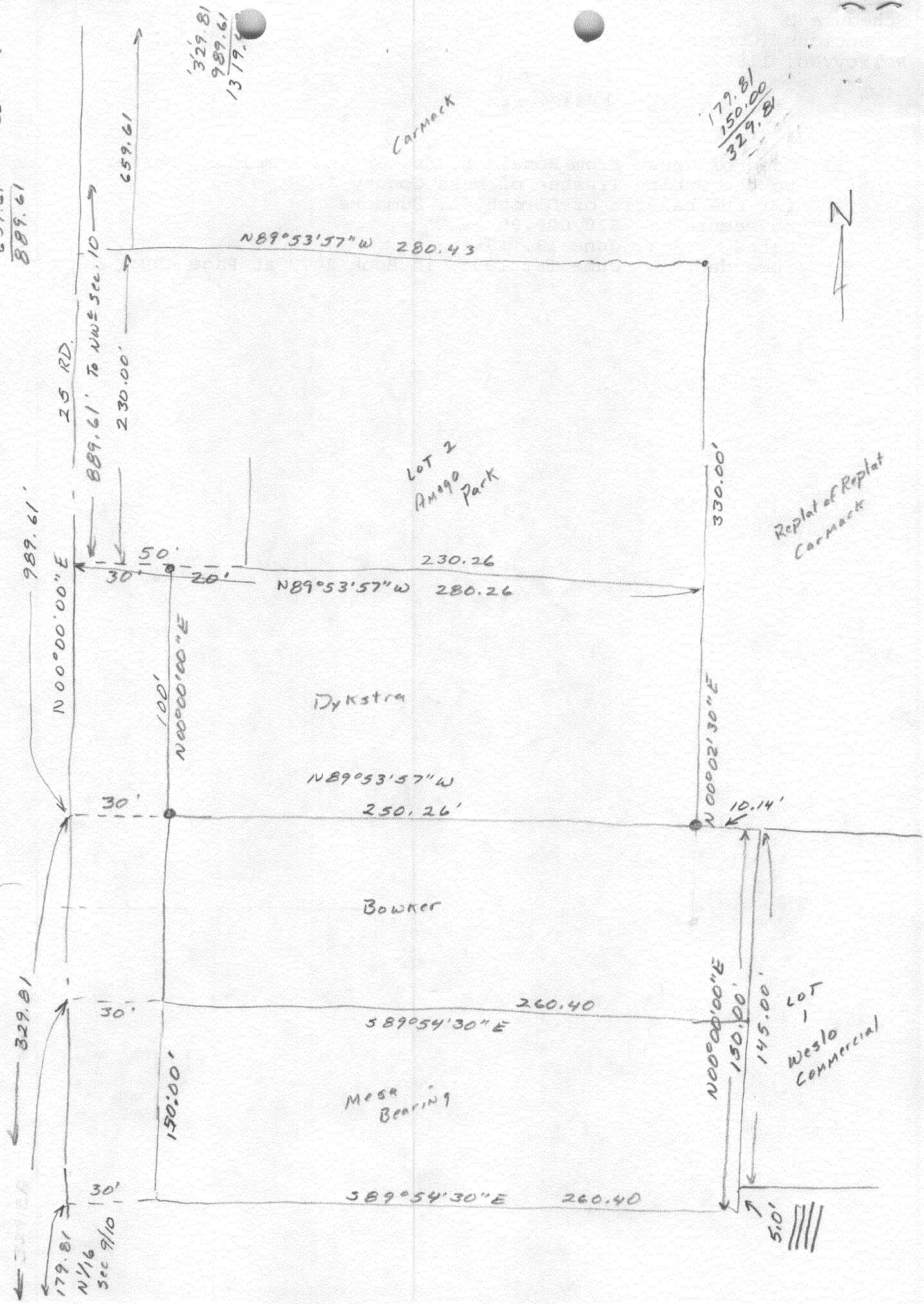
376.38
192.77
140.150
659.61

230.00
659.61
889.61

329.81
989.61
1319.42

179.81
150.00
329.81

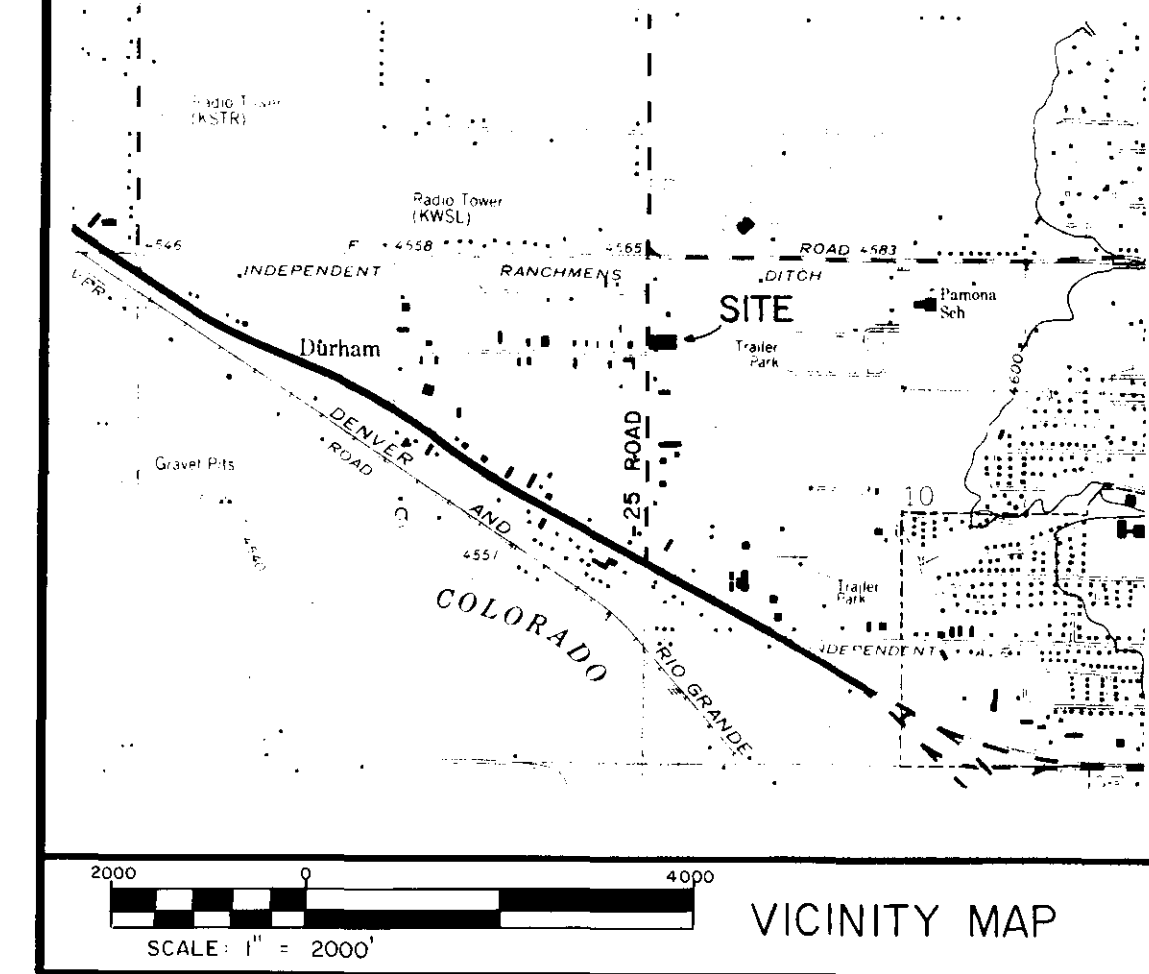
ON W. Side
UNDER ASPH.
4" PVC



LAND SURVEY PLAT

FOR A BOUNDARY LINE ADJUSTMENT

OF PROPERTIES LOCATED IN THE
SW1/4 NW1/4 NW1/4 SECTION 10, T.1S., R.1W., UTE MERIDIAN,
COUNTY OF MESA, STATE OF COLORADO.



LEGEND AND ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER, BRASS CAP.
- FOUND NO. 5 REBAR, ACCEPTED FOR CONTROL. SET 2" ALLOY CAP MARKED "STILES, LS 24331, WC 30.00" ON SAME.
- FOUND NO. 5 REBAR, ACCEPTED FOR CONTROL.
- FOUND NO. 5 REBAR, ACCEPTED FOR CONTROL.
- SET 24" NO. 5 REBAR WITH 2" ALLOY CAP MARKED "STILES, LS 24331".
- G- BURIED GAS LINE
- BP- BURIED HIGH PRESSURE GAS LINE
- 00- OVERHEAD UTILITY
- S- BURIED SEWER LINE
- W- BURIED WATER LINE
- ③ SEWER MANHOLE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ LARGE TRANSMISSION LINE PCLP
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

NOTICE

LOCATION OF BURIED UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. CALL LOCATOR SERVICES AT 1-800-922-1987 PRIOR TO ANY AND ALL EXCAVATION FOR THESE PREMISES.

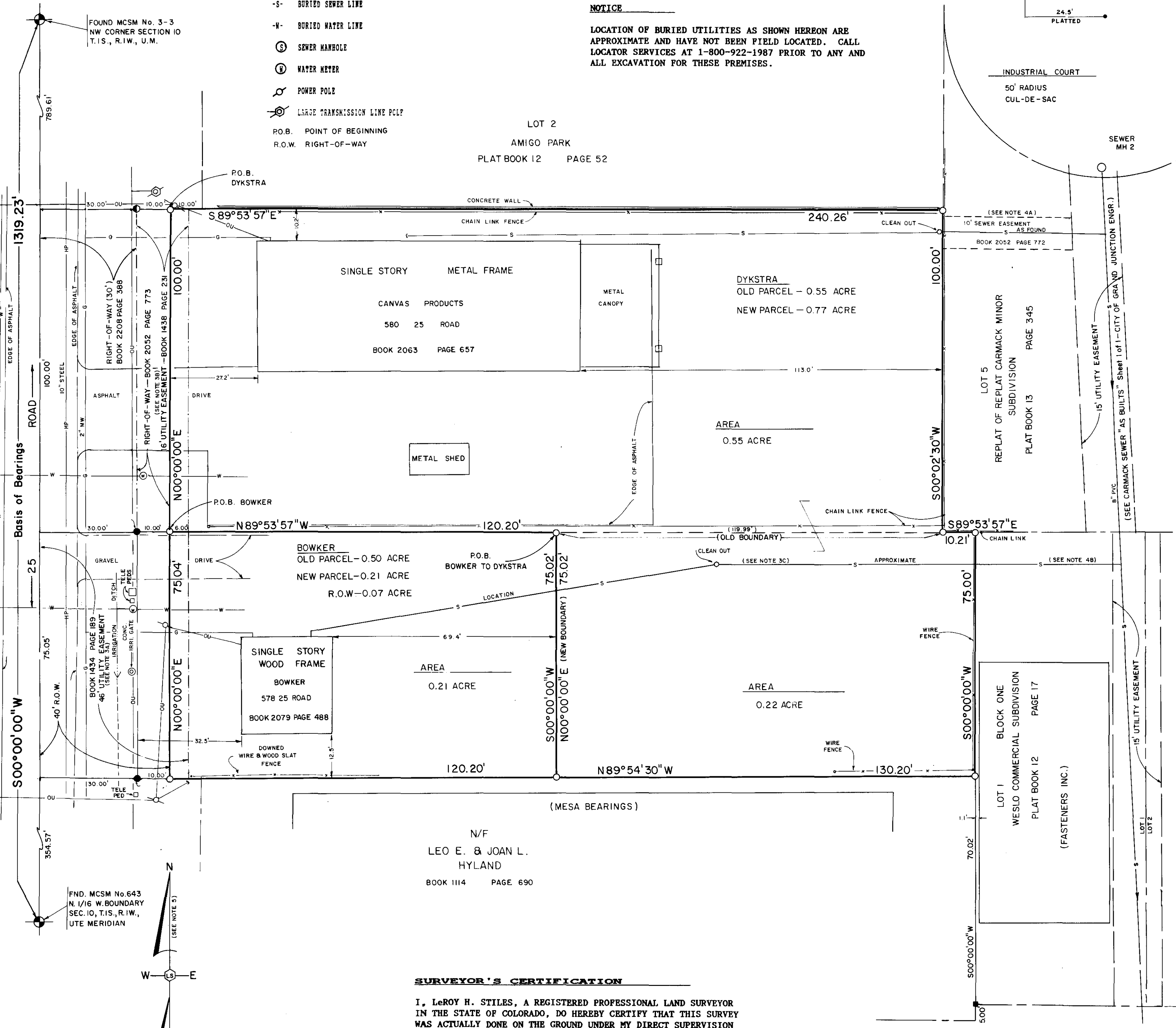


EXHIBIT 'A'

LEGAL DESCRIPTION--BOWKER TO DYKSTRA FAMILY REVOCABLE TRUST

A CERTAIN PARCEL OF LAND SITUATED IN THE SW1/4 NW1/4 NW1/4 OF SECTION 10, T.1S., R.1W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, BEING THE EASTERLY 130.20 FEET OF THAT PARCEL OF LAND AS FOUND DESCRIBED IN BOOK 2079 AT PAGE 488 IN THE LAND RECORDS OF THE MESA COUNTY CLERK AND RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHENCE A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTH 1/16 CORNER, WEST BOUNDARY OF SAID SECTION 10, BEARS S00°00'00"W, A DISTANCE OF 1319.23 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S00°00'00"W, BY AND WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 889.61 FEET TO A POINT; THENCE S89°53'57"E, A DISTANCE OF 160.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°53'57"E, A DISTANCE OF 130.20 FEET; THENCE S00°00'00"W, BOUNDED EASTERLY BY LOT 1, BLOCK ONE, WESLO COMMERCIAL SUBDIVISION AS FOUND IN PLAT BOOK 12 AT PAGE 17 IN THE MESA COUNTY LAND RECORDS, A DISTANCE OF 75.02 FEET; THENCE N89°54'30"W, A DISTANCE OF 130.20 FEET; THENCE N00°00'00"E, A DISTANCE OF 75.02 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.22 ACRES, MORE OR LESS.

EXHIBIT 'A'

LEGAL DESCRIPTION--NEW BOWKER PROPERTY

A CERTAIN PARCEL OF LAND SITUATED IN THE SW1/4 NW1/4 NW1/4 OF SECTION 10, T.1S., R.1W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PORTION OF THAT PARCEL OF LAND AS FOUND DESCRIBED IN BOOK 2079 AT PAGE 488 OF THE LAND RECORDS OF THE MESA COUNTY CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTHWEST CORNER OF SAID SECTION 10 FROM WHENCE A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTH 1/16 CORNER WEST BOUNDARY OF SAID SECTION 10, BEARS S00°00'00"W, A DISTANCE OF 1319.23 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S00°00'00"W, BY AND WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 889.61 FEET TO A POINT; THENCE S89°53'57"E, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°53'57"E, A DISTANCE OF 120.20 FEET; THENCE S00°00'00"W, A DISTANCE OF 75.02 FEET; THENCE N89°54'30"W, A DISTANCE OF 120.20 FEET; THENCE N00°00'00"E, A DISTANCE OF 75.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.21 ACRES, MORE OR LESS.

EXHIBIT 'A'

LEGAL DESCRIPTION--NEW DYKSTRA FAMILY REVOCABLE TRUST PARCEL

A CERTAIN PARCEL OF LAND SITUATED IN THE SW1/4 NW1/4 NW1/4 OF SECTION 10, T.1S., R.1W., UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, AND BEING THAT PARCEL OF LAND AS FOUND DESCRIBED IN BOOK 2063 AT PAGE 657 IN THE LAND RECORDS OF THE MESA COUNTY CLERK AND RECORDER, EXCEPTING THEREFROM THAT TRACT OF LAND AS FOUND DESCRIBED IN BOOK 2052 AT PAGE 773 OF SAID LAND RECORDS, TOGETHER WITH THE EAST 130.20 FEET OF THAT PARCEL OF LAND AS FOUND DESCRIBED IN BOOK 2079 AT PAGE 488 OF SAID LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHENCE A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTH 1/16 CORNER, WEST BOUNDARY OF SAID SECTION 10, BEARS S00°00'00"W, A DISTANCE OF 1319.23 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S00°00'00"W, BY AND WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 789.61 FEET; THENCE S89°53'57"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 25 ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°53'57"E, BOUNDED NORTHERLY BY LOT 2, AMIGO PARK MINOR SUBDIVISION, AS FOUND IN PLAT BOOK 12 AT PAGE 52 IN THE MESA COUNTY LAND RECORDS, A DISTANCE OF 240.26 FEET; THENCE S00°02'30"W, BOUNDED EASTERLY BY LOT 5, REPLAT OF REPLAT CARMACK MINOR SUBDIVISION, AS FOUND IN PLAT BOOK 13 AT PAGE 345 IN THE MESA COUNTY LAND RECORDS, A DISTANCE OF 100.00 FEET; THENCE S89°53'57"E, BOUNDED NORTHERLY BY SAID LOT 5, A DISTANCE OF 10.21 FEET; THENCE S00°00'00"W, BOUNDED EASTERLY BY LOT 1, BLOCK ONE, WESLO COMMERCIAL SUBDIVISION, AS FOUND IN PLAT BOOK 12 AT PAGE 17 IN THE MESA COUNTY LAND RECORDS, A DISTANCE OF 75.00 FEET; THENCE N89°54'30"W, A DISTANCE OF 130.20 FEET; THENCE N00°00'00"E, BOUNDED WESTERLY BY REMAINING LAND OF RON & PAM BOWKER, A DISTANCE OF 75.02 FEET; THENCE N89°53'57"E, BOUNDED SOUTHERLY BY BOWKER, A DISTANCE OF 120.20 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF 25 ROAD; THENCE N00°00'00"E, BY AND WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.77 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, LeROY H. STILES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND RESPONSIBILITY. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT ACCURATELY REPRESENTS SAID SURVEY AND WAS DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND PLATS IN THE STATE OF COLORADO, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

LeROY H. STILES, PLS 24331
DATE:

- NOTES:**
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MESA COUNTY LAND RECORDS FOR PLATS, MAPS AND/OR SURVEY DEPOSITS.
 - A. SEE PLAT BOOK 12 AT PAGE 52 FOR PLAT OF AMIGO PARK MINOR SUBDIVISION.
 - B. SEE PLAT BOOK 13 AT PAGE 345 FOR PLAT OF REPLAT OF REPLAT CARMACK MINOR SUBDIVISION.
 - C. SEE PLAT BOOK 12 AT PAGE 17 FOR PLAT OF WESLO COMMERCIAL SUBDIVISION.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MESA COUNTY CLERK AND RECORDER LAND RECORDS REGARDING RECORD TITLE TO THESE PREMISES.
 - A. FOR BOWKER PROPERTY SEE BOOK 2079 AT PAGE 488.
 - B. FOR DYKSTRA PROPERTY SEE BOOK 2063 AT PAGE 657.
 - THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING RIGHTS-OF-WAY, EASEMENTS, AND AGREEMENTS.
 - A. BOWKER PROPERTY--SEE BOOK 1434 AT PAGE 189 FOR UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE CO. OF COLO.
 - B. DYKSTRA PROPERTY--SEE BOOK 1438 AT PAGE 231 FOR UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE CO. OF COLO.
 - C. LAND TO BE ACQUIRED BY DYKSTRA MAY BE SUBJECT TO SEWER LINE EASEMENT IN FAVOR OF REMAINING LAND OF BOWKER AS SHOWN HEREON.
 - THESE PREMISES MAY BENEFIT BY THE FOLLOWING RIGHTS-OF-WAY, EASEMENTS AND/OR AGREEMENTS.
 - A. DYKSTRA PROPERTY--SEE BOOK 2052 AT PAGE 772 FOR SEWER EASEMENT ACROSS LOT 5, REPLAT OF REPLAT CARMACK MINOR SUBDIVISION, AS SHOWN HEREON.
 - B. BOWKER PROPERTY--AN APPARENT SEWER EASEMENT ACROSS LOT 1, BLOCK ONE, WESLO COMMERCIAL SUBDIVISION.
 - THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF NW1/4 NW1/4 SECTION 10, T.1S., R.1W., UTE MERIDIAN, BETWEEN A FOUND MESA COUNTY SURVEY MARKER FOR THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHENCE A FOUND MESA COUNTY SURVEY MARKER FOR THE SOUTHWEST CORNER OF SAID NW1/4 NW1/4 SECTION 10 BEARS S00°00'00"W, A DISTANCE OF 1319.23 FEET IN ACCORDANCE WITH THE BASIS OF BEARINGS OF SUBDIVISION PLATS AS REFERENCED IN 1A, 1B AND 1C ABOVE.
 - RECORD TITLE INFORMATION, ADJOINERS, EASEMENTS AND PLATS AFFECTING THESE PREMISES WAS PROVIDED BY WESTERN COLORADO TITLE, LAND RECORDS OF THE MESA COUNTY CLERK AND RECORDER, CITY OF GRAND JUNCTION PUBLIC WORKS, MESA COUNTY ASSESSORS AND THE OFFICE OF THE MESA COUNTY SURVEYOR.

MESA COUNTY SURVEYOR'S RECORD OF DEPOSIT

BOOK _____ PAGE _____

MESA COUNTY DEPOSIT NO. _____

FILING DATE: _____

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATE: 4-25-96
SIGNATURE: [Signature]

BOUNDARY LINE ADJUSTMENT	
BETWEEN PROPERTIES OF RON & PAM BOWKER AND THE DYKSTRA FAMILY REVOCABLE TRUST IN THE SW1/4 NW1/4 NW1/4 SECTION 10, T.1S., R.1W., UTE MERIDIAN, BEING 578 & 580 25 ROAD, GRAND JUNCTION, COLORADO.	
DRAWN BY LHS	PROJECT NO. 951101
DATE OF SURVEY DEC, 1995 - JAN, 1996	DATE OF ISSUE FEBRUARY 12, 1996
FINAL RESEARCH FEB 12, 1996	DATE OF DEPOSIT FEBRUARY 12, 1996
SCALE: 1" = 20'	DATE OF RECORD FEBRUARY 12, 1996
RECEIVED GRAND JUNCTION PLANNING DEPARTMENT APR 25 1996	
LEE STILES, PLS CONSULTING LAND SURVEYOR 3014 BOOKCLIFF AVE., GRAND JUNCTION, COLORADO 81504 (970) 434-3369	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

