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		for property line adjustment – will be scanned with file	\vdash				
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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. The should be no effect on public facilities.
- 7. Site soils consist of Billings silty clay loam and Ravola very fine sandy loan.
- 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	T FOUR (4) COPIES OF WRITTEN
RESPONSE AND REVISED DRAWINGS ADDRESSING A	LL 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.

eception Noecorded at	o'clock M.,			
Grantor(s), Micha	WARRANTY DI		um	
	2490 Hwy. 6 & 50 Grand Junction, CO *County of MESA		, State of	
COLORADO **NO CON	NSIDERATION***	, for the consider		
and convey(s) to M	ichael C. McCallum	and Linda L. Mc(Callum	
whose legal address	is 2490 Hwy. 6 & 50 Grand Junction, Dunty of MESA	CO 81505	nd State of COLORADO)
the following real pro	operty in the	County of MESA		, and State of
Colorado, to wit:				
SEE: COMBINA	TION TRACT NEW McCAI (ATTACHED)	LLUM DESCRIPTION	[
		,		
) **		
			DEVELOPMENT	CITY COMMUNITY
			SIGNATURE:	
with all its appurtena	ances, and warrant(s) the title	Junction, CO 81	0	ts:
1996 taxes du reservations;	e and payable in 199 restrictions; and n	97 and subsequen	t years; easemen record, if any.	
1996 taxes du reservations;	e and payable in 19 restrictions; and	97 and subsequen	t years; easemen record, if any.	,
1996 taxes due reservations; Signed this	e and payable in 199 restrictions; and n day of	97 and subsequen	t years; easemen record, if any.	,
reservations;	restrictions; and n	97 and subsequen rights of way of	t years; easemen record, if any. C. McCallum	
reservations;	restrictions; and n	97 and subsequen rights of way of	record, if any.	
reservations; Signed this	day of	97 and subsequen rights of way of , 19 Michael	record, if any.	
reservations; Signed this	restrictions; and n	97 and subsequen rights of way of , 19 Michael	record, if any.	
Signed this	day of	97 and subsequen rights of way of , 19 Michael Chinda L.	record, if any.	, 19
reservations; Signed this The foregoing instru	day of STATE OF COLORADO, County of ment was acknowledged before	97 and subsequen rights of way of , 19 Michael C Linda L. Ss. ore me this	record, if any. C. McCallum McCallum	
reservations; Signed this The foregoing instru	day of STATE OF COLORADO, County of ment was acknowledged before	97 and subsequen rights of way of , 19 Michael C Linda L. Ss. ore me this	C. McCallum McCallum	

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:

- N90'00'00"W 349.76 feet; S00'27'11"W 214.41 feet; 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 17/2 (1810) KACORA FORE

rded at					
Grantor(s), L.J. Pay	WARRANTY wetti and Compa				
whose address is 2480					
Gran	nd Junction, CO				
	*County of MESA		, State of		
COLORADO		, for the cons	ideration of		
**Forty seven th	nousand one hund			·	
nd convey(s) to Mich	nael C. McCallu	m and Linda L. M	lcCallum		
whose legal address is	2490 Hwy. 6 &	50			
	Grand Junction				
	ty of MESA	0	, and State of CO	LORADO	
ne following real prope	erty in the	County of MES	SA.		, and State of
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SEE: INTERMEDI	ATE TRACT - PA (ATTACHED)	VETTI TO McCALLU	ſΜ		
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		5.			
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				ITY LINE AD.	
			APPROV	ED BY CITY	COMMUNITY
			APPROV DEVELO DATED:	PMENT DEPA 6.5-9%	COMMUNITY
lso known by street an	d number as VACA	NT LAND	APPROV DEVELO DATED:	ED BY CITY	COMMUNITY
-			APPROV DEVELO DATED: SIGNATU	PMENT DEPA 6.5-9%	COMMUNITY
•		NT LAND title to the same, subjec	APPROV DEVELO DATED: SIGNATU	PMENT DEPA 6.5-9%	COMMUNITY
vith all its appurtenance	es, and warrant(s) the		APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
rith all its appurtenance	es, and warrant(s) the and payable in estrictions; and	title to the same, subject 1997 and subsequed rights of way	APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
ith all its appurtenance	es, and warrant(s) the	title to the same, subject	APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
ith all its appurtenance	es, and warrant(s) the and payable in estrictions; and	title to the same, subject 1997 and subsequed rights of way	APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
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rith all its appurtenance 1996 taxes due a reservations; re	es, and warrant(s) the and payable in estrictions; and	title to the same, subject 1997 and subsequed rights of way , 19	APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
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vith all its appurtenance 1996 taxes due as reservations; re Signed this ST. Co	es, and warrant(s) the and payable in estrictions; and day of	title to the same, subject 1997 and subseque d rights of way , 19 O, Ss.	APPROV DEVELO DATED: SIGNATU	PMENT DEP 6.5-95 JRE: STOCK	COMMUNITY
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vith all its appurtenance 1996 taxes due as reservations; re Signed this ST. Co	es, and warrant(s) the and payable in estrictions; and day of ATE OF COLORADO unty of a control of the control	title to the same, subject 1997 and subseque d rights of way , 19 O, ss. before me this	APPROV DEVELO DATED: SIGNATU et to ent years; eas of record, if	Sements; any.	COMMUNITY

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;

- N90'00'00" W 349.76 feet; S00'27'11" W 89.86 feet; N90'00'00" E 349.76 feet; 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 13- 00 SICNE

orded at					
Grantor(s), L.J.	WARRANTY DI			·	
	2480 Hwy. 6 & 50 Grand Junction, CO *County of MESA	81505	, State of		
COLORADO **NO	CONSIDERATION****	, for the collars, in hand paid	onsideration of , hereby sell(s)		
and convey(s) to L	.J. Pavetti and Com	pany			
	s is 2480 Hwy. 6 & 50 Grand Junction, ounty of MESA		, and State of	COLORADO	
the following real p	roperty in the	County of	MESA		, and State of
Colorado, to wit:					
	DER NEW DESCRIPTION ATTACHED)	FOR PAVETTI	-		
		•			
		9. * 			
					•
			APPR DEVEI DATEI	ERTY LINE AD OVED BY CITY LOPMENT DEF D:	COMMUNITY PARTMENT
			APPR DEVEI DATEI	OVED BY CITY LOPMENT DEF D:(COMMUNITY PARTMENT
•	et and number as 2480 Hw Grand J nances, and warrant(s) the tit	unction, CO	APPRIDEVEI DATEI SIGNA	OVED BY CITY LOPMENT DEF D:(COMMUNITY PARTMENT
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with all its appurter 1996 taxes du reservations;	Grand J nances, and warrant(s) the tit ne and payable in 19 restrictions, and	unction, CO le to the same, su 97 and subse rights of wa	APPRIDEVEI DATEI SIGNA 81505 bject to	OVED BY CITY LOPMENT DEF D: 6-5-9 ATURE: 5-9 E easements	PARTMENT 6
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with all its appurter 1996 taxes du reservations; Signed this	Grand J nances, and warrant(s) the titl te and payable in 19 restrictions, and day of STATE OF COLORADO,	unction, CO le to the same, sui 97 and subserights of wa , 19 ss.	APPRIDEVEI DATEI SIGNA 81505 bject to	OVED BY CITY LOPMENT DEF D: 6-5-9 ATURE: 5-9 E easements	PARTMENT 6
with all its appurter 1996 taxes du reservations; Signed this	Grand J nances, and warrant(s) the titl te and payable in 19 restrictions, and day of STATE OF COLORADO, County of ument was acknowledged be	unction, CO le to the same, sui 97 and subserights of wa , 19 ss. fore me this	APPRIDEVEI DATE: SIGNA 81505 bject to equent years; ay of record,	OVED BY CITY LOPMENT DEF C. S. 9 ATURE: 15.2	COMMUNITY PARTMENT 6
with all its appurter 1996 taxes du reservations; Signed this The foregoing instriby	Grand J nances, and warrant(s) the titl te and payable in 19 restrictions, and day of STATE OF COLORADO, County of ument was acknowledged be	unction, CO le to the same, sui 97 and subserights of wa , 19 ss. fore me this	APPRIDEVEI DATE: SIGNA 81505 bject to equent years; ay of record; day of	OVED BY CITY LOPMENT DEF C. S. 9 ATURE: 15.2	COMMUNITY PARTMENT 6

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 NO0.02.00 E 1318.90 feet with all bearings contained herein relative thereto; thence NO'02'00" E 274.40 feet, thence N90'00'00"W 30.00 feet to point of beginning; thence along following 10 courses.

- N90'00'00"W 636.13 feet;
- 2. 500°27′11″W 214.41 feet; 3. \$ \$28°38′00″W 136.61 feet to the northerly right—of—way line of U.S. Highway 6
- N61'22'00"W on said right-of-way line 399.10 feet;
- leaving said right-of-way line, N28'38'00" E 313.00 feet;
- N11'00'00" E 134.39 feet;
- \$90'00'00" E 663.11 feet; 7.
- 8. N00°00°00" E 32:00 feet;9. \$90°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: 65.96 SIGNATURE SOON

