





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**RECEIVED**  
 APR 10 1995

Receipt  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. \_\_\_\_\_

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub		<i>between Red Spruce and White &amp; Main</i>	<i>PZ</i>	<i>Office</i>
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
City/State/Zip _____	City/State/Zip _____	City/State/Zip _____
Business Phone No. _____	Business Phone No. _____	Business Phone No. _____

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X *Ull O. Kalisnik-Horley*  
 Signature of Person Completing Application

*4/25/96*  
 Date

X \_\_\_\_\_  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

# SUBMITTAL CHECKLIST

## RESUBDIVISION

APR 10 1995

Location: Rece Ave. bet. Whitcomb

Project Name: Mesa County Property

ITEMS		DISTRIBUTION																				TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Est./P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Dist. Dept.	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West		Public Service	GRPP	GRDF	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Periscope Mgmt	
● Application Fee	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title <i>N/A per KATHY PORTNER</i>								1																						
○ Appraisal of Raw Land	VII-1	1																												
● Names and Addresses	VII-2	1																												
● Legal Description	VII-2	1																												
○ Deeds	VII-1	1																												
○ Easements	VII-2	1	1	1	1																	1	1	1						
○ Avigation Easement	VII-1	1																												
○ ROW	VII-3	1	1	1	1																									
○ Covenants, Conditions, & Restrictions	VII-1	1	1																											
○ Common Space Agreements	VII-1	1	1																											
● County Treasurer's Tax Cert.	VII-1	1																												
○ Improvements Agreement/Guarantee	VII-2	1	1	1																										
○ CBOF, 404, or Floodplain Permit	VII-3,4	1	1																											
● General Project Report - <i>Done &amp; Done</i>	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Location Map	IX-21	1																												
○ Composite Plan	IX-10	1	2	1	1																									
○ 11"x17" Reduction Composite Plan	IX-10	1																												
● Final Plat	IX-15	1	2	1	1																									
○ 11"x17" Reduction of Final Plat	IX-15	1																												
○ Cover Sheet	IX-11	1	2																											
○ Grading & Stormwater Mgmt Plan	IX-17	1	2																											
○ Storm Drainage Plan and Profile	IX-30	1	2																											
○ Water and Sewer Plan and Profile	IX-34	1	2	1																										
○ Roadway Plan and Profile	IX-28	1	2																											
○ Road Cross-sections	IX-27	1	2																											
○ Detail Sheet	IX-12	1	2																											
○ Landscape Plan	IX-20	2	1	1																										
○ Geotechnical Report	X-8	1	1																											
○ Phase I & II Environmental Report	X-10,11	1	1																											
○ Final Drainage Report	X-5,6	1	2																											
○ Stormwater Management Plan	X-14	1	2																											
○ Sewer System Design Report	X-13	1	2	1																										
○ Water System Design Report	X-16	1	2	1																										
○ Traffic Impact Study	IX-15	1	2																											
○ Site Plan - <i>Builder's Improvement</i>	IX-29	1	2	1	1																									

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles., some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

## **PROJECT NARRATIVE**

### **REPLAT OF MESA COUNTY SPRUCE STREET PROPERTIES**

**April 22, 1996**

In 1990 Mesa County made application for and received a Rezone and Special Use Permit from the City of Grand Junction to construct a Sheriff's Office and Detention Facility at 215 Rice Street. The approving Resolution No. 58-90 was passed and adopted by the Grand Junction City Council on September 19, 1990, but contained several stipulations. Among the stipulations was one that required Mesa County to either make full street improvements or to seek vacation of Rice Street from the south side of White Avenue to the north side of West Main Street by December 31, 1996. During the next several months, Mesa County acquired all of the properties that border Rice Street where the improvements were being required, and Mesa County opted to vacate Rice Street rather than improve it. In early 1995 Mesa County requested a rezone from I1 to C2 for its properties that lie east of Rice Street and West of Spruce Street and at the same time made application to vacate Rice Street. During the initial review by the City it became apparent that a more suitable zoning classification would be PZ which allows for governmental uses. On February 1, 1995 the City Council approved both the rezone and vacation requests. As a condition of the approval the Council required that Mesa County replat the properties that had been zoned to get rid of all the small parcels (especially those that became landlocked by the vacation of Rice Street and Rood Avenue) and to show the vacated ROW's reserved as utility easements. The enclosed application and replat should be the final step in the process of rezoning the Spruce Street properties and the vacation of Rice Street that was a condition of the Special Use and Rezone of the Sheriff's Office and Detention Facility approved in 1990.

James A. Holmes, Jr.  
200 W. Grand  
Grand Jct., CO 81505-7304

Minnie Fuoco  
411 - 32 Road  
Clifton, CO 81520-9114

Gay Johnson's, Inc.  
P. O. Box 1829  
Grand Jct., CO 81502-1829

Barbara J. Raso  
P. O. Box 2328  
Grand Jct., CO 81502-2328

William R. Jarvis, Sr.  
2491 So. Broadway  
Grand Jct., CO 81503-2782

William R. Jarvis  
P. O. Box 1944  
Grand Jct., CO 81502-1944

William R. Jarvis  
William R. Jarvis, Jr.  
P. O. Box 682  
Grand Jct., CO 81502-0682

Feather Petroleum Co.  
2492 Industrial Blvd.  
Grand Jct., CO 81505-1308

Sherri L. Reed  
337 Quail Drive  
Grand Jct., CO 81503

Shari Ann Raso  
P. O. Box 2328  
Grand Jct., CO 81502-2328

Barbara J. Raso  
P. O. Box 2328  
Grand Jct., CO 81502-2328

Betty J. Dangler  
1630 Juniper Ct.  
Grand Jct., CO 81505-1579

Sam J. Antonopoulous  
Trustee  
125 No. 1st St.  
Grand Jct., CO 81501-2223

City of Grand Junction  
250 No. 5th St.  
Grand Jct., CO 81501

CO Natl. Bank, Real Estate  
Martha Prinster Trust  
422 White Ave.  
Grand Jct., CO 81501-2555

Castle Creek Properties  
P. O. Box 729  
Grand Jct., CO 81502-0729

Chester Allen  
Janet Gardner  
2255 Knollwood Ln.  
Grand Jct., CO 81505-7004

Keith Mumby  
Mesa United Bank #400  
2808 North Ave.  
Grand Jct., CO 81501-5130

Marcia M. Cordova  
401 W. Grand Ave.  
Grand Jct., CO 81505-7306

Viola M. Buescher  
1141 Lowell Ct., #4  
Grand Jct., CO 81506-8253

Manuel Cordova  
c/o Nellie Ramos  
1201 Stone Street  
Los Angeles, CA 90063-2621

Clayton Investment Co.  
710 E. 20th St.  
Farmington, NM 87401

Marvin R. Dersham, Jr.  
1936 No. 9th St.  
Grand Jct., CO 81501-2924

William M. Ela  
3142 F Road  
Grand Jct., CO 81504-5950

Jack L. Himelwright  
5 Bart Merrill Rd.  
Cadyville, NY 12918

Manuel A. Garcia  
Margaret A. Garcia  
2852 Orchard Ave.  
Grand Jct., CO 81501-5373

Ben Guillen  
310 W. Ouray Ave.  
Grand Jct., CO 81505-7231

Sue Kaliszewski-Gormley  
Mesa

Mesa County  
ATTN: Sue Kaliszewski-Gormley  
P.O. Box 20000  
Grand Junction, CO 81502

City of Grand Junction  
Community Development Dept.  
250 N 5th Street  
Grand Junction, CO 81501

# REVIEW COMMENTS

Page 1 of 2

FILE #RP-96-109

TITLE HEADING: Mesa County Replat

LOCATION: between Rice & Spruce Streets and Main & White

PETITIONER: Mesa County

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 20000  
Grand Junction, CO 81502  
244-3236

PETITIONER'S REPRESENTATIVE: Sue Kaliszewski-Gormley

STAFF REPRESENTATIVE: Kathy Portner

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

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**PUBLIC SERVICE COMPANY** 5/8/96  
**Jon Price** 244-2693

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Public Service Company has no objections.

**CITY DEVELOPMENT ENGINEER** 5/15/96  
**Jody Kliska** 244-1591

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No comment.

**CITY PROPERTY AGENT** 5/16/96  
**Steve Pace** 256-4003

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1. The Surveyor's Certificate should also state that the plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction.
2. The only signature blocks needed for the City of Grand Junction approval certificate are the City Manager and President of Council.
3. Should the utility easements as shown on parcel number 2 be also labeled drainage easements?
4. Building set-back lines?
5. Also dedicate right-of-way in the dedication.
6. Label Grand Avenue; re-label Main Street to West Main Street.
7. Change Parcel 1 & 2 to Lot 1 & 2.
8. Remove replat language
9. Is the 10' utility easement also a drainage easement?
10. Label the utility easement - utility/drainage easement.
11. See attached re-lined plat for corrections and/or additions.

**CITY UTILITY ENGINEER** 5/16/96  
**Trent Prall** 244-1590

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No comment.

**CITY COMMUNITY DEVELOPMENT**

5/16/96

**Kathy Portner**

**244-1446**

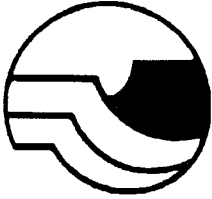
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1. The parcels should be labeled as lots not parcels.
2. The City approval block needs signature lines for the City Manager and President of Council only. The others can be removed.
3. The Surveyor's Certificate must also include a statement that the plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction.
4. The dedication language on the plat must conform with the City's Guide to Plat Dedications.
5. The adopted standards for final plats in the City require a scale of 1"=20',30',40',50' or 100'.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

U.S. West



## Mesa County Facilities Management Department

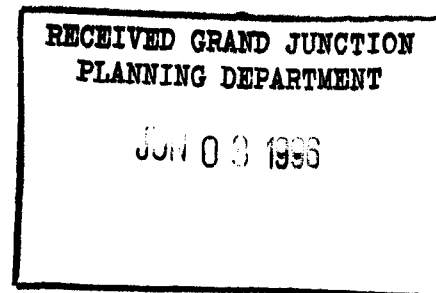
P.O. Box 20,000 • Grand Junction, Colorado 81502-5024 • Ph. (970) 244-3230 FAX (970) 244-3240

To: Ms. Kathy Portner, Staff Representative, Community Development  
From: Sue Kaliszewski-Gormley, Mesa County Facilities Management <sup>SKM</sup>  
RE: Response to Review Comments, File #RP-96-109, Mesa County Replat  
DATE: June 3, 1996

Per staff review comments dated May 16, 1996, the following is submitted by Sue Kaliszewski-Gormley, Facilities Management and Mr. Frank Kochever, Engineering Coordinator.

### City Property Agent Comments

1. Done
2. Done.
3. Yes. Completed.
4. Not required per Steve Pace to Frank Kochever.
5. Done.
6. Done.
7. Done.
8. Done.
9. No.
10. Done.
11. Done.



### City Community Development Comments

1. Done.
2. Done.
3. Done.
4. Done.
5. The final plats are on scale of 60' per 1 inch. OK per Steve Pace and Kathy Portner to Frank Kochever.

Four (4) copies of revised drawings are submitted as well as four copies of this narrative.



CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS & UTILITIES  
250 NORTH 5TH STREET  
GRAND JUNCTION, CO 81501  
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

MESA COUNTY JUSTICE CENTER

Situated in the SE 1/4 of Section 15,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 4 day of June, 1996.

City of Grand Junction,  
Department of Public Works & Utilities

By: James L. Shanks

James L. Shanks, P.E., P.L.S.  
Director of Public Works & Utilities

Recorded in Mesa County

Date: \_\_\_\_\_

Plat Book: 15 Page: 101

Drawer: CC2221

1761824 1003AM 06/25/96  
MONIKA TODD CLK&REC MESA COUNTY CO

## LEGAL DESCRIPTION

### PARCEL NO.1:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 22 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20.00 FEET EAST OF THE WESTERLY SIDELINE OF SPRUCE STREET AND 20.00 FEET SOUTH OF THE NORTHERLY SIDELINE OF WHITE AVENUE, A CROSS CUT IN CONCRETE INSIDE A SURVEY MONUMENT BOX IN PLACE; THENCE N 00°01'00" W A DISTANCE OF 20.00 FEET; THENCE N 89°58'00" W A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID MOBLEY'S FIRST SUBDIVISION THE TRUE POINT OF BEGINNING, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS N 54°28'28" E A DISTANCE OF 503.48 FEET; THENCE N 89°58'00" W ALONG SAID NORTHERLY SIDELINE OF WHITE AVENUE A DISTANCE OF 188.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1 OF THE MOBLEY'S FIRST SUBDIVISION; THENCE N 00°01'00" W ALONG THE EASTERLY SIDELINE OF RICE STREET A DISTANCE OF 132.58 FEET TO A POINT ON THE CENTERLINE OF AN ALLEY VACATED BY THE CITY OF GRAND JUNCTION ORDINANCE NUMBER 1431 AND RECORDED IN BOOK 980, PAGE 265 IN SAID OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE S 89°58'00" E ALONG SAID ALLEY CENTERLINE A DISTANCE OF 25.00 FEET; THENCE N 00°01'00" W A DISTANCE OF 54.54 FEET; THENCE S 89°58'00" E A DISTANCE OF 31.20 FEET; THENCE N 00°01'00" W A DISTANCE OF 78.04 FEET TO A POINT ON SOUTHERLY SIDELINE OF GRAND AVENUE; THENCE S 89°58'00" E ALONG SAID SOUTHERLY SIDELINE OF GRAND AVENUE A DISTANCE OF 132.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION; THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 265.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.0167 ACRES MORE OR LESS.

## LEGAL DESCRIPTION

### PARCEL NO.2:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING PART OF THE MOBLEY'S FIRST SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 22 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, CARPENTER'S SUBDIVISION NO. 2 RECORDED IN PLAT BOOK 1, PAGE 14 IN SAID OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, AND THE LITTLE BOOK CLIFF R.R. YARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 20.00 FEET EAST OF THE WESTERLY SIDELINE OF SPRUCE STREET AND 20.00 FEET SOUTH OF THE NORTHERLY SIDELINE OF WHITE AVENUE, A CROSS CUT IN CONCRETE INSIDE A SURVEY MONUMENT BOX IN PLACE; THENCE S 00°00'29" E A DISTANCE OF 60.00 FEET; THENCE N 89°58'00" W A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF BLOCK 4 OF SAID MOBLEY'S FIRST SUBDIVISION THE TRUE POINT OF BEGINNING, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15 BEARS N 47°43'20" E A DISTANCE OF 553.80 FEET; THENCE S 00°00'29" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 270.34 FEET; THENCE S 00°00'59" W CONTINUING ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET A DISTANCE OF 351.23 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 OF SAID MOBLEY'S FIRST SUBDIVISION; THENCE N 89°58'41" W ALONG THE NORTHERLY SIDELINE OF MAIN STREET A DISTANCE OF 570.15 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE; THENCE N 40°46'24" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CROSBY AVENUE A DISTANCE OF 685.18 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 340; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 340 THE FOLLOWING 4 COURSES: N 63°23'07" E A DISTANCE OF 500.03 FEET; THENCE N 00°01'00" W A DISTANCE OF 27.96 FEET; THENCE N 63°23'07" E A DISTANCE OF 164.42 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO RIGHT HAVING A RADIUS OF 1198.30 FEET , A LONG CHORD WHICH BEARS N 67°28'44" E A DISTANCE OF 171.08 FEET, AN ARC DISTANCE OF 171.23 FEET; THENCE S 10°50'47" E ALONG A RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN SAID OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO A DISTANCE OF 89.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY DESCRIBED IN BOOK 1838, PAGES 595 THRU 598 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO THE FOLLOWING 2 COURSES: S 00°01'00" E A DISTANCE OF 187.50 FEET; THENCE N 89°59'00" E A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY SIDELINE OF RICE STREET; THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF RICE STREET A DISTANCE OF 13.10 FEET TO A POINT ON THE SAID SOUTHERLY SIDELINE OF WHITE AVENUE; THENCE S 89°58'00" E ALONG SAID SOUTHERLY SIDELINE OF WHITE AVENUE A DISTANCE OF 218.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13.6201 ACRES MORE OR LESS.





DILLON-HUNT P.C.

ARCHITECTURE AND FACILITY MANAGEMENT

804 GRAND AVENUE  
GRAND JUNCTION  
CO 81501  
(303) 245-7383  
(303) 245-7437 (FAX)

PROJECT NAME:

APPROVED BY:

PROJECT NO. 9313D  
DATE DRAWN 11-28-94  
DATE REVISION 08-10  
DRAWN BY DKH  
SCALE 1"=60'-0"  
SHEET NO. 36/24

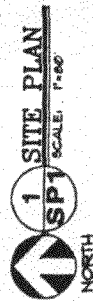
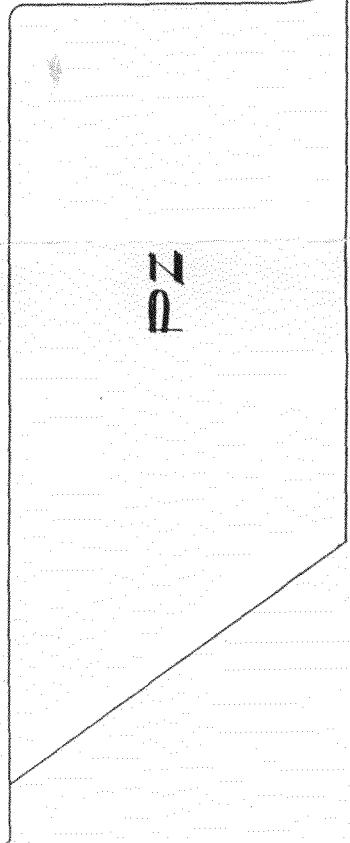
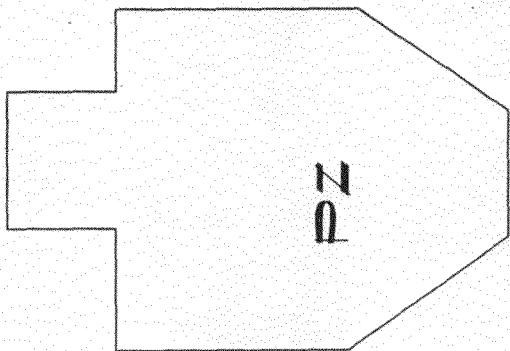
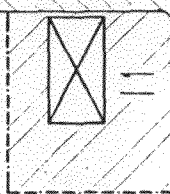
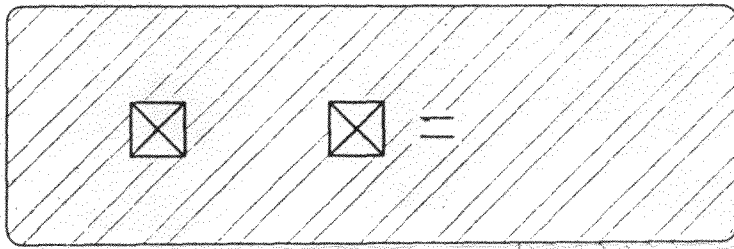
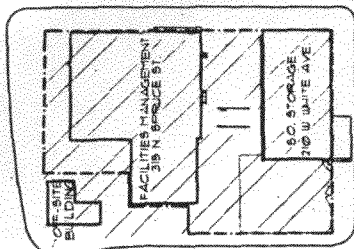
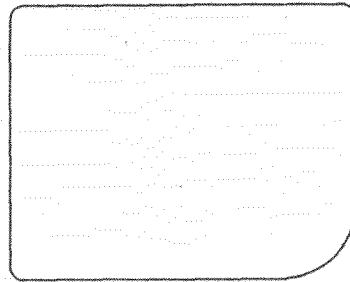
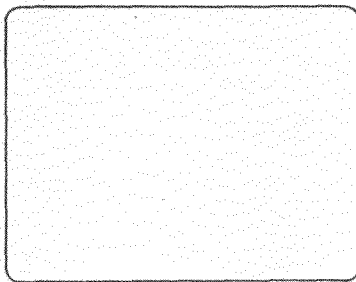
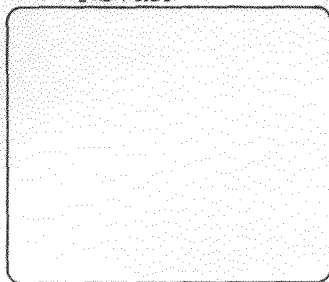
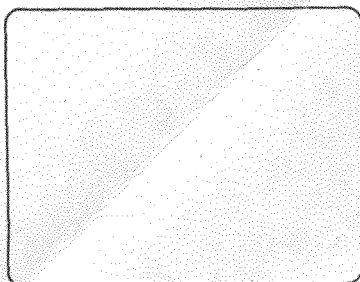
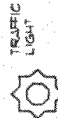
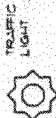
# MESA COUNTY COMPLEX

SHEET NO.

SPI

OF

NOTE:  
INDICATED ZONING IS EXISTING.  
THIS REZONING REQUEST IS TO  
CHANGE THE II ZONE TO C2.



FOUND

DEARBORN AVENUE

ACE STREET

WHITE AVENUE

MAIN STREET

ROOD AVENUE

FRIST AVENUE

TRAFFIC LIGHT

TRAFFIC LIGHT

TRAFFIC LIGHT

TRAFFIC LIGHT