

#2-84 ZONE OF ANNEXATION

Petitioner: City of Grand Junction. A request to zone the following annexations:

- a. State Highway vacated adjacent to R.E.A. office. Zone C-2 (Heavy Commercial)
Common Location: 28 Road and I-70 Business Loop.

Commencing at the West 1/4 corner of Sec. 18, T. 1 S., R. 1 E., U.M.; thence S. 89° 54' E. along the north line of the SW 1/4 of said Sec. 18 a distance of 596.8 feet; thence S. 00° 06' W., a distance of 30.0 feet to a point on the south right of way line of Grand Ave. (May 1981) which is the true point of beginning:

1. Thence S. 89° 54' E., a distance of 120.4 feet;
2. Thence S. 17° 08' E., a distance of 80.0 feet;
3. Thence S. 72° 52' W., a distance of 635.0 feet;
4. Thence N. 51° 27' W., a distance of 52.7 feet to a point on the northerly right of way line of SH 70 Business Loop (May 1981) as recorded in Book 621, Page 19 of the Mesa County records.
5. Thence along said right of way line, N. 72° 52' E., a distance of 324.7 feet;
6. Thence continuing along said right of way line, N. 55° 06' E., a distance of 236.3 feet, more or less, to the true point of beginning.

- b. SPERBER- Zone RSF-4 (Residential Single Family at 4 units per acre) on 25 acres
Common Location: East of 26.5 Road at Sperber Lane

NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$
all in Section 2 T1S R1W U.M.

5/29/84

DUNIVENT/DOOLEY PASSED 6-0 A MOTION CONCERNING THE ZONE OF ANNEXATION OF STATE HWY. VACATED PROPERTY ADJACENT TO R.E.A. OFFICE, ZONE C-2 HEAVY COMMERCIAL, TO FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.

DUNIVENT/O'DWYER PASSED 6-0 A MOTION CONCERNING SPERBER ZONED RSF-4, TO FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL.