

General Project Report For Pavetti/McCallum Property Line Adjustment

A. Project Description

1. Location: This property is located at 2480 Hwy 6 & 50.
2. Acreage: .72 acres are involved in the property line adjustment
3. Proposed Use: This property will be used for boat sales and storage

B. Public Benefit

1. This property line adjustment will have no effect on the public.

C. Project Compliance, Compatibility and Impact

1. There is no request for change in zoning or noncompliance
2. The Land in the surrounding area is either commercial sales and storage or vacant
3. This site will be accessed from Hwy 6 & 50 along, through the property currently owned by McCallum's.
4. There is a fire hydrant at the common corner shared by Hwy 6 & 50, McCallum and Pavetti. Utilities are on the Hwy. 6 & 50 side of the McCallum property
5. There will be no special or unusual demands on utilities.
6. There should be no effect on public facilities.
7. Site soils consist of Billings silty clay loam and Ravola very fine sandy loam.
8. There will be no impact from the project on site geology and no geological hazards.
9. The business will be operated during normal business hours.
10. There are no plans for signage on this property.

D. Development Schedule

1. Fences will be moved and property put to use as soon as approval is given.

REVIEW COMMENTS

Page 1 of 1

FILE #LLA-96-118

TITLE HEADING: Lot Line Adjustment

LOCATION: 2480 & 2490 Highway 6 & 50

PETITIONER: Michael McCallum

PETITIONER'S ADDRESS/TELEPHONE: 2490 Highway 6 & 50
Grand Junction, CO 81505
243-4333

PETITIONER'S REPRESENTATIVE: Tom Sharpe

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 5/13/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER 5/15/96
Jody Kliska 244-1591

No comment.

CITY PROPERTY AGENT 5/15/96
Steve Pace 256-4003

See attached red-lined map.

CITY COMMUNITY DEVELOPMENT 5/15/96
Bill Nebeker 244-1447

No comment.

WARRANTY DEED

Grantor(s), Michael C. McCallum and Linda L. McCallum

whose address is 2490 Hwy. 6 & 50
Grand Junction, CO 81505
*County of MESA, State of

COLORADO, for the consideration of
NO CONSIDERATION*
dollars, in hand paid, hereby sell(s)

and convey(s) to Michael C. McCallum and Linda L. McCallum

whose legal address is 2490 Hwy. 6 & 50
Grand Junction, CO 81505
County of MESA, and State of COLORADO

the following real property in the County of MESA, and State of
Colorado, to wit:

SEE: COMBINATION TRACT NEW McCALLUM DESCRIPTION
(ATTACHED)

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 6-5-96
SIGNATURE: Bill Natta**

also known by street and number as 2490 Hwy. 6 & 50
Grand Junction, CO 81505
with all its appurtenances, and warrant(s) the title to the same, subject to
1996 taxes due and payable in 1997 and subsequent years; easements;
reservations; restrictions; and rights of way of record, if any.

Signed this _____ day of _____, 19 _____

Michael C. McCallum

Linda L. McCallum

STATE OF COLORADO, }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____,
by _____

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



COMBINATION TRACT
NEW McCALLUM DESCRIPTION

A tract of land situate in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section Nine in T1S, R1W of the Ute Meridian County of Mesa, State of Colorado more particularly by the following:

Commencing at a Mesa County Brass Cap at the E 1/4 Corner of said Section Nine, and considering the line between said corner and a Mesa County Brass Cap at the N.E. Corner of the SE 1/4 NE 1/4 of said Section Nine to bear N00°02'00"E 1318.90 feet with all bearings contained herein relative thereto; thence N00°02'00"E 274.40 feet, thence N90°00'00"W 316.37 feet to point of beginning; thence the following courses:

1. N90°00'00"W 349.76 feet;
2. S00°27'11"W 214.41 feet;
3. S28°38'00"W 136.61 feet to the northerly right-of-way line of U.S. Highway 6 & 50;
4. S61°22'00"E on said right-of-way line 312.07 feet;
5. leaving said right-of-way line, N00°10'50"W 209.45 feet;
6. N90°00'00"E 141.50 feet;
7. N00°27'11"E 274.41 feet to the point of beginning.

Subject to all easements apparent and recorded.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: _____
SIGNATURE: _____

WARRANTY DEED

Grantor(s), L.J. Pavetti and Company

whose address is 2480 Hwy. 6 & 50
Grand Junction, CO 81505
*County of MESA, State of

COLORADO, for the consideration of
**Forty seven thousand one hundred forty-four
& 15/100***** dollars, in hand paid, hereby sell(s)

and convey(s) to Michael C. McCallum and Linda L. McCallum

whose legal address is 2490 Hwy. 6 & 50
Grand Junction, CO 81505
County of MESA, and State of COLORADO

the following real property in the County of MESA, and State of

Colorado, to wit:

SEE: INTERMEDIATE TRACT - PAVETTI TO McCALLUM
(ATTACHED)

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 6-5-96
SIGNATURE: [Signature]**

also known by street and number as VACANT LAND

with all its appurtenances, and warrant(s) the title to the same, subject to

1996 taxes due and payable in 1997 and subsequent years; easements;
reservations; restrictions; and rights of way of record, if any.

Signed this _____ day of _____, 19 _____

STATE OF COLORADO, }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by _____

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



INTERMEDIATE
TRACT-PAVETTI to McCALLUM

A tract of land situate in the SE 1/4 NE 1/4 Section 9, T.1S., R.1W.,
of the Ute Meridian County of Mesa, State of Colorado more particularly described as follows:

Commencing at the Mesa County Brass Cap which is the E 1/4 corner
of said Section 9, and considering the Section line between said
corner and a Mesa County Brass Cap at the NE corner of the SE 1/4 NE 1/4
of said Section 9 to bear N 00°02'00" E 1318.90 feet with all
bearings contained herein being relative thereto; thence
N 00°02'00" E 274.40 feet, thence N90°00'00" W 316.37 feet to
the point of beginning, thence along the following courses;

1. N90°00'00" W 349.76 feet;
2. S00°27'11" W 89.86 feet;
3. N90°00'00" E 349.76 feet;
4. N00°27'11" E 89.86 feet to the point of beginning.

Subject to all easements apparent and recorded.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 6-5-96
SIGNATURE: *B. J. N. [Signature]*

WARRANTY DEED

Grantor(s), L.J. Pavetti and Company

whose address is 2480 Hwy. 6 & 50
Grand Junction, CO 81505
*County of MESA, State of

COLORADO, for the consideration of
NO CONSIDERATION**
dollars, in hand paid, hereby sell(s)

and convey(s) to L.J. Pavetti and Company

whose legal address is 2480 Hwy. 6 & 50
Grand Junction, CO 81505
County of MESA, and State of COLORADO

the following real property in the County of MESA, and State of
Colorado, to wit:

SEE: REMAINDER NEW DESCRIPTION FOR PAVETTI
(ATTACHED)

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 6-5-96
SIGNATURE: [Signature]**

also known by street and number as 2480 Hwy. 6 & 50
Grand Junction, CO 81505
with all its appurtenances, and warrant(s) the title to the same, subject to

1996 taxes due and payable in 1997 and subsequent years; easements;
reservations; restrictions, and rights of way of record, if any.

Signed this _____ day of _____, 19 _____

STATE OF COLORADO, }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____,
by _____

My commission expires _____ . Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".



REMAINDER
NEW DESCRIPTION FOR PAVETTI

A tract of land situate in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section Nine in T1S, R1W of the Ute Meridian County of Mesa, State of Colorado more particularly described by the following:

Commencing at a Mesa County Brass Cap at the E 1/4 Corner of said Section Nine, and considering the line between said corner and a Mesa County Brass Cap at the N.E. Corner of the SE 1/4 NE 1/4 of said Section Nine to bear N00°02'00"E 1318.90 feet with all bearings contained herein relative thereto; thence N0°02'00"E 274.40 feet, thence N90°00'00"W 30.00 feet to point of beginning; thence along following 10 courses.

1. N90°00'00"W 636.13 feet;
2. S00°27'11"W 214.41 feet;
3. S28°38'00"W 136.61 feet to the northerly right-of-way line of U.S. Highway 6 & 50;
4. N61°22'00"W on said right-of-way line 399.10 feet;
5. leaving said right-of-way line, N28°38'00"E 313.00 feet;
6. N11°00'00"E 134.39 feet;
7. S90°00'00"E 663.11 feet;
8. N00°00'00"E 32.00 feet;
9. S90°00'00"E 215.00 feet to the west right-of-way line of "25" Road;
10. S00°02'00"W on said line 295.60 feet, to point of beginning.

Subject to all easements apparent and recorded.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 6-5-96
SIGNATURE: *See Note*

