

Filing of Receipt # 8539

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

West Half SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ plus the West 15 feet of the East Half SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 7, T.I.S., R.IE., Ute P.M., Except the SOUTH 230 feet, and also except easement and rights as described in Book 587 Page 146, Mesa County Clerks office Along with right of ingress over Rita Place as shown and described in Book 977 of the records of the County Clerk and Recorder.

Containing 2.6 acres, more of less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1-D zone to C-1 zone.

Respectfully submitted,

Eugene R. Wimer
Eugene R. Wimer
Alice E. Wimer
Alice E. Wimer

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22nd day of September By Eugene R. Wimer for the purposes therein set forth.

My commission expires: August 8, 1977
Francis [Signature]
Notary Public

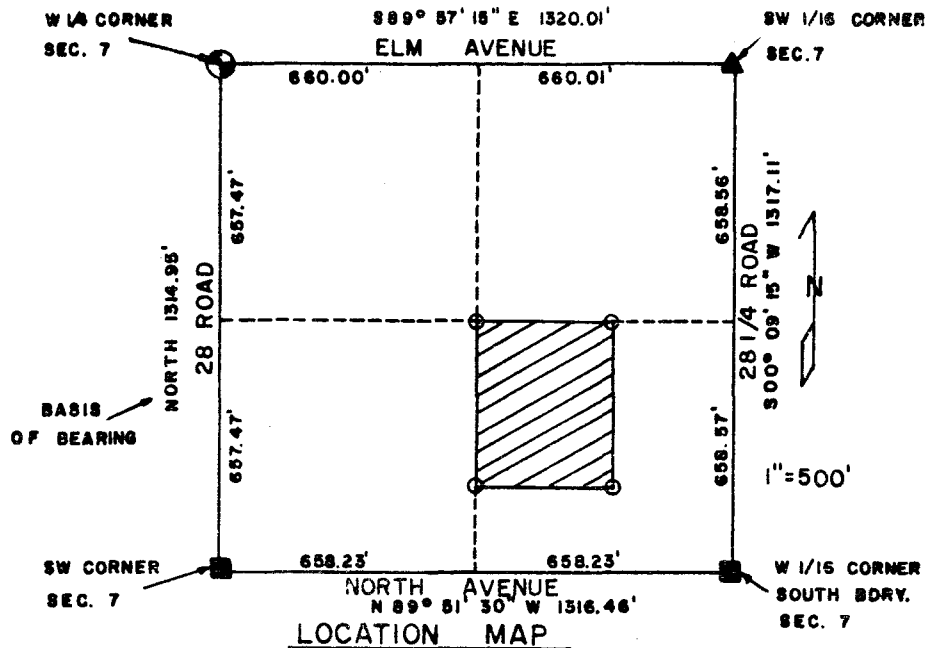
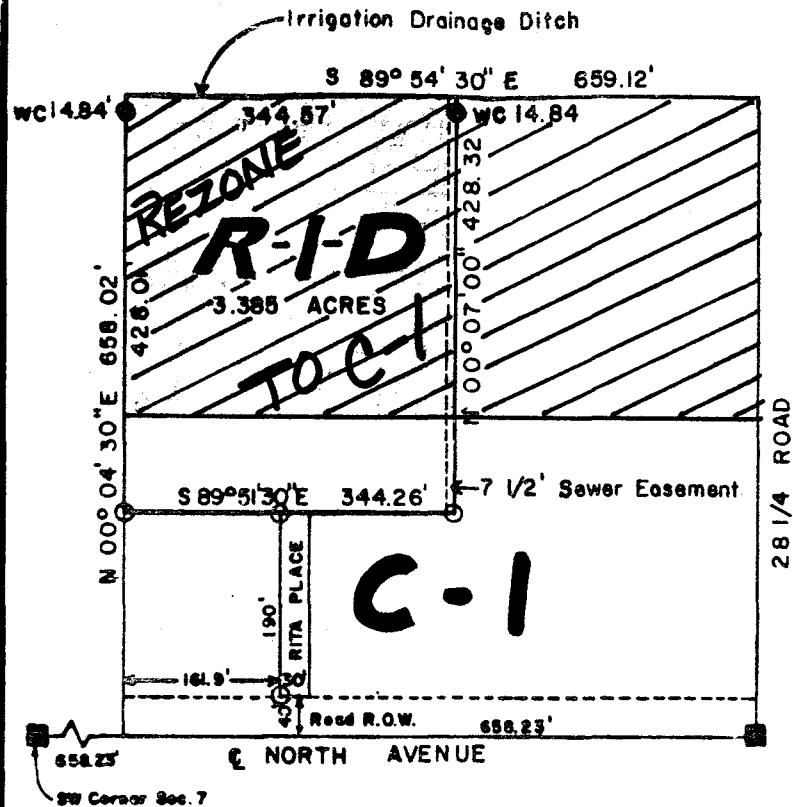
The foregoing instrument was acknowledged before me this 23rd day of September by Alice E. Wimer

My Commission Expires 8/8/77
Francis [Signature]

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.

Valpar Paint & Glass Store
2814 North Ave. - Phone 242-0524
Grand Junction, Colo. 81501
Locally Owned

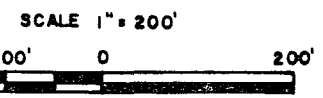
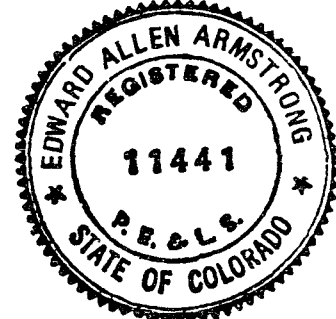
1. Stated property is surrounded on three sides (east, south, & west) by property already zoned C-1. Growth of the area indicated continued commercial development unsuitable for residential zoning.
2. The immediate neighborhood served is North of North Avenue & East of 28 Road. However the entire community of Grand Junction & Grand Valley will be served.
3. With the rezoning of the area to C-1 it will comply with the commercial zoning of the surrounding area allowing for the continued growth of business in the area.
4. Access to the area at present is from North Avenue through a registered easement of 30 feet called Rita Place.
5. All utilities are easily accessible from North Avenue through Rita Place. Water and sewer are already stubbed into Rita Place. Electricity can be obtained from existing utility poles on three sides of the property.
6. Sewer and water impact would be minimal. Sanitation, fire, police, traffic etc. would not be affected beyond what already exists.



LOCATION MAP
SW 1/4 SW 1/4 SECTION 7, T.1S., R.1E., UTE P.M.

LEGEND

- MESA COUNTY SURVEY MONUMENT
- ▲ REFERENCED LOCATION MESA COUNTY SURVEY MONUMENT
- GRAND JUNCTION CITY MONUMENT
- SET NO. 5 REBAR W/CAP MK'D ARMSTRONG P.E.L.S. 11441
- SET NO. 5 REBAR W/CAP MK'D WC ARMSTRONG P.E.L.S. 11441 AS A WITNESS CORNER.



SURVEYOR'S CERTIFICATE

I, Edward A. Armstrong, a registered land surveyor in the State of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Edward A. Armstrong
EDWARD A. ARMSTRONG P. E. L. S. 11441

LEGAL DESCRIPTION

West Half SE 1/4 SW 1/4 SW 1/4 plus the West 15 feet of the East Half SE 1/4 SW 1/4 SW 1/4 Section 7, T.1S., R.1E., Ute P.M., Except the South 230 feet, and also except easement and rights as described in Book 587 Page 148, Mesa County Clerk's office; Along with right of ingress and egress over Rita Place as shown and described in Book 977 Page 972 of the records of the Mesa County Clerk and Recorder.

	ARMSTRONG ENGINEERS ENGINEERING - SURVEYING CONCRETE & SOILS TESTING	
	1" = 200'	EUGENE WIMER
	FEB. 1975	2814 NORTH AVENUE
	F.E.H.	
CHECKED BY E.A.A. DATE OF SURVEY FEB. 1975	SHEET 1 of 1	JOB NUMBER 75263

2943-073-115	Hurbert Miracle	510 Court Rd.	Grand Jct.
2943-073-116	Nina West	508 Court Rd.	Grand Jct.
2943-073-117	George Coleman	506 Court Rd.	Grand Jct.
2943-073-122	Paul Donovan	2812 North Ave.	Grand Jct.
2943-073-123	Western Reserve Life	230 N. 3RD st.	Grand Jct.
2943-073-124	Guy Derita	2816 North Ave.	Grand Jct.
2943-073-126	C. B. Herbertson	P.O. box 4598	Colo. Springs 80909
2943-073-127	Colorado West Tire	2820 North Ave.	Grand Jct.
2943-073-128	Maurice McCoy	P.O. box 398	Grand Jct.
2943-073-180	Ray Cole	616 Americana Dr.	Grand Jct.
2943-073-188	Paul Donovan	2812 North Ave.	Grand Jct.
2943-073-187	Paul Donovan	2812 North Ave.	Grand Jct.
2943-073-101	Ray Cole	616 Americana Dr.	Grand Jct.
2943-073-103	Ray Cole	616 Americana Dr.	Grand Jct.

N
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S

2943-073-103

2943-073-101

← DRAINAGE DITCH →

2943-073-115

2943-073-126

2943-073-116

2943-073-125

2943-073-117

2943-073-180

R-1 Zoned

2943-073-184

C-1 Zoned

2943-073-189

COURT RD

2943-073-122

2943-073-128

2943-073-129

2943-073-130

2943-073-123

2943-073-124

2943-073-127

RITA PLACE

← North AVE. →