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File VR-1996-049

Name: Mesa State College – E/W Alley between Elm and Texas / 12th St./College Place

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		Record of certified mail
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		Reduction of any maps – final copy
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DOCUMENT DESCRIPTION:

X	X	City Council Minutes – 4/17/96, 5/1/96 - **		
X	X	Correspondence		
X		Returned Planning Commission Notice of Public Hearing mail-out – sent 3/29/96		
X	X	Posting of Public Notice Signs form – signed 3/20/96		
X		E-mails		
X	X	Utility Coordinating Committee sign-off /approval – 4/15/96		
X	X	Site Plan		
X	X	Ordinance No. 2913 - ** - Bk 2232/Pg 120		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. VR-96-49

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			Alleyways		<input checked="" type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Mesa State College, C/O Ron Gray

Mesa State College, C/O Ron Gray

Western Engineers, Inc.

Name

Name

Name C/O Matt Lohof

1175 Texas Avenue

1175 Texas Avenue

2150 Highway 6 & 50

Address

Address

Address

Grand Junction, CO 81501

Grand Junction, CO 81501

Grand Junction, CO 81505

City/State/Zip

City/State/Zip

City/State/Zip

(970)248-1334

(970)248-1334

(970)242-5202

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.

X Matt Lohof
 Signature of Person Completing Application

2-22-96

Date

X Rodriguez
 Signature of Property Owner(s) - attach additional sheets if necessary

2-23-96

Date

REVIEW COMMENTS

Page 1 of 2

FILE #VR-96-49

TITLE HEADING: Vacation of Alley

LOCATION: East-West Alley between Elm & Texas and 12th Street & College Place

PETITIONER: Mesa State College

PETITIONER'S ADDRESS/TELEPHONE: c/o Ron Gray
1175 Texas Avenue
Grand Junction, CO 81501
248-1334

PETITIONER'S REPRESENTATIVE: Matt Lohof, Western Engineers

STAFF REPRESENTATIVE: Kristen Ashbeck

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., MARCH 22, 1996.

U.S. WEST 3/7/96
Max Ward 244-4721

Please contact Max Ward, Field Engineer, to negotiate moving telephone lines in alley.

CITY DEVELOPMENT ENGINEER 3/12/96
Jody Kliska 244-1591

Is the sanitary sewer line shown in the north-south alley active?

PUBLIC SERVICE COMPANY 3/12/96
Jon Price 244-2693

1. Public Service Company has no objections. Mesa College will serve existing and proposed buildings with electric and gas.
2. Mesa College is to contact Public Service Company engineering with proposed date for electric and gas cut-off. Three week lead time required.

CITY FIRE DEPARTMENT 3/14/96
Hank Masterson 244-1414

The Fire Department has no problems with this vacation of right-of-way request.

CITY COMMUNITY DEVELOPMENT 3/15/96
Kristen Ashbeck 244-1437

1. Does the north-south leg of the alley need to be retained for sewer easement? If so, provide 2 legal descriptions - 1 for portion to be entirely vacated, 1 for portion to be retained as easement.
2. Clarify on site plan: existing buildings vs. existing buildings to be demolished (e.g. day care center and audio tutorial center?). Provide at least 1 full size copy and 1 reduced copy of the revised site plan.

TCI CABLEVISION

3/11/96

Glen Vancil

245-8777

See attached comments.

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

The City of Grand Junction Utilities Division has no objection to this vacation if the sewer located within this right-of-way is to be maintained by Mesa State College.

2945-114-08-004
GERALD J BIGLEY
KIM M MCCORMICK
2117 N 1ST ST
GRAND JUNCTION, CO 81501-7472

2945-114-08-010
CAROL V LAZO
1825 CANNELL AVE
GRAND JUNCTION, CO 81501-7624

2945-114-08-018
SCOTT R ANKER
624 N 19TH ST
GRAND JUNCTION, CO 81501-7904

2945-114-08-012
MARILYN K HILL
524 KANSAS AVE
GRAND JUNCTION, CO 81503

2945-114-08-014
GARY L ALSTATT
DORA J
2040 HAWTHORNE AVE
GRAND JUNCTION, CO 81506-4123

2945-114-08-003
LAWRENCE J SLATER
1072 MAROON CREEK RD
ASPEN, CO 81611-3367

2945-114-08-002
RAMA JEAN SORENSEN
CARL F
PO BOX 115
MEEKER, CO 81641-0115

2945-114-10-001
MARVIN A SVALDI
DEANNA C
8845 S FAIRALL RD
MORRISON, CO 80465-2521

2945-114-10-014
MARVIN A SVALDI
DEANNA C
8845 S FAIRALL RD
MORRISON, CO 80465-2521

2945-114-10-005
ELLEN L HEFFERNAN
855 HALL AVE
GRAND JUNCTION, CO 81501

2945-114-10-002
DUANE G POLK
JANET E
829 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-003
DENNIS C CANNON
DANIELLE L LEIGH
835 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-004
MARK D GAVELL
847 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-006
DANIEL CONRAD PETERSON
CYNTHIA ANN ROSE
865 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-007
LARRY WARREN LAMPSHIRE
875 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-008
MARK E MOON
C/O BANCPLUS MORTGAGE CORP
885 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-010
SUSAN A LAZO
895 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-10-951
SEVENTH DAY ADVENTIST
ASSOCIATION OF CO
730 MESA AVE
GRAND JUNCTION, CO 81501-3058

2945-114-10-009
RANDY E GALLEGOS
BETTY J
1727 CANNELL AVE
GRAND JUNCTION, CO 81501-7623

2945-114-10-012
BERWYN H POLLOCK
1717 CANNELL AVE
GRAND JUNCTION, CO 81501-7623

2945-114-10-013
KENNETH L HARRIS
1707 CANNELL AVE
GRAND JUNCTION, CO 81501-7623

2945-114-10-011
ROBERT L JORDAN
LINDA L
832 21 RD
FRUITA, CO 81521-9315

2945-114-05-009
CAROL A MAREADY
2530 SISTINA ST
PORT CHARLOTTE, FL 33952

2945-114-05-001
LARRY G GOETZ
107 VISTA VIEW CT
OZAWKIE, KS 66070-9518

2945-114-05-927
STATE OF COLORADO
1580 LINCOLN ST STE 750
DENVER, CO 80203-1509

2945-114-05-007
JOSE PEER
1009 MESA AVE
GRAND JUNCTION, CO 81501-3044

2945-114-05-012
RAY E JOHNSTON
SHIRLEY B
1030 TEXAS AVE
GRAND JUNCTION, CO 81501-3048

2945-114-05-013
PATRICIA J HILL
1020 TEXAS AVE
GRAND JUNCTION, CO 81501-3048

2945-114-05-014
ROSEMARY JOHNSTON
J R JOHNSON & R A COATES
1010 TEXAS AVE
GRAND JUNCTION, CO 81501-3048

2945-114-05-015
EDITH L NELSON
1000 TEXAS AVE
GRAND JUNCTION, CO 81501-3048

2945-114-14-027
ROYLEEN H BLOSSER
840 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-028
COLLEEN D WARNER
850 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-029
LEONARD G COLLINS
860 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-022
EINAR E NELSON
JUSTINA J
780 KENNEDY AVE
GRAND JUNCTION, CO 81501-3046

2945-114-14-026
ALLEN D LUNDY
JACK G LUNDY
721 MESA AVE
GRAND JUNCTION, CO 81501-3057

2945-114-14-021
BILL R CLEVINGER
LINDA DIANE
532 GRAND VALLEY DR
GRAND JUNCTION, CO 81504-5786

2945-114-14-019
PAUL E QUAM
JM % CYNTHIA QUAM-PATTERSON

12508 NE 163RD ST
WOODINVILLE, WA 98072-7972

2945-114-14-020
PAUL E QUAM
JOHANNA M
4855 NE 45TH ST
SEATTLE, WA 98105

2945-114-20-014
MICHAEL L HINES
DEANNA J
PO BOX 771676
STEAMBOAT SPRINGS, CO
80477-1676

2945-114-20-012
L R NEUBAUER
B M
922 BUNTING AVE
GRAND JUNCTION, CO 81501-3016

2945-114-20-017
ROLLAND L MCKISSEN
WANDA A
1350 CANNELL AVE
GRAND JUNCTION, CO 81501-3024

2945-114-20-018
ROXY LIGRANI
F L
1400 CANNELL AVE
GRAND JUNCTION, CO 81501-3026

2945-114-20-020
HELEN I DUFFORD
ILENE E REEVES C/O RUTH
MCLEARN
1420 CANNELL AVE
GRAND JUNCTION, CO 81501-3026

2945-114-20-021
MARK D PETERSON
KAREN L
1430 CANNELL AVE
GRAND JUNCTION, CO 81501-3026

2945-114-20-023
M C FIDLER
R
915 ELM AVE
GRAND JUNCTION, CO 81501-3031

2945-114-20-001
MADELINE M ZUCCA
1455 HOUSTON AVE
GRAND JUNCTION, CO 81501-3039

2945-114-20-003
ANITA J WAGONER
F I & L A WARFORD
1435 HOUSTON AVE
GRAND JUNCTION, CO 81501-3039

2945-114-20-004
BEN A POWER
H H
1425 HOUSTON AVE
GRAND JUNCTION, CO 81501-3039

2945-114-20-005
ALICE M RILEY
1415 HOUSTON AVE
GRAND JUNCTION, CO 81501-3039

2945-114-20-007
W D HENDRICKS
O C
1345 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-008
RHEDA V MASLYK
LAWRENCE P
1335 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-009
MARY K WHITE
1325 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-010
GLEN T MILLER
E L
1315 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-013
ANNETTE L CURTIS
PO BOX 3823
GRAND JUNCTION, CO 81502-3823

2945-114-20-016
HORACE H COBURN
HOPE P COBURN - FAMILY TRUST
108 COLUMBINE CT
GRAND JUNCTION, CO 81503-1326

2945-114-20-002
JOHN M MUDON
SUSAN M
1662 L 1/2 RD
FRUITA, CO 81521-9731

2945-114-20-011
BERYL ARTHUR ERICKSON
MARY ELIZABETH
PO BOX 1207
ASPEN, CO 81612-1207

2945-114-20-022
LORNE BOB SIBRIE
RAY C MARQUES III
2404 N TEAKWOOD AVE
RIALTO, CA 92377-4247

2945-114-20-006
RONALD D MILLER
MARGARET R
6145 WINDEMERE WAY
RIVERSIDE, CA 92506-3732

2945-114-20-019
TONY L CARRIGAN
PO BOX 963
APO, AP 96558

2945-114-20-015

STEPHEN Z CLARK
NICOLE A - TRUSTEES
1282 MORU PL
HILO, HI 96720

2945-114-21-929

STATE OF COLORADO
DENVER, CO 80203

2945-114-21-006

LYDIA M TRUJILLO
1215 BERKLEY
PUEBLO, CO 81004

2945-114-21-017

JEFFREY K RODGERS
TRACI L RODGERS
1400 HOUSTON AVE
GRAND JUNCTION, CO 81501-3000

2945-114-21-018

ROBERT P SOWADA
BARBARA J
1410 HOUSTON AVE
GRAND JUNCTION, CO 81501-3000

2945-114-21-021

FRIEDA M LIFF
1450 HOUSTON AVE
GRAND JUNCTION, CO 81501-3000

2945-114-21-013

PIER J MARASCHIN
KATHERINE M O'NEAL
1310 HOUSTON AVE
GRAND JUNCTION, CO 81501-3042

2945-114-21-014

BARBARA J HUNTER
1320 HOUSTON AVE
GRAND JUNCTION, CO 81501-3042

2945-114-21-004

BROOK S BLANEY
SHONNA LYNN MARTIN
1425 COLLEGE PL
GRAND JUNCTION, CO 81501-7604

2945-114-21-005

PATRICK C SHIELDS
TERESA A
1415 COLLEGE PL
GRAND JUNCTION, CO 81501-7604

2945-114-21-921

DEPARTMENT OF HIGHER
EDUCATION-TRUSTEES
1175 TEXAS AVE
GRAND JUNCTION, CO 81501-7605

2945-114-21-010

JOHN C KESTER
M L
1315 COLLEGE PL
GRAND JUNCTION, CO 81501-7628

2945-114-21-920

STATE OF COLORADO
MESA STATE COLLEGE
PO BOX 2647
GRAND JUNCTION, CO 81502-2647

2945-114-21-922

DEPT OF HIGHER
EDUCATION-TRUSTEES
PO BOX 2647
GRAND JUNCTION, CO 81502-2647

2945-114-21-923

STATE OF COLORADO
MESA STATE COLLEGE
PO BOX 2647
GRAND JUNCTION, CO 81502-2647

2945-114-21-927

MESA COLLEGE
TRST-ST COLLEGES IN CO
PO BOX 2647
GRAND JUNCTION, CO 81502-2647

2945-114-21-928

MESA COLLEGE
TRST-ST COLLEGES IN CO
PO BOX 2647
GRAND JUNCTION, CO 81502-2647

2945-114-21-003

CHRISTIE J MITISEK
2157 SHENANDOAH DR
GRAND JUNCTION, CO 81503-1064

2945-114-21-024

ROBERT L JOHNSON
JACQUELINE V
1611 CRESTVIEW DR
GRAND JUNCTION, CO 81506-4012

2945-114-21-025

THOMAS M MEASON
SUSAN K MEASON
697 CASCADE DR
GRAND JUNCTION, CO 81506-8355

2945-111-08-005
M R DERSHEM
D L
1936 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-111-08-006
CHRIS M OTTO
CARYN L PENN
1930 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-111-08-007
RAYMOND JOHN TAYLOR
1920 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-111-08-008
MARSHALL PROTHERO
DENISE L
1916 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-111-08-009
JEANNE M FINCH
1902 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-111-08-010
TAMMY L VAN SCHOOTEN
910 ORCHARD AVE
GRAND JUNCTION, CO 81501-2942

2945-111-00-091
AMGIC - TOWNNORTH APARTMENT
INVESTORS
C/O ASSET MANAGEMENT GROUP
6200 S SYRACUSE WAY STE 100
ENGLEWOOD, CO 80111-4738

2945-111-00-079
EARL A YOUNG
2303 N 1ST ST
GRAND JUNCTION, CO 81501-2027

2945-111-00-075
ROBERT G LUCAS
JOAN
2000 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-00-090
GEORGE A RICHARDSON
2101 N 12TH ST
GRAND JUNCTION, CO 81501-2915

2945-111-00-068
MELBA M OSBORNE
1925 N 10TH ST
GRAND JUNCTION, CO 81501-2927

2945-111-00-073
SMITH FAMILY TRUST
1911 N 10TH ST
GRAND JUNCTION, CO 81501-2927

2945-111-00-104
LILLIE E ROBERTS
SHIRLEY GORRINO & GARY
ROBERTS
925 BADER AVE
GRAND JUNCTION, CO 81501-2931

2945-111-00-064
MARJORIE B WRIGHT
ETAL
946 BADER AVE
GRAND JUNCTION, CO 81501-2932

2945-111-00-065
JAMES ROY FLEMING
BRENDA SUE
936 BADER AVE
GRAND JUNCTION, CO 81501-2932

2945-111-00-062
DOUGLAS C SAWTELLE
CHARLENE J
1945 N 10TH ST
GRAND JUNCTION, CO 81501-2941

2945-111-00-063
CHARLES B URBAN
N
1935 N 10TH ST
GRAND JUNCTION, CO 81501-2941

2945-111-00-069
NORMA M SCHMIDT
930 ORCHARD AVE
GRAND JUNCTION, CO 81501-2942

2945-111-00-070
DOYLE E MCCAIN
DOROTHY I
938 ORCHARD AVE
GRAND JUNCTION, CO 81501-2942

2945-111-00-071
NAIDA L TANIS
940 ORCHARD AVE
GRAND JUNCTION, CO 81501-2942

2945-111-00-106
NORMA M SCHMIDT
930 ORCHARD AVE
GRAND JUNCTION, CO 81501-2942

2945-111-00-081
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSOC
DBA COMMUNITY HOSPITAL
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-111-00-082
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSOC
DBA COMMUNITY HOSPITAL
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-111-00-083
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSN
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-111-00-072
ANTOINETTE L HEIDEN
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102

2945-111-00-085
JOANNE RING
1001 GUNNISON AVE
GRAND JUNCTION, CO 81501-3225

2945-111-00-060
ERIK E KEEFER
W J KEEFER & J W & D E KELLOGG
961 PINYON AVE
GRAND JUNCTION, CO 81501-3757

2945-111-00-076
AGNES A YOUNG
1087 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501-8113

2945-111-00-078
FLOYD ONAN
LORRAINE M
1153 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501-8115

2945-111-00-089
AMELIA J BURGESSON
2137 BRYCE CT
GRAND JUNCTION, CO 81503-1037

2945-123-13-024
NOTHSTINE FAMILY LIMITED
PARTNERSHIP
1334 ELM AVE
GRAND JUNCTION, CO 81501-7654

2945-123-13-021
BONDS COMPANY INC
1998 S BROADWAY
GRAND JUNCTION, CO 81503-9593

2945-123-13-004
RICHARD L BERKEY
LINDA P
1705 PTARMIGAN RIDGE CIR
GRAND JUNCTION, CO 81506-5252

2945-123-12-017
HOWARD R PERINO
BARBARA PERINO
1130 W POLK ST
CHICAGO, IL 60607-4017

2945-123-12-006
TIMOTHY R BARRETT
TONI D BARRETT
701 ELM AVE # 2
GRAND JUNCTION, CO 81501

2945-123-12-015
CERISE M CLAY
1627 N 14TH ST
GRAND JUNCTION, CO 81501-7617

2945-123-12-008
KENNETH L JONES
CAROL A
1305 MESA AVE
GRAND JUNCTION, CO 81501-7631

2945-123-12-013
EDDIE C JONES
HELEN J JONES
1355 MESA AVE
GRAND JUNCTION, CO 81501-7631

2945-123-12-019
WILLA MAE UHLEMANN
1234 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-12-023
JUANITA L TOMASI
1274 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-13-025
CAROLINE E PEACH
1360 ELM AVE
GRAND JUNCTION, CO 81501-7654

2945-123-13-027
1222 ELM LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-123-13-015
POPPY J WOODY
3406 C 1/2 RD
PALISADE, CO 81526-9545

2945-123-12-007
ERNEST F WILLIAMS
ANN WILLIAMS
3989 SUNSHINE CANYON DR
BOULDER, CO 80302-9777

2945-123-12-029
CAROLYN L FANTE
TRUSTEE
319 BELAIRE DR
GRAND JUNCTION, CO 81501-2049

2945-123-12-004
KAY WRIGHT
1235 MESA AVE
GRAND JUNCTION, CO 81501-7629

2945-123-12-009
DEAN BLAKE CHAMBLISS
1315 MESA AVE
GRAND JUNCTION, CO 81501-7631

2945-123-12-016
ELIZABETH GAIL SMITH-
RODRIGUEZ
DENNIS B RODRIGUEZ
1200 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-12-020
MARGARET EGGERT
1242 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-12-024
TENNIE ANN CAPPS
1310 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-123-13-020
BONDS COMPANY INC
1998 S BROADWAY
GRAND JUNCTION, CO 81503-9593

2945-123-13-001
ROBERT L JOHNSON
JACQUELINE V
1611 CRESTVIEW DR
GRAND JUNCTION, CO 81506-4012

2945-123-13-958
CHURCH OF JESUS CHRIST OF
LATTER DAY
SAINTS
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150-0002

2945-123-12-022
BURT E HARTMANN
C/O HAROLD LEKIC
35 NORMANDY CIR
PUEBLO, CO 81001-1936

2945-123-12-014
KAREN C KULIGOWSKI
1639 N 14TH ST
GRAND JUNCTION, CO 81501-7617

2945-123-12-005
MARLENE A BRANTLEY
1245 MESA AVE
GRAND JUNCTION, CO 81501-7629

2945-123-12-011
CECIL A ROREX
RUBY B
1335 MESA AVE
GRAND JUNCTION, CO 81501-7631

2945-123-12-018
WANDA J HALL
JON C HALL
1226 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-12-021
CLARICE J SWENSON
1252 TEXAS AVE
GRAND JUNCTION, CO 81501-7638

2945-123-12-025
RANDALL V SMITH
DEBRA K
1316 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-114-14-024
JOSE R GONZALEZ
MARIA SOCCORRO GONZALEZ
810 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-028
COLLEEN D WARNER
850 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-026
ALLEN D LUNDY
JACK G LUNDY
721 MESA AVE
GRAND JUNCTION, CO 81501-3057

2945-114-14-020
PAUL E QUAM
JOHANNA M
4855 NE 45TH ST
SEATTLE, WA 98105

2945-114-14-017
TONYA R SHARP
R & D W WARREN
1410 N 7TH ST
GRAND JUNCTION, CO 81501-3004

2945-114-14-011
THEODORE B KOEMAN
LINDA A
769 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-014
THOMAS D GRAVES
PATRICIA GRAVES & KERRY
TINSLEY
745 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-003
MICHELLE B SULLEY
875 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-007
TOM D BURNS
833 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-023
ARVIS DUCK
800 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-025
BONITA E REECE
820 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-029
LEONARD G COLLINS
860 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-021
BILL R CLEVINGER
LINDA DIANE
532 GRAND VALLEY DR
GRAND JUNCTION, CO 81504-5786

2945-114-14-009
MARILYN K URQUHART
C/O MARY REGAN
975 CRESTVIEW ST
VERMILLION, SD 57069-3522

2945-114-14-018
DONALD R VEALE
1406 N 7TH ST
GRAND JUNCTION, CO 81501-3004

2945-114-14-012
TONY KOVACIC
M L
761 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-001
HOWARD HAFEY
889 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-004
CAROLYN BOTTINELLI
863 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-008
P BRINEGAR
S PRINSTER D B WISE GE EARHART
817 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-024
JOSE R GONZALEZ
MARIA SOCCORRO GONZALEZ
810 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-027
ROYLEEN H BLOSSER
840 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-114-14-022
EINAR E NELSON
JUSTINA J
780 KENNEDY AVE
GRAND JUNCTION, CO 81501-3046

2945-114-14-019
PAUL E QUAM
J M % CYNTHIA QUAM-PATTERSON
12508 NE 163RD ST
WOODINVILLE, WA 98072-7972

2945-114-14-005
CARL STRIPPEL
518 HILL AVE
GRAND JUNCTION, CO 81501-2622

2945-114-14-030
MARK D PETERSON
KAREN L PETERSON
1430 CANNELL AVE
GRAND JUNCTION, CO 81501-3026

2945-114-14-013
GREG E COPE
JANET L
749 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-002
REBECCA A BELL
MARGARET E JOHNSON BELL
883 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-006
CALVIN ACE BROWN
BRENDA COLLEEN BROWN
843 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-010
MARILYN Y CUMBNEY
BEVERLY D HEFLEY
803 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-025
BONITA E REECE
820 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-123-18-007
STEPHEN B KESSBERGER
825 27 1/4 RD
GRAND JUNCTION, CO 81506-1709

2945-123-18-006
MARY FRANCES MCCANDLESS
717 CENTAURI DR
GRAND JUNCTION, CO 81506-1818

2945-123-18-003
ALFRED J GOFFREDI
LAURA
2366 E PIAZZA PL
GRAND JUNCTION, CO 81506-8442

2945-123-18-011
GOLDEN HILL LAND & CATTLE LLC
PO BOX 6252
SNOWMASS VILLAGE, CO
81615-6252

2945-123-18-008
LOCKWOOD LTD PARTNERSHIP
2413 S EASTERN AVE # 178
LAS VEGAS, NV 89104-4102

2945-123-18-012
JAMES PENDLETON
ANDREA
2154 BALDWIN RD
OJAI, CA 93023-9704

2945-123-15-003
LEWIS M CHERE
1251 ELM AVE
GRAND JUNCTION, CO 81501-7651

2945-123-15-004
ELAINE J INGVERTSEN
1257 ELM AVE
GRAND JUNCTION, CO 81501-7651

2945-123-15-009
COLORADO INTERNATIONAL
EDUCATION & TRAIN
INSTITUTE INC
PO BOX 9087
GRAND JUNCTION, CO 81501-9087

2945-123-15-014
COLO INTERNATIONAL EDUC &
TRAINING INSTI
INC C/O MESA STATE COLLEGE
PO BOX 9087
GRAND JUNCTION, CO 81501-9087

2945-123-15-021
COLO INTERNATIONAL EDUC &
TRAINING INSTI
INC C/O MESA STATE COLLEGE
PO BOX 9087
GRAND JUNCTION, CO 81501-9087

2945-123-15-013
ELM & 12TH STREET PARTNERSHIP
2339 E RD
GRAND JUNCTION, CO 81503-1409

2945-123-15-020
ROYCE C GIBSON
3310 W BELL RD # 162
PHOENIX, AZ 85023-2968

2945-123-15-016
DAVID A HANSEN
PO BOX 127
LUKEVILLE, AZ 85341-0127

2945-123-13-008
MARJORIE P JONES
2879 COUNTY ROAD 23
RIDGWAY, CO 81432-9539

2945-123-13-026
CITY OF GRAND JUNCTION

250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

2945-123-13-002
LUCILLE E STRNAD
1215 TEXAS AVE
GRAND JUNCTION, CO 81501-7637

2945-123-13-003
HATTIE R HAKES
BYRON L HAKES JR & JOHN J
HAKES
1225 TEXAS AVE
GRAND JUNCTION, CO 81501-7637

2945-123-13-005
LEE ANDREW GAMBLE
1233 TEXAS AVE
GRAND JUNCTION, CO 81501-7637

2945-123-13-006
CAROLIE E HELMICK
1241 TEXAS AVE
GRAND JUNCTION, CO 81501-7637

2945-123-13-007
CECIL C HOBBS
IDA V
1267 TEXAS AVE
GRAND JUNCTION, CO 81501-7637

2945-123-13-009
WILLIAM R MYERS
JONI L
1309 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-010
MERREDITH H VONBURG
EARL S VONBURG JR
1317 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-011
MARY B LYNCH
JERROLD T LYNCH
1325 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-012
TENNIE ANN CAPPS
1335 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-013
JOHN P GARCIA
PATRICIA A
1339 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-014
ANNA LEE WALTERS
1343 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

2945-123-13-952
CHURCH OF JESUS CHRIST OF
LATTER DAY SAI
1502 N 12TH ST
GRAND JUNCTION, CO 81501-7646

2945-123-13-022
BARBARA DIANE KIEFER
BILLY G & MARILYN J WILSON
1320 ELM AVE
GRAND JUNCTION, CO 81501-7654

2945-123-13-023
FRANCES H MARK
MONICA Y BLACK & JEROME M
MARK
1330 ELM AVE
GRAND JUNCTION, CO 81501-7654

2945-114-05-008
SUSAN A LAZO
895 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-05-002
JEANNETTE S HITCHINS
913 MESA AVE
GRAND JUNCTION, CO 81501-3061

2945-114-05-003
ROY W WEAVER
919 MESA AVE
GRAND JUNCTION, CO 81501-3061

2945-114-05-004
DUANE W KAHLING
BILLIE A KAHLING
929 MESA AVE
GRAND JUNCTION, CO 81501-3061

2945-114-05-006
KEVIN WALLING
SHEILA
949 MESA AVE
GRAND JUNCTION, CO 81501-3061

2945-114-05-016
MYRON A CONNER
EDITH A
942 TEXAS AVE
GRAND JUNCTION, CO 81501-3068

2945-114-05-018
BEN O PETERS
LILA MAE
910 TEXAS AVE
GRAND JUNCTION, CO 81501-3068

2945-114-05-019
CHARLES P S PASCHAL
SUE ELLEN
908 TEXAS AVE
GRAND JUNCTION, CO 81501-3068

2945-114-05-020
MARTHA J CHESTNUT
ETTA E MOATS
904 TEXAS AVE
GRAND JUNCTION, CO 81501-3068

2945-114-05-017
MILDRED A MILLER
% CRAIG ARNO MILLER
1731 N 20TH ST
GRAND JUNCTION, CO 81501-6625

2945-114-05-005
ROBERT R CALDWELL
2394 HIGHWAY 6 AND 50
GRAND JUNCTION, CO 81505-1340

2945-114-05-011
VERNON D LAMBERT
3251 E RD TRLR 41
CLIFTON, CO 81520-7975

2945-114-13-018
RHONDA L KNUTSON
2740 W ARCHER PL
DENVER, CO 80219-2102

2945-114-13-007
MARK B HARVEY
PO BOX 38396
COLORADO SPRINGS, CO 80937-8396

2945-114-13-022
PIER J MARASCHIN
463 GUNNISON AVE
GRAND JUNCTION, CO 81501-2584

2945-114-13-002
PIERRE ROUZIER
ARLENE
1520 N 7TH ST
GRAND JUNCTION, CO 81501-3006

2945-114-13-030
DAVID BOOZ
NANCY BOOZ
780 ELM AVE
GRAND JUNCTION, CO 81501-3028

2945-114-13-021
MARGARET B GARVEY
888 ELM AVE
GRAND JUNCTION, CO 81501-3030

2945-114-13-023
MICHAEL R GEARY
PHYLLIS M GEARY
880 ELM AVE
GRAND JUNCTION, CO 81501-3030

2945-114-13-025
CHRISTOPHER M TEW
SCOTT TEWS
850 ELM AVE
GRAND JUNCTION, CO 81501-3030

2945-114-13-027
STEVEN L MALCOLM
HELEN L MALCOLM
830 ELM AVE
GRAND JUNCTION, CO 81501-3030

2945-114-13-029
BRADLEY G DAVENPORT

BARBARA J DAVENPORT
818 ELM AVE
GRAND JUNCTION, CO 81501-3030

2945-114-13-009
DORTHEA SIXBEY
811 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-010
KARIN L VANDERMINDEN

LOIS E
819 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-011
MARGRETTE R LISLE
827 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-012
BEN H MILLER
MILDRED K
835 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-013
LOUISE HARTSOUGH
841 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-014
RAQUEL MUNOZ
RAMON MUNOZ
849 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-015
TERRY L CARRUTHERS
859 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-017
KEVIN M HARTMANN
873 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-111-00-971
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSOC
PO BOX 220
GRAND JUNCTION, CO 81502-0220

2945-111-00-978
GRAND JUNCTION OSTEOPATHIC
HOSPITAL
1065 WALNUT AVE
GRAND JUNCTION, CO 81501-2913

2945-111-12-001
DOCTORS CLINIC BUILDING
1060 ORCHARD AVE
GRAND JUNCTION, CO 81501-2997

2945-111-31-971
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSN
DBA COMMUNITY HOSPITAL CORP
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-114-00-921
STATE OF COLORADO
MESA COLLEGE
GRAND JUNCTION, CO 81501

2945-111-07-017
LAWRENCE M FOGEL
2557 E ALLEN RD
HOWELL, MI 48843-8225

2945-111-07-016
STEPHEN P GRANT
MARGARET G GRANT
1027 MOUNT EVANS BLVD
PINE, CO 80470-7993

2945-111-07-001
BARBARA B GARRISON
2030 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-07-004
SANDRA KAY PARKER
2020 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-07-006
JOHN A HABEGGER
SHARON K
2016 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-07-007
ROBERT E KELSEY
C M
2010 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-07-010
ROBERT G LUCAS
JOAN
2000 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-111-07-018
KENNETH F PARIS
TRUSTEE
2001 N 8TH ST
GRAND JUNCTION, CO 81501-2902

2945-111-07-002
JEROME D PHELAN
ELIZABETH S PHELAN
2035 N 9TH ST
GRAND JUNCTION, CO 81501-2903

2945-111-07-003
VERA S MAHAFFEY
2029 N 9TH ST
GRAND JUNCTION, CO 81501-2903

2945-111-07-005
DONALD S PIBURN
JOANN C
2025 N 9TH ST
GRAND JUNCTION, CO 81501-2903

2945-111-07-027
LARRY D ANDEREGG
CHERYL A
2015 N 9TH ST
GRAND JUNCTION, CO 81501-2903

2945-111-07-011
MARVEL S BECKER
1940 N 8TH ST
GRAND JUNCTION, CO 81501-2922

2945-111-07-013
ROBERT T MANTLO
ELIZABETH L
1932 N 8TH ST
GRAND JUNCTION, CO 81501-2922

2945-111-07-012
EVELYN C HOLMES
1931 N 9TH ST
GRAND JUNCTION, CO 81501-2923

2945-111-07-015
CATHERINE M SCHULTZ
1925 N 9TH ST
GRAND JUNCTION, CO 81501-2923

2945-111-07-026
STEPHEN B ALLERTON
DEBRA J B
1945 N 9TH ST
GRAND JUNCTION, CO 81501-2923

2945-111-07-019
RUSSELL K HOLMBERG
ANNA MAE LORENTZEN
826 ORCHARD AVE
GRAND JUNCTION, CO 81501-2940

2945-111-07-020
JAMES PULSIPHER
842 ORCHARD AVE
GRAND JUNCTION, CO 81501-2940

2945-111-07-014
AMANDA D BAILEY
123 HILLCREST DR
GRAND JUNCTION, CO 81501-7442

2945-111-07-021
HAROLD REEDER
ANN REEDER & LEONA B REID
12790 N 82ND PL
SCOTTSDALE, AZ 85260-5245

2945-111-08-003
HOMER D VEATCH
M
2004 N 9TH ST
GRAND JUNCTION, CO 81501-2909

2945-111-08-011
FRANCIS M LAMBERT
MARGARET A
2010 N 9TH ST
GRAND JUNCTION, CO 81501-2909

2945-111-08-012
JOE L RODRIQUEZ
MARY M
2026 N 9TH ST
GRAND JUNCTION, CO 81501-2909

2945-111-08-004
BETTY MAE BANAS
1948 N 9TH ST
GRAND JUNCTION, CO 81501-2924

2945-114-13-020
JOSEPH A ROSCOE
HAZEL A - LLOY ANN ROSCOE
895 TEXAS AVE
GRAND JUNCTION, CO 81501-3047

2945-114-13-024
ROXANNE SARMENTO
177 28 1/2 RD
GRAND JUNCTION, CO 81503-2901

2945-114-13-026
JUDITH C HAYES
C/O JUDITH C KARNASIEWICZ
2244 I 1/4 RD
GRAND JUNCTION, CO 81505-9324

2945-114-13-001
SUSAN M EWING
AKA SUSAN EWING BALL
PO BOX 401
CLIFTON, CO 81520

2945-114-14-009
MARILYN K URQUHART
C/O MARY REGAN
975 CRESTVIEW ST
VERMILLION, SD 57069-3522

2945-114-14-018
DONALD R VEALE
1406 N 7TH ST
GRAND JUNCTION, CO 81501-3004

2945-114-14-012
TONY KOVACIC
M L
761 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-001
HOWARD HAFEY
889 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-004
CAROLYN BOTTINELLI
863 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-008
P BRINEGAR
S PRINSTER D B WISE GE EARHART
817 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-13-005
ALLYN J HUSTON
M K
743 TEXAS AVE
GRAND JUNCTION, CO 81501-3063

2945-114-13-028
HAROLD EARL BLAIR
662 RONALD DR
GRAND JUNCTION, CO 81504-5931

2945-114-13-004
MERLIN D ZIMMET
3205 BEECHWOOD ST
GRAND JUNCTION, CO 81506-4857

2945-114-13-016
GLENN STEELE FOSTER
NATALIE ANN FOSTER
3208 1/2 BUNTING AVE
CLIFTON, CO 81520-7819

2945-114-14-005
CARL STRIPPEL
518 HILL AVE
GRAND JUNCTION, CO 81501-2622

2945-114-14-030
MARK D PETERSON
KAREN L PETERSON
1430 CANNELL AVE
GRAND JUNCTION, CO 81501-3026

2945-114-14-013
GREG E COPE
JANET L
749 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-002
REBECCA A BELL
MARGARET E JOHNSON BELL
883 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-006
CALVIN ACE BROWN
BRENDA COLLEEN BROWN
843 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-010
MARILYN Y CUMBNEY
BEVERLY D HEFLEY
803 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-13-019
SPENCER R PEARSE
CYNTHIA D
PO BOX 9186
GRAND JUNCTION, CO 81501-9186

2945-114-13-003
BROOK S BLANEY
1635 MAPLE CT
GRAND JUNCTION, CO 81505-1582

2945-114-13-008
FRANK M DUNN
2680 CAPRA WAY
GRAND JUNCTION, CO 81506-8207

2945-114-13-006
CHRISTOPHER R LAZO
PO BOX 2453
FLAGSTAFF, AZ 86003-2453

2945-114-14-017
TONYA R SHARP
R & D W WARREN
1410 N 7TH ST
GRAND JUNCTION, CO 81501-3004

2945-114-14-011
THEODORE B KOEMAN
LINDA A
769 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-014
THOMAS D GRAVES
PATRICIA GRAVES & KERRY
TINSLEY
745 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-114-14-003
MICHELLE B SULLEY
875 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-007
TOM D BURNS
833 ELM AVE
GRAND JUNCTION, CO 81501-3029

2945-114-14-023
ARVIS DUCK
800 KENNEDY AVE
GRAND JUNCTION, CO 81501-3040

2945-123-12-026
DANIEL D TUCKER
1330 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-123-12-030
LEROY W THOMPSON
MARIE & LINDA LEE THOMPSON
1350 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-123-12-012
RICHARD I BISHOP
ELIZABETH C
3192 KENNEDY AVE
GRAND JUNCTION, CO 81504-6038

2945-123-03-026
ORCHARD GROUP LTD
2808 NORTH AVE STE 400
GRAND JUNCTION, CO 81501-5130

2945-123-03-028
IRWIN KALLMAN
ATTN: PROP. TAX ACCTG. #5306
9275 SW PEYTON LN
WILSONVILLE, OR 97070-9200

2945-114-08-017
JAMES WARREN
MARNA M
1036 S 3RD ST
MONTROSE, CO 81401-4006

2945-114-08-023
DANIEL L FENSKE
CATHY C
905 ORCHARD AVE
GRAND JUNCTION, CO 81501-2904

2945-114-08-005
DONALD E BOXWELL
LAVONNE P
841 ORCHARD AVE
GRAND JUNCTION, CO 81501-2937

2945-114-08-011
DONALD E MCKELVEY
R I
898 HALL AVE
GRAND JUNCTION, CO 81501-3056

2945-114-08-019
JOHN B WOLCOTT
ROXANA S HICKMAN
820 HALL AVE
GRAND JUNCTION, CO 81501-3056

2945-123-12-027
KRISTIN S HJELLE
1340 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-123-12-001
KATHLEEN E WEIGEL
PO BOX 9225
GRAND JUNCTION, CO 81501-9225

2945-123-12-002
RICHARD L BERKEY
LINDA
1705 PTARMIGAN RIDGE CIR
GRAND JUNCTION, CO 81506-5252

2945-123-03-027
IRWIN KALLMAN
C/O ROBERT D FREDERICK INC
2686 HIGHWAY 50
GRAND JUNCTION, CO 81503-1936

2945-114-08-008
NITRAM
1213 BENNETT
GLENWOOD SPRINGS, 81602

2945-114-08-009
ROBERT A LITSHEIM
MARY BETH
921 ORCHARD AVE
GRAND JUNCTION, CO 81501-2904

2945-114-08-024
DANIEL L FENSKE
905 ORCHARD AVE
GRAND JUNCTION, CO 81501-2904

2945-114-08-006
THEODORE G SMITH
LORRAINE A
845 ORCHARD AVE
GRAND JUNCTION, CO 81501-2937

2945-114-08-013
CARMELLA S REECE
EDITH L BARBEE
880 HALL AVE
GRAND JUNCTION, CO 81501-3056

2945-114-08-021
G JAMES FOLLETT
810 HALL AVE
GRAND JUNCTION, CO 81501-3056

2945-123-12-028
W E WILLIAMS
L V
1342 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

2945-123-12-010
PATRICIA ANNE TINDALL
LINDA LOUISE BAKER
594 EASTBROOK ST
GRAND JUNCTION, CO 81504-4307

2945-123-12-003
RICHARD SHOFNER TALLY
BEVERLY JEAN TALLY
PO BOX 629
EDWARDS, CO 81632-0629

2945-123-03-025
ALBERTSON'S INC #826
PO BOX 20
BOISE, ID 83726-0020

2945-114-08-020
DEAN B LAPPIN
ALMEDA
4 N CYPRESS ST
WICHITA, KS 67206-2502

2945-114-08-022
DANIEL L FENSKE
905 ORCHARD AVE
GRAND JUNCTION, CO 81501-2904

2945-114-08-025
DANIEL L FENSKE
905 ORCHARD AVE
GRAND JUNCTION, CO 81501-2904

2945-114-08-016
GARY D MCMURTREY
865 HALL AVE
GRAND JUNCTION, CO 81501-3055

2945-114-08-015
ROBERT W WHITNEY
868 HALL AVE
GRAND JUNCTION, CO 81501-3056

2945-114-08-001
NELLIE M WILLIAMS
DONALD L CURRIE & JACK L
MORSE
102 SANTA FE DR
GRAND JUNCTION, CO 81501-6815

2945-111-00-077
JERRY E WHITTAKER
CANDACE K
380 RODELL DR
GRAND JUNCTION, CO 81503-4712

2945-111-11-006
SYLVIA L MICHAELIS
PO BOX 24
IDAHO SPRINGS, CO 80452-0024

2945-111-11-015
HELEN M NUMMELIN
1920 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-005
DANIELA S OCENASEK
2029 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-016
PAUL R BAKER
ALICE M
1921 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-001
RAMONA A AGUILAR
1009 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

2945-111-11-012
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSOC
DBA COMMUNITY HOSPITAL INC
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-123-18-010
R A SCHIESSWOHL
570 HALL AVE
GRAND JUNCTION, CO 81501-2138

2945-123-18-016
WALTER S ROLES
BETTY J
1260 BUNTING AVE
GRAND JUNCTION, CO 81501-7650

2945-123-18-009
RONALD NEUMANN
PO BOX 9002
GRAND JUNCTION, CO 81501-9000

2945-111-00-105
GLENN A PFOST
HELEN M & CATHY ANN GARDNER
2520 G 3/8 RD
GRAND JUNCTION, CO 81505-9526

2945-111-11-011
MARGARET V ALTLAND
1940 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-007
BLANCHE S PARK
2016 N 10TH ST
GRAND JUNCTION, CO 81501-2930

2945-111-11-009
ALBERT L LINDSAY
2007 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-018
JAMIE R RICHARDSON
1010 ORCHARD AVE
GRAND JUNCTION, CO 81501-2944

2945-111-11-002
DORIS R LAY
1019 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

2945-111-11-017
COMMUNITY HOSPITAL
COPRORATION
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-123-18-015
CARL STRIPPEL
518 HILL AVE
GRAND JUNCTION, CO 81501-2622

2945-123-18-004
TIMOTHY N NELSON
1231 KENNEDY AVE
GRAND JUNCTION, CO 81501-7657

2945-123-18-002
CHRIS L SUSEMIHL
JULIE A SUSEMIHL
2905 KANAL CT
GRAND JUNCTION, CO 81503-2446

2945-111-00-061
JAMES P COPE
DEBORAH J COPE
1860 J 6 RD
FRUITA, CO 81521-9348

2945-111-11-014
LOIS M SORTER
1930 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-010
ROBERT J WILCZEK
JULIE M
2006 N 10TH ST
GRAND JUNCTION, CO 81501-2930

2945-111-11-013
FRANK E HILFER
JULIA A
1931 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-019
C A PETEFISH
J A
1004 ORCHARD AVE
GRAND JUNCTION, CO 81501-2944

2945-111-11-003
JAMES W SPELMAN
MARLYN K
1029 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

2945-123-18-014
CARL W STRIPPEL
518 HILL AVE
GRAND JUNCTION, CO 81501

2945-123-18-001
KENNETH A WILSON
PATRICIA L
1330 N 12TH ST
GRAND JUNCTION, CO 81501-7643

2945-123-18-005
G ALBINO GONZALES
1235 KENNEDY AVE
GRAND JUNCTION, CO 81501-7657

2945-123-18-013
GRJCT UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722



GENERAL PROJECT REPORT

MESA STATE COLLEGE ALLEY VACATION

Mesa State College proposes to vacate the "L" shaped City of Grand Junction alley right-of-way located in the block bounded by College Place to the west, vacated Texas Avenue to the north, 12th Street to the east and Elm Avenue to the south. The alley entrances are located on Elm Avenue (20') and College Place (18'). All property immediately adjacent to the alley right-of-way to be vacated is part of the Mesa State College campus. This alley vacation will complete the vacation of alley right-of-way on campus bounded and used exclusively by or for Mesa State College.

The vacation will encompass approximately 0.26 acres of 18 foot and 20 foot wide City of Grand Junction alley right-of-way (approximately 616 linear feet of alley). The alley right-of-way, as it now sits, provides vehicular access only to Mesa State College facilities and would not affect City of Grand Junction traffic patterns. Mesa State College plans to build a new residential hall across a portion of the alley right-of-way to be vacated near the College Place entrance. All utilities in the alley are to be abandoned or relocated around the proposed location of the new residential hall.

Utilities currently located in the alley are maintained by Mesa State College except an overhead Public Service Company power line, an overhead U.S. West Communications telephone line and an overhead T.C.I. Cable television line located on the utility poles in the alley right-of-way. Public Service Company also has a 2" buried gas line located in the alley right-of-way. Both the overhead utility lines and the 2" buried gas line are to be abandoned or removed from the alley. Utility services for buildings affected by the alley vacation will either be rerouted, buried or supplied by the Mesa State College utility system.

The proposed alley vacation will provide greater latitude to Mesa State College for campus planning issues both now and in the future.

Prepared For:
Mesa State College
1175 Texas Avenue
Grand Junction, CO 81501

Prepared By:
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81505

*We're taking television
into tomorrow.*



TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Mesa State College Alley Vacation
Mr. Ron Gray
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. CON19616

Dear Mr. Gray;

We are in receipt of the plat map for your requested, **Mesa State College Alley Vacation**.. We will be working with the other utilities to provide a solution in a timely manner.

I would like to take this opportunity to bring to your attention a problem TCI Cablevision has with this Alley Vacation. We have existing cable Television services running in that area and while we do not oppose the alley vacation itself, we must have easement through that area in order to continue to provide services. If the only way to do so is to maintain the alley easement then we would have to oppose relinquishing that right-of-way. If, however, you can provide us with a written easement authorization that would meet our needs.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Glen Vancil,
Construction Supervisor 245-8777



March 19, 1996


Glen Varcil
Construction Supervisor
TCI Cable Vision of Western Colorado
2502 Foresight Circle
Grand Junction, CO 81505

Ref. No: CON19616

Dear Mr Varcil

It is the intent of Mesa State College to give TCI Cablevision access to the campus conduit system to bring cable onto the campus to serve the dormitory area. You can access the system on the west side of College Place just south of the alley being vacated. This will allow you to cross College Place from the west and get into Conduit serving all dormitory, and other campus buildings. If this arrangement is not satisfactory we will make other easement arrangements as required.

Sincerely,


Ron Gray
Assistant Vice President

cc: Matt Lohoff



RESPONSE TO REVIEW COMMENTS
MESA STATE COLLEGE - ALLEY VACATION
City of Grand Junction File#: VR-96-49

The following list of review comments is in conjunction with the vacation of the City of Grand Junction alley right-of-way located in the City block bounded by College Place to the west, vacated Texas Avenue to the north, 12th Street to the east and Elm Avenue to the south. Each of the following comments will include the review agency, the reviewer, the review comment and the response to the review comment:

- 1). U.S. West Communications, Max Ward

Please contact Max Ward, Field Engineer, to negotiate moving telephone lines in alley.

Mesa State College is installing new underground conduit and telephone cables in this area to replace existing telephone lines. Mesa College will coordinate installation of telephone lines with U.S. West.

- 2). City of Grand Junction Development Engineer, Jody Kliska

Is the sanitary sewer line shown in the north-south alley active?

This is an active service line for a single small structure owned by Mesa State College. Mesa State will take responsibility for maintenance of this service line and a note to this affect is provided on the revised site plan.

- 3). Public Service Company, Jon Price

Public Service Company has no objections. Mesa College will serve existing and proposed buildings with electric and gas.

Mesa State College is currently making arrangements to put all affected buildings on the College's gas and electric distribution systems.

- 4). Public Service Company, Jon Price

Mesa College is to contact Public Service Company engineering with proposed date for electric and gas cut-off. Three week lead time required.

Mesa State College will contact Public Service Company as to cut-off dates within the three week time frame. A note has been added to the revised site plan with this information.

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- 5). City of Grand Junction Fire Department, Hank Masterson

The Fire Department has no problems with this vacation of right-of-way request.

No response.

- 6). City of Grand Junction Community Development, Kristen Ashbeck

Does the north-south leg of the alley need to be retained for sewer easement? If so, provide 2 legal descriptions - 1 for portion to be entirely vacated, 1 for portion to be retained for easement.

The sanitary sewer service line in question will be maintained by Mesa State College and should not require an additional easement description and will be so noted on the revised site plan.

- 7). City of Grand Junction Community Development, Kristen Ashbeck

Clarify on site plan: existing buildings vs. existing buildings to be demolished (e.g. day care center and audio tutorial center?). Provide at least 1 full size copy and 1 reduced copy of the revised site plan.

A note on each building to be demolished will be provided on the revised site plan. Also, a full sized copy and a reduced copy of the revised site plan will be supplied to the City of Grand Junction Community Development Department.

- 8). T.C.I. Cablevision, Glen Vancil

See attached review comment letter from Glen Vancil, T.C.I. Cablevision construction supervisor, dated March 14, 1996.

See attached response letter from Ron Gray, Mesa State College Assistant Vice President, dated March 19, 1996.

- 9). City of Grand Junction Utility Engineer, Trent Prall

The City of Grand Junction Utilities Division has no objection to this vacation if the sewer located within this right-of-way is to be maintained by Mesa State College.

The sanitary sewer line in question is a service line to a structure owned and used by Mesa State College. Mesa College is willing to take responsibility for the maintenance of this line and is so noted on the revised site plan.

Prepared For:
Mesa State College, c/o Ron Gray
1175 Texas Avenue
Grand Junction, CO 81501

Prepared By:
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81505

STAFF REVIEW

FILE: VR 96-49

DATE: March 27, 1996

REQUEST: Vacation of Alleyway

LOCATION: East-West & North-South Alley Between Elm Avenue & Texas Avenue & 12th Street
& College Place (Mesa State College Campus)

APPLICANT: Mesa State College

STAFF: Kristen Ashbeck

EXISTING LAND USE: College Campus

PROPOSED LAND USE: Same, Construct New Dormitory

EXISTING LAND USE ADJACENT TO THE ALLEY:

NORTH: Mary Rait Hall (Dormitory)

SOUTH: Day Care Center & Audio Tutorial Center (both to be demolished), Student Life
Center

EAST: Student Medical Center

WEST: Single Family Residential

EXISTING ZONING: Public Zone (PZ)

SURROUNDING ZONING: All PZ

EXECUTIVE SUMMARY: Mesa State College is requesting vacation of an "L"-shaped alley bounded approximately by Elm Avenue and Texas Avenue and 12th Street and College Place in order to construct a new dormitory facility.

STAFF ANALYSIS

The "L"-shaped alley described above is entirely bounded by Mesa State College property. It is the last alley within the Mesa State College property holdings to be vacated. The College is proposing to construct a new dormitory in this area that would extend over the western portion of the alley. The alley currently accesses various campus facilities, some of which are to be demolished prior to the new construction, and others will still be able to be accessed from Elm Avenue.

Existing utilities within the alley include overhead power, telephone and cable television lines and underground sanitary sewer and gas lines. With the exception of the sewer line which is within the north-south portion of the alley, the lines are to be relocated in preparation for the dormitory

construction. The petitioner must provide easements for the relocated lines as requested by the utilities involved. Rather than retain an easement for the sanitary sewer line, the College will accept maintenance responsibilities for this segment of the line. Resolution of these requests will be verified at a Utility Coordinating Committee meeting prior to the vacation being scheduled for City Council hearing. There are no outstanding issues with this proposed vacation.

Findings of Review: Section 8-3 of the Zoning and Development Code lists the criteria by which a vacation of right-of-way is reviewed. Staff has the following findings for this alley vacation request.

Landlocking. Vacation of the alleyway will not landlock any parcel of land.

Restrictive Access. The proposal for vacation of the alleyway will not restrict access to any parcel.

Quality of Services. The proposal will not have adverse impacts on the health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land.

Adopted Plans and Policies. The alley vacation is consistent with Mesa State College Plans to consolidate properties in order to provide new building sites.

Benefits to City or County. The vacation proposal will benefit the City by eliminating maintenance and liability responsibilities for this alleyway and creating a "cleaned up" plat of the college campus area.

STAFF RECOMMENDATION: Approval of vacation of alleyway.

PLANNING COMMISSION: Mr. Chairman, on item VR 96-49, a request to vacate an "L-shaped" alley within the Mesa State College Campus, I move that we forward the item to City Council with the recommendation of approval.

PC 4/9/96 - 6-0 approved
Council-Ord 2913
7-0 approved

STAFF REVIEW - CITY COUNCIL

FILE: VR 96-49

DATE: April 11, 1996

REQUEST: Vacation of Alleyway

LOCATION: East-West & North-South Alley Between Elm Avenue & Texas Avenue & 12th Street
& College Place (Mesa State College Campus)

APPLICANT: Mesa State College

STAFF: Kristen Ashbeck

EXISTING LAND USE: College Campus

PROPOSED LAND USE: Same, Construct New Dormitory

EXISTING LAND USE ADJACENT TO THE ALLEY:

NORTH: Mary Rait Hall (Dormitory)

SOUTH: Day Care Center & Audio Tutorial Center (both to be demolished), Student Life Center

EAST: Student Medical Center

WEST: Single Family Residential

EXISTING ZONING: Public Zone (PZ)

SURROUNDING ZONING: All PZ

EXECUTIVE SUMMARY: Mesa State College is requesting vacation of an "L"-shaped alley bounded approximately by Elm Avenue and Texas Avenue and 12th Street and College Place in order to construct a new dormitory facility.

STAFF ANALYSIS

The "L"-shaped alley described above is entirely bounded by Mesa State College property. It is the last alley within the Mesa State College property holdings to be vacated. The College is proposing to construct a new dormitory in this area that would extend over the western portion of the alley. The alley currently accesses various campus facilities, some of which are to be demolished prior to the new construction, and others will still be able to be accessed from Elm Avenue.

Existing utilities within the alley include overhead power, telephone and cable television lines and underground sanitary sewer and gas lines. With the exception of the sewer line which is within the north-south portion of the alley, the lines are to be relocated in preparation for the dormitory

construction. The petitioner must provide relocation plans to the various utilities and provide easements for the relocated lines as requested. Rather than retain an easement for the sanitary sewer line, the College will accept maintenance responsibilities for this segment of the line.

Findings of Review: Section 8-3 of the Zoning and Development Code lists the criteria by which a vacation of right-of-way is reviewed. Staff has the following findings for this alley vacation request.

Landlocking. Vacation of the alleyway will not landlock any parcel of land.

Restrictive Access. The proposal for vacation of the alleyway will not restrict access to any parcel.

Quality of Services. The proposal will not have adverse impacts on the health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land.

Adopted Plans and Policies. The alley vacation is consistent with Mesa State College Plans to consolidate properties in order to provide new building sites.

Benefits to City or County. The vacation proposal will benefit the City by eliminating maintenance and liability responsibilities for this alleyway and creating a "cleaned up" plat of the college campus area.



PLANNING COMMISSION RECOMMENDATION (4/9/96): Approval of vacation of alleyway.

CITY OF GRAND JUNCTION FILE VR 96-49 VACATION OF RIGHT-OF-WAY - MESA STATE COLLEGE AREA LOCATED AT THE E-W ALLEY BETWEEN ELM & TEXAS & 12TH & COLLEGE PLACE HAS BEEN REVIEWED AND APPROVED BY THE UTILITY COORDINATING COMMITTEE.

Phil Beutland 4-15-96
CHAIRMAN DATE

PUBLIC SERVICE T. Keith G. Lawson 4/15/96

U.S. WEST Max Ward 4-12-96

CITY UTILITIES ENGINEER T. K. Pel 4/15/96

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APR 15 1996

? Tom
242-5202

Chairman: Phil Bertrand, Grand Valley Irrigation

Grand Valley Irrigation: Phil Bertrand

Grand Junction Drainage: John Ballagh

Ute Water: Gary Mathews or Ralph Ohm

Public Service: Dale Clawson

U.S. West: Max Ward

City Utilities Engineer: Trent Prall

City Fire Department: Hank Masterson

TCI Cablevision: Glen Vancil

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PLANNING DEPARTMENT

APR 10 1996

COUNCIL -
Ord 2913
7-0

STAFF REVIEW - ADDENDUM

FILE: VR 96-49

DATE: April 25, 1996

REQUEST: Vacation of Alleyway

LOCATION: East-West & North-South Alley Between Elm Avenue & Texas Avenue & 12th Street
& College Place (Mesa State College Campus)

APPLICANT: Mesa State College

STAFF: Kristen Ashbeck

Staff researched previous vacation or other right-of-way-related requests by Mesa State College which may have resulted in the College agreeing to do certain site improvements in exchange for approval of the vacation request. Staff found no evidence of such agreements according to the minutes of the following City Council meetings:

November 20, 1968 -- Request to vacate request for portions of Texas and Mesa Avenues. There was opposition from a nearby property owner concerned with the need for Mesa Avenue to access his property. Council stated that his property could still be accessed from Orchard Avenue and 12th Street. Vacation was approved.

July 5, 1972 -- Request for a revocable permit to plant grass and "otherwise use" a portion of the east-west alley between Mesa and Texas from College Place to 12th Street. Revocable Permit was approved. The entire alley was later vacated (see below).

April 6, 1977 -- Request to vacate the east-west alley between Mesa and Texas from College Place to 12th Street. No comments. Vacation was approved.

July 5, 1984 -- Request to vacate Elm Avenue from 12th Street to College Place and vacate the north-south alley and east-west alley north of Elm Avenue, west of 12th Street. A petition was submitted in opposition to the closure of Elm Avenue. The City Traffic Engineer also reported traffic counts and the effect the closure of Elm Avenue would have upon the traffic situation in the surrounding neighborhood. Vacation of Elm Avenue denied. Alley vacations approved.

TYPE LEGAL DESCRIPTION OF ALLEY TO BE VACATED BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH ONE INCH MARGIN ON EACH SIDE.

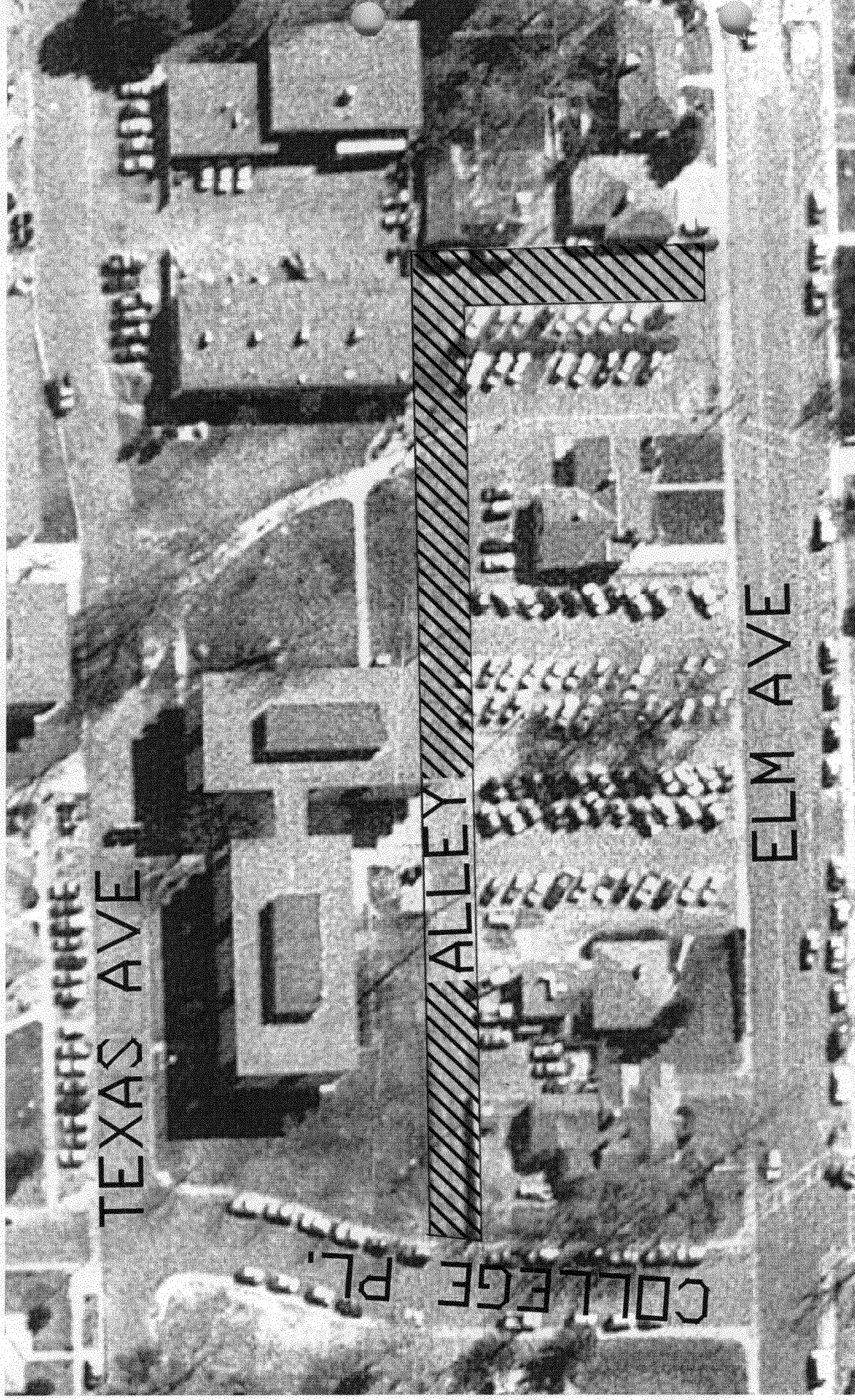
MESA STATE COLLEGE

ALLEY RIGHT-OF-WAY VACATION DESCRIPTION

That real property situated in the City of Grand Junction, South Garfield Park Subdivision as recorded in Book 7, Page 84 of the Mesa County records, said real property being described as follows:

Commencing from the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, from whence a City of Grand Junction monument at the intersection of Elm Avenue and Cannell Avenue bears N88°19'53"W a distance of 1313.30 feet, with all bearings contained herein being relative thereto; thence N88°19'53"W 40.00 feet; thence N01°58'45"E 30.00 feet to the Southeast Corner of Lot 23 South Garfield Park Subdivision and the North right-of-way line of Elm Avenue; thence along said North right-of-way line N88°19'53"W 130.00 feet to the Point of Beginning; thence N01°40'17"E 144.64 feet; thence N88°17'08"W 486.67 feet to a point on the East right-of-way of College Place; thence S25°41'21"W 19.70 feet to the Northwest Corner of Lot 29 South Garfield Park Subdivision; thence S88°17'08"E 474.69 feet; thence S01°04'17"W 126.66 feet to the North right-of-way line of Elm Avenue; thence along said North line S88°19'53"E 20.00 feet to the Point of Beginning.

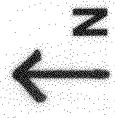
Said description contains 0.26 acres more or less.



TEXAS AVE

ALLEY

ELM AVE

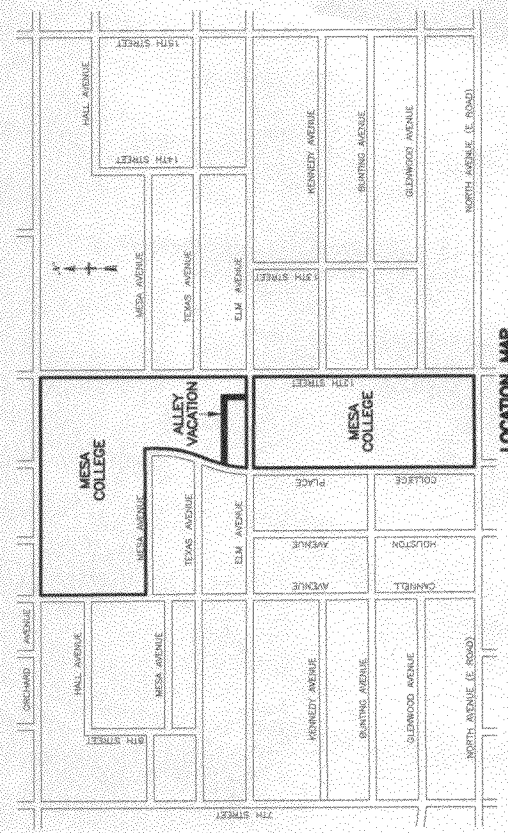
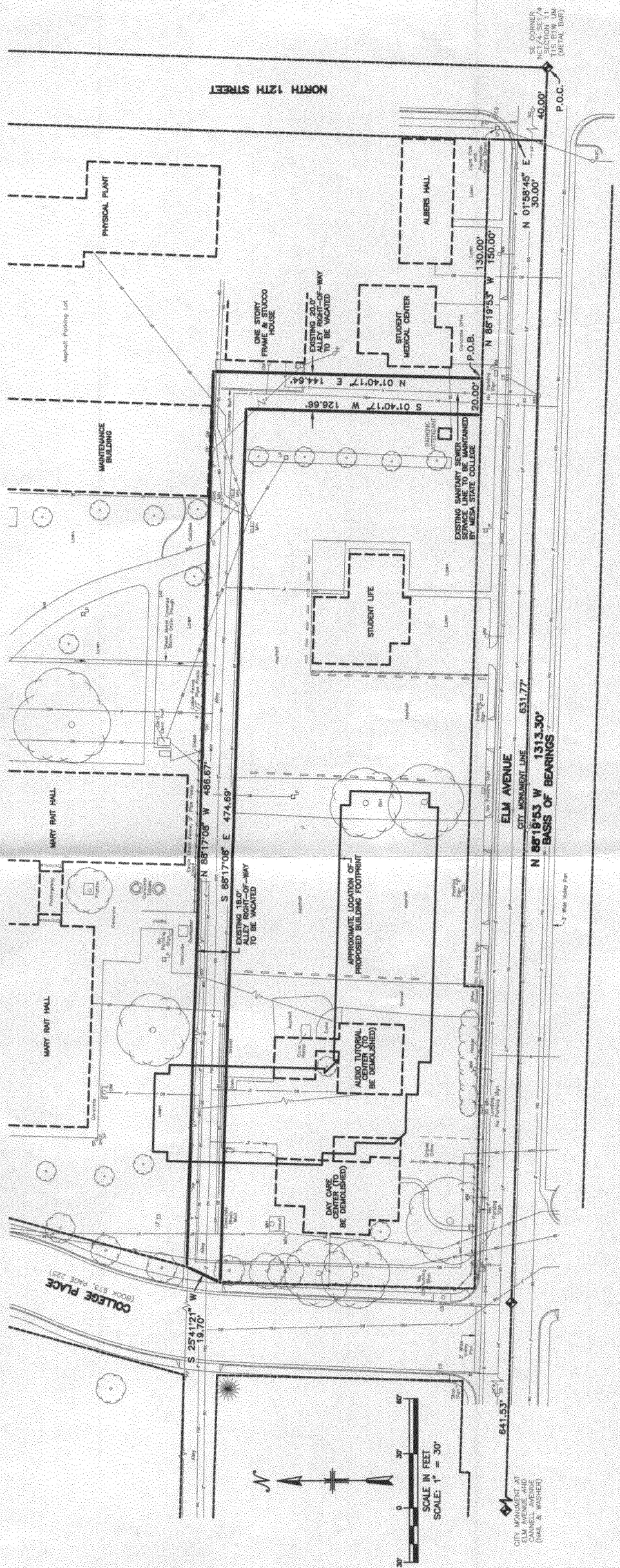


VR 96-49
VACATION OF ALLEY RIGHT-OF-WAY
EAST-WEST ALLEY BETWEEN ELM & TEXAS
AND 12TH STREET & COLLEGE PLACE

MESA STATE COLLEGE

ALLEY RIGHT-OF-WAY VACATION

SITE PLAN



- LEGEND:**
- ◆ CITY SURVEY MONUMENT
 - ALLEY RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY LINE
 - CITY MONUMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - LIGHT POLE
 - POWER POLE
 - POWER POLE GUY WIRE
 - OVERHEAD POWER LINE
 - BURIED ELECTRIC LINE
 - GAS METER
 - BURIED GAS LINE
 - WATER METER
 - WATER VALVE
 - BURIED WATER LINE
 - BURIED TELEPHONE
 - SANITARY MANHOLE
 - SANITARY SEWER LINE
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - STORM DRAIN LINE
 - CHAINLINK FENCE
 - FIRE HYDRANT
 - EXISTING SIGN

- NOTES:**
- 1) UTILITIES AFFECTED BY THE ALLEY RIGHT-OF-WAY VACATION ARE PUBLIC SERVICE (OVERHEAD POWER AND BURIED GAS), U.S. WEST COMMUNICATIONS (OVERHEAD TELEPHONE) AND T.C.I. CABLE (OVERHEAD TELEVISION).
 - 2) UTILITY INFORMATION FROM 1983 SURVEY DATA BY WESTERN ENGINEERS, INC.
 - 3) UTILITY SERVICES FOR BUILDINGS AFFECTED BY THE ALLEY VACATION WILL EITHER BE REROUTED, BURIED OR SUPPLIED BY THE MESA STATE COLLEGE UTILITY SYSTEM.
 - 4) UTILITY LOCATIONS ARE APPROXIMATE AS PROVIDED BY UTILITY COMPANY LOCATION PLANS. VERIFY AND FIELD LOCATE PRIOR TO ANY EXCAVATION, GRADING, OR DRILLING. UTILITY NOTIFICATION CENTER MUST BE CALLED TWO BUSINESS DAYS IN ADVANCE, 1-800-922-1887.
 - 5) PUBLIC SERVICE COMPANY MUST BE NOTIFIED THREE (3) WEEKS IN ADVANCE OF ANY ELECTRIC OR GAS CUT-OFF DATES FOR UTILITIES TO BE ABANDONED.

DESCRIPTION

That real property situated in the City of Grand Junction, South Garfield Park Subdivision as recorded in Book 7, Page 84 of the Mesa County records, said real property being described as follows:

Commencing from the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 1N, Range 1E, of the Ute Meridian, from the West line of Cannel Avenue, a distance of 1313.30 feet, with all bearings contained herein being relative thereto; thence N85°19'53\"/>

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PLANNING DEPARTMENT**

MAR 2 1 1996

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within one year from the date of the survey. 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.

NOTE: "Certify" is understood to be an expression of professional opinion based on the information and belief. As such it constitutes neither a guarantee or warranty.