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File 1984-0002

Project Name Zone of Annexation - 28 Road and I-70 Business Loop

| P r e s e n t | S c a n n e d | A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. Table of Contents Review Sheet Summary Application form Review Sheets |
|---------------|---------------------------------|---|
| - | <u> </u> | Receipts for fees paid for anything |
| - | | *Submittal checklist |
| | | |
| | ļ | *General project report |
| - | <u> </u> | Reduced copy of final plans or drawings |
| _ | ļ | Reduction of assessor's map |
| <u></u> | - | Evidence of title, deeds, easements |
| <u> </u> | - | *Mailing list to adjacent property owners |
| _ | ļ | Public notice cards |
| <u> </u> | <u> </u> | Record of certified mail |
| <u> </u> | ļ | Legal description |
| | _ | Appraisal of raw land |
| <u> </u> | ļ | Reduction of any maps – final copy |
| _ | | *Final reports for drainage and soils (geotechnical reports) |
| <u> </u> | - | Other bound or nonbound reports |
| _ | - | Traffic studies |
| | ļ | Individual review comments from agencies |
| <u> </u> | ـــ | *Petitioner's response to comments |
| - | | *Staff Reports |
| - | - | *Planning Commission staff report and exhibits |
| <u></u> | - | *City Council staff report and exhibits *Summary sheet of final conditions |
| | - | |
| | | *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration |
| - | 1 | date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: |
| | | DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: |
| X | X | Only one page in this file – a legal description of zone of annexation |
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#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;
- 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

NW4 SW4 NE4 and the N2 NE4 SW4 NE4 and SE4 NW4 NE4 all in Section 2 TlS RlW 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.