

Subdivision Rezone RID - B-1
 Date 10/12/26 Item # 75-26
 Petitioner W. R. HALL

Preliminary Review Agencies Comments

Final Review Agencies Comments

① Eng. - Eng. would like
 donation of R.O.W. for
 28 TOAD (50' from CL)

AS CONDITIONAL TO APPROVAL

② Staff - also need 30'
 R.O.W. from CL on Elm.



<p><u>Action Taken</u> P.C. <u>DENIED 27 OCT 1926</u> C.C. _____</p>		<p><u>Action Taken</u> P.C. _____ C.C. _____</p>
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<p><u>Comments</u> <u>SUGGEST RETURN W. PD-B.</u></p>		<p><u>Comments</u></p>
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ITEMS REQUIRED FROM DEVELOPER

<input type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)

PETITION AND APPLICATION FOR REZONING

OFFICE COPY

STATE OF COLORADO)
COUNTY OF MESA) ss.

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:

NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, Township 1 South, Range 1 East of the Ute Meridian excluding the East 132 feet and excluding the West 120 feet of the East 252 feet of the North 165 feet; and excluding the West 66 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; and excluding the North 100 feet of the West 150 feet.

Containing 6.7 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 R1-D zone to B-1 zone.

Respectfully submitted,

[Signature]
W. R. Hall

STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 30th day of SEPTEMBER By W. R. Hall for the purposes therein set forth.

My commission expires: AUGUST 3, 1980

[Signature]
Notary Public

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

OFFICE COPY

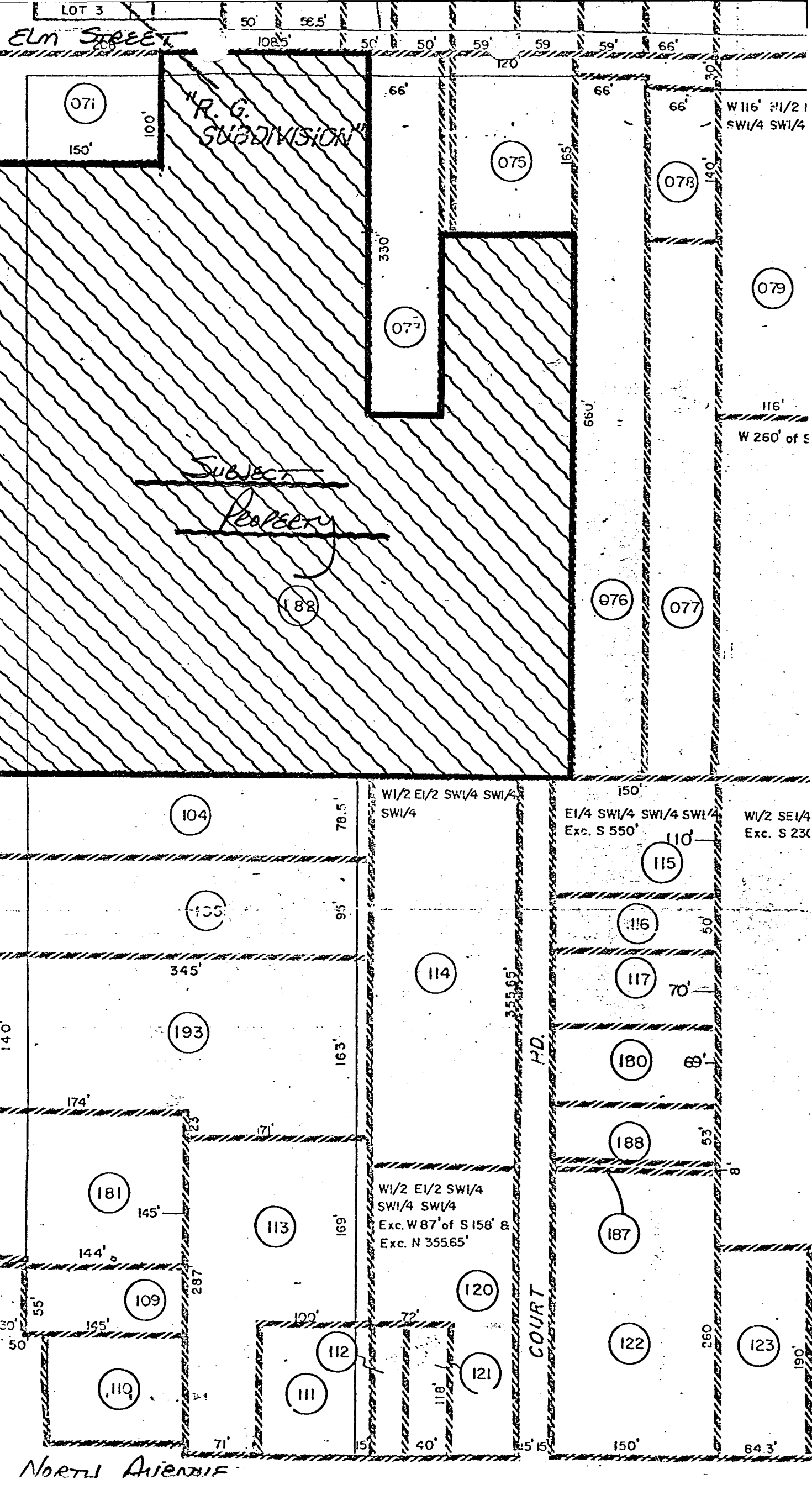
W. 24

28 Road

28 Road

ELM STREET

NORTH AVENUE



LOT 3

50' 58.5' 50' 50' 59' 59' 59' 66'

071

R.G. SUBDIVISION

075

078

079

072

SUBJECT PROPERTY

182

096

097

104

W 1/2 E 1/2 SW 1/4 SW 1/4 SW 1/4

105

115

116

114

117

193

180

181

113

188

W 1/2 E 1/2 SW 1/4 SW 1/4 SW 1/4 SW 1/4
Exc. W 87' of S 158' &
Exc. N 355.65'

187

109

120

122

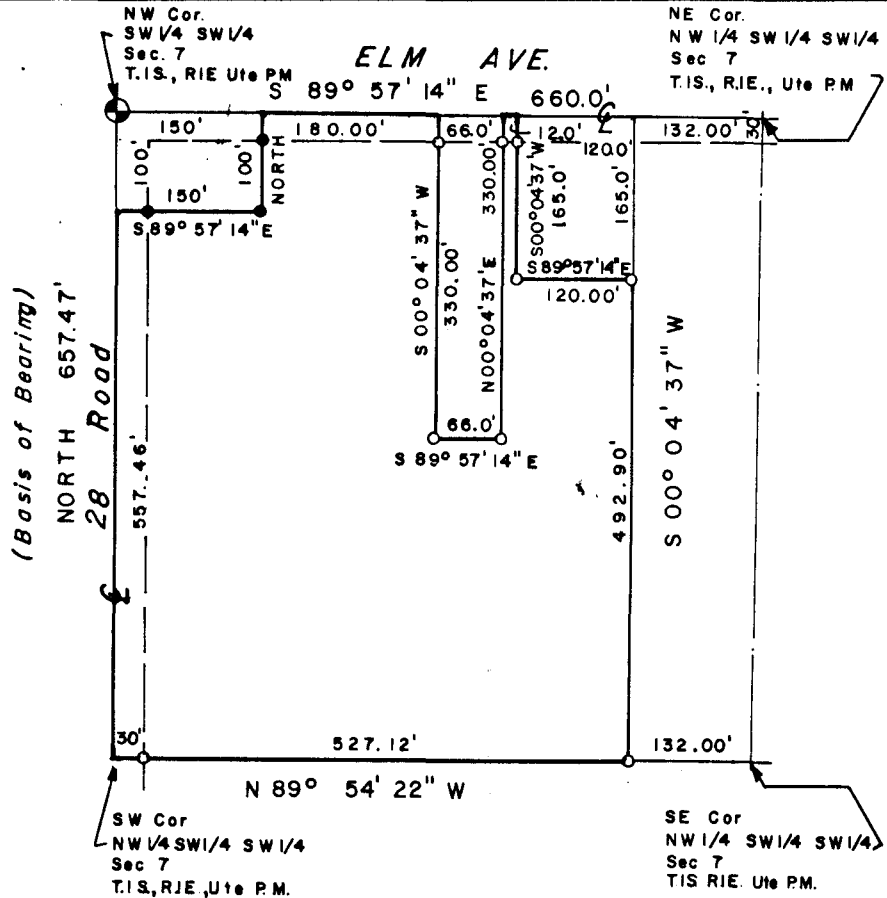
110

111

121

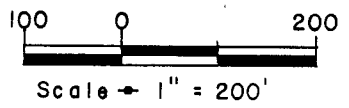
123

NORTH AVENUE



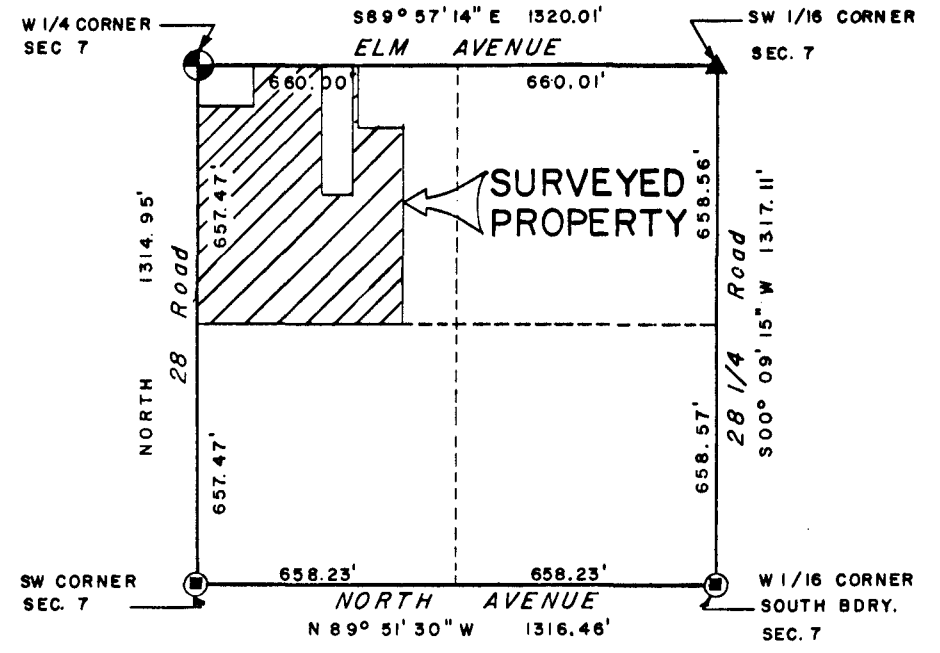
LEGEND

- ⊕ Mesa County Brass Cap
- ⊙ City Monument
- ▲ Reference Location Mesa County Survey Monument
- Found Rebar
- Set Rebar w/ Cap Mk'd. Armstrong P.E.L.S. 11441



LEGAL DESCRIPTION

NW 1/4 SW 1/4 SW 1/4, Sec. 7, Township 1 South, Range 1 East of the Ute Principal Meridian, Excluding the East 132 feet and excluding the West 120 feet of the East 252 feet of the North 165 feet; and excluding the West 66 feet of the NE 1/4 NW 1/4 SW 1/4 SW 1/4; and excluding the North 100 feet of the West 150 feet, City of Grand Junction, Colorado



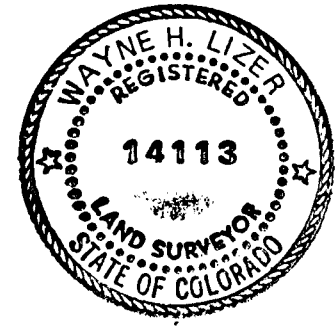
LOCATION MAP

SW 1/4 SW 1/4 Sec. 7 T.1.S., R.1.E., Ute P.M.
Scale -> 1" = 500'

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered land surveyor in the State of Colorado do hereby that this survey was made under my direct supervision and that this plat represents said survey.

Wayne H. Lizer
WAYNE H. LIZER L.S. No. 14113



	ARMSTRONG ENGINEERS ENGINEERING - SURVEYING CONCRETE & SOILS TESTING	
	SCALE As Shown	PAVLAKIS & COMPANY 516 28 ROAD
	DATE 10/6/76	
	DRAWN BY SAD	
CHECKED BY W.H.L.		
DATE OF SURVEY	SHEET 1 of 1	JOB NUMBER 76919