



FRUITA
COLORADO

LAND DEVELOPMENT APPLICATION

Project Name: 535 W Aspen ROW Vacation
 Project Location: 535 W Aspen Avenue Fruita, CO 81521
 Current Zoning District: Downtown Mixed Use Requested Zone: N/A
 Tax Parcel Number(s): 2697-181-00-047 Number of Acres: 2.76
 Project Type: Vacate Right of Way along W Pabor Way

Property Owner: 507 W Aspen LLC Developer: 507 W Aspen LLC
 Property Owner: _____ Contact: Shannon Sweeney & MacKenzie Thorn
 Address: 312 ASPEN AIRPORT BUS CTR STE D Address: 312 ASPEN AIRPORT BUS CTR STE D
 City/State/Zip: ASPEN, CO 81611 City/State/Zip: ASPEN, CO 81611
 Phone: 646.413.2854 Fax: n/a Phone: (970) 618-6325 Fax: n/a
 E-mail: mac@aspenstarwood.com E-mail: shannon@sweeneyaspen.com & mac@aspenstarwood.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Kaart Planning LLC Engineer: Austin Civil Group
 Contact: Ted Ciavonne Contact: Mark Austin
 Address: 734 Main Street Address: 123 N 7th St # 300
 City/State/Zip: Grand Junction, CO 81501 City/State/Zip: Grand Junction, CO 81501
 Phone: 970-241-0745 Fax: n/a Phone: 970-242-7540 Fax: n/a
 E-mail: ted.ciavonne@kaart.com E-mail: marka@austincivilgroup.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

507 W Aspen LLC [Signature] 3/9/22
 Name of Legal Owner Signature Date

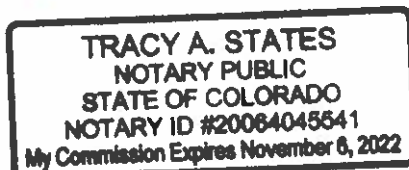
 Name of Legal Owner Signature Date

 Name of Legal Owner Signature Date

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of March, 2022.

My Commission expires: 11/06/2022



Tracy A. States
 Notary Public



535 W. Aspen Avenue
Right-of-way Vacation
535 W. Aspen Avenue Fruita, CO 81521
March 10, 2022
Project Narrative

Describe the right-of-way to be vacated including what is located in the right-of-way at this time.

The right-of-way to be vacated is a 450'x38' strip of land on the north edge of 535 W Aspen Avenue and the south edge of West Pabor Way. The vacation will align the right-of-way with the northern property lines to the west of 535 W Aspen Avenue. Currently, there are some mobile homes in the right-of-way, but will ultimately be removed. There is also a light pole and stop sign in the right-of-way.

How was the right-of-way originally created? (plat, deed, proclamation, etc.)

Historical Plat

Why is the right-of-way not considered necessary now?

W Pabor Way is classified as a Residential Street. W Pabor Way was built to be a 52' right-of-way (larger than the standard 44'). The extra 38' of right-of-way is now not needed. Included in this application package is a letter from the City of Fruita planning staff that supports this right-of-way vacation.

Will the vacation create any land-locked parcels? If so, describe how access will be provided without the right-of-way.

No, the vacation will not create any land-locked parcels. The right-of-way being vacated is along the south edge of W. Pabor Way.

Will the vacation reduce the quality of public services to any parcel of land?

No.

Is the requested vacation consistent with transportation plans adopted by the City of Fruita?

Yes. W Pabor Way is classified as a Residential Street. W. Pabor Way was built to be a 52' right-of-way (larger than the standard 44'). The extra 38' of right-of-way is now not needed.

Describe what adjacent properties will acquire the right-of-way to be vacated.

535 W Aspen Avenue will acquire all of the right-of-way to be vacated to align the right-of-way with the northern property lines to the west of 535 W Aspen Avenue. The parcel will now be a total of 3.15 acres.

IMPROVEMENT SURVEY PLAT
PORTION OF TRACTS 51 & 52 OF THE ORCHARD SUBDIVISION TO THE TOWN OF FRUITA,
LOCATED IN THE SE1/4 NE1/4 OF SECTION 18, T1N, R2W, UTE MERIDIAN
MESA COUNTY, COLORADO

Northeast 1/16 Corner
Section 18
2.5" LS 2280
Brass Cap
MCSM No. 883

N89° 51'04"E, 660.32'

Lot 1 - Little Salt Wash Subdivision (20' Wide)

Lot 1 of the
Little Salt Wash Subdivision
A blanket multi-purpose easement
over, across, through and under
Lot 1 to the City of Fruita

Lot 3 of The
Little Salt Wash
Subdivision

Portion of right of way
Vacated by Ordinance
1982-20 (reception no. 1294781)
Ownership of this land was not
resolved during this survey

Owner:
Confidential

Owner:
Nancy A.
Lohmeyer

Owner:
Max A.
Lohmeyer

Owner:
Duncan J. &
Beth M.
Brown

Owner:
Joan G.
Georgia
Revoc Liv
Trust 1990

Owner:
Misc Owners

Owner:
Misc Owners

Owner:
Beyond
Property
Investments

Owner:
Jason
Mertes

Owner:
Aaron
Osborn

Owner:
Lori
Romero

Owner:
John M. &
Tammie R. Burke

Owner:
Sharon
L. Rosenauer
Parcel No.
2697-181-00-047
(2.678 acres)

Owner:
Sharon L.
Rosenauer
Parcel No.
2697-181-00-020
(0.762 acres)

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LEGEND

- FOUND MESA COUNTY SURVEY MARKER
- FOUND CITY OF FRUITA SURVEY MONUMENT
- 2" BRASS CAP IN ASPHALT
- FOUND RED PLASTIC CAP LS 24943
- FOUND 2" ALUMINUM CAP LS 18480
- FOUND 2" ALUMINUM CAP RHINO LS 37049
- SET 5/8" x 24" STEEL BAR WITH 1-1/2"
ALUMINUM CAP INSCRIBED "TED TAGGART
P.L.S. 37075"
- FOUND 5/8" STEEL BAR WITH 2" ALUMINUM
CAP INSCRIBED "LS 20677" (DID NOT ACCEPT)
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- MONITOR WELL
- SEWER CLEANOUT
- LIGHT POLE
- ELECTRICAL BOX
- TELEPHONE BOX
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- WATER PUMP

CURVE TABLE				
CURVE#	DELTA	RADIUS	LENGTH	LONG CHORD
C1	07°37'17"	1850.00'	246.08'	S76°07'42"E, 245.90'
C2	06°14'44"	1850.00'	201.66'	S83°03'42"E, 201.56'
C3	01°16'23"	1950.00'	383.66'	S80°45'14"E, 383.05'
C4	00°19'09"	22870.00'	127.44'	S58°52'42"E, 127.44'
C5	00°30'06"	22820.00'	199.83'	S59°29'52"E, 199.83'

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 CERTIFICATION
SHOWN HEREON.

The right of way locations were established by reference to CDOT &
Colorado State Department of Highways mapping for FAP 242-E &
FAP 232-A(1) and with reference to the Little Salt Wash
Subdivision Plat, reception No. 2627619.

N89° 51'04"E, 660.32'

1/16th Line

DOLAN SUBDIVISION (AMENDED)
NORTH LINE OF TRACT 51 ORCHARD SUBDIVISION

WEST PABOR WAY

NORTH LINE OF VACATION ORD. NO. 438 (REC. NO. 1227274)

SUBJECT
PARCEL 1

535 W ASPEN
AVE
Owner: Sharon
L. Rosenauer
Parcel No.
2697-181-00-047
(2.678 acres)

SUBJECT
PARCEL 2

507 W ASPEN AVE
Owner: Sharon L.
Rosenauer
Parcel No.
2697-181-00-020
(0.762 acres)

North 1/16 Corner
East Line Section 18
2008 3.25" LS 20677
Brass Cap
Monument Box
MCSM No. 260-2

S89° 48' 30"W
30.00'

S89° 48' 30"W
30.00'

S89° 48' 30"W
30.00'

S89° 48' 30"W
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S89° 48' 30"W
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S89° 48' 30"W
30.00'

GENERAL NOTES

- Basis of Bearing Statement:
The Basis of Bearings for this Plat is N0°11'30"W, 1322.06
feet between found monuments at the East One-Quarter
Corner and the North 1/16 Corner, both on the East Line
of Section 18, T1N, R2W, Ute Meridian, as derived from the
Grand Valley Area Local Coordinate System (G.V.A.L.C.S.).
The monuments are fully described hereon.
- Date of Survey: July 22, 2021
- Survey requested by: Chesnick Realty, LLC (Lori Chesnick)
- Title information was provided by Heritage Title
Company, File No. 597-H0641839-097-TBE Dated 07/16/2021.
- All dimensions shown on this map are measured, unless
otherwise noted.
- South boundary of subject property is a curve, concave to the
Northeast.
- Buried utilities were not located for this survey, only visible
improvements are shown.

LEGAL DESCRIPTION

Parcel 1:
The East 450 feet of the South 135 feet of Tract 51 of Orchard
Subdivision to the Town of Fruita; AND beginning at the West line
of Coulson Street at the Northeast corner of Tract 52 of said
Orchard Subdivision to the Town of Fruita;
thence South 90 feet;
thence West 200 feet;
thence North 90 feet;
thence East 200 feet to the point of beginning; AND beginning
at a point 200 feet West of the Northeast corner of Tract 52
in said Orchard Subdivision to the Town of Fruita;
thence West 238 feet; thence South to the North boundary of
the Old State Highway; thence Southeasterly along the said North
boundary to a point South of the point of beginning;
thence North to the point of beginning;
TOGETHER WITH a 10 foot strip of land vacated by Ordinance
No. 438, recorded June 24, 1980, in Book 1263 at Page 291;
EXCEPT for remaining right of way as conveyed to the Town
of Fruita by instrument recorded July 10, 1957, in Book 713
at Page 147, County of Mesa, State of Colorado.

Parcel 2: The East 200 feet of Tract 52 in Orchard Subdivision
To Fruita, lying North of the right of way of the Highway, Except
the North 90 feet thereof, County of Mesa, State of Colorado.

SURVEYOR CERTIFICATE

I, Ted T. Taggart, hereby certify that I am a Professional
Land Surveyor and that I hold certificate No. 37075 as
prescribed by the laws of the State of Colorado, and that a
survey of the following described property was performed by
me or under my supervision; that the results of said survey
are accurately shown hereon to the best of my knowledge
and belief; that no title search was made by me to
determine ownership, easements or right-of-ways, recorded
or unrecorded, except as shown hereon.



Ted T. Taggart
Colorado Registered Land Surveyor No. 37075

LAND SURVEY DEPOSIT
Mesa County Surveyor's Office

Date _____
Book _____ Page _____
Deposit No. _____

IMPROVEMENT SURVEY PLAT

507 & 535 W Aspen Ave, Fruita, Colorado

Portion of Tracts 51 & 52 of the
Orchard Subdivision to the Town of Fruita
Located in the SE1/4 NE1/4 of
Section 18, T1N, R2W, Ute Meridian
Mesa County, Colorado



Wasatch Surveying Associates
P.O. Box 564
Fruita, Colorado 81521
Phone No. (970) 639-9270
Email: mail@wasatchsurveying.com

Date of Survey: July 22, 2021 Project No. 21-11-13
Drawn by: SMM Date: February 15, 2022 Sheet 1 of 1