



City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

December 20, 1996

Mr. and Mrs. Fitzpatrick
P.O. Box 232
Grand Junction, CO 81502

Dear Mr. and Mrs. Fitzpatrick:

The Grand Junction City Council, at their December 18, 1996 hearing, approved Ordinance #2967, amending section 4-9-1.F of the Zoning and Development Code. The amended section will allow for the reconstruction of non-conforming single family homes if damaged or destroyed. Your home, located at 2377 F 1/2 Road, is non-conforming, but could be rebuilt if destroyed under this new ordinance.

If you have questions please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katherine M. Portner".

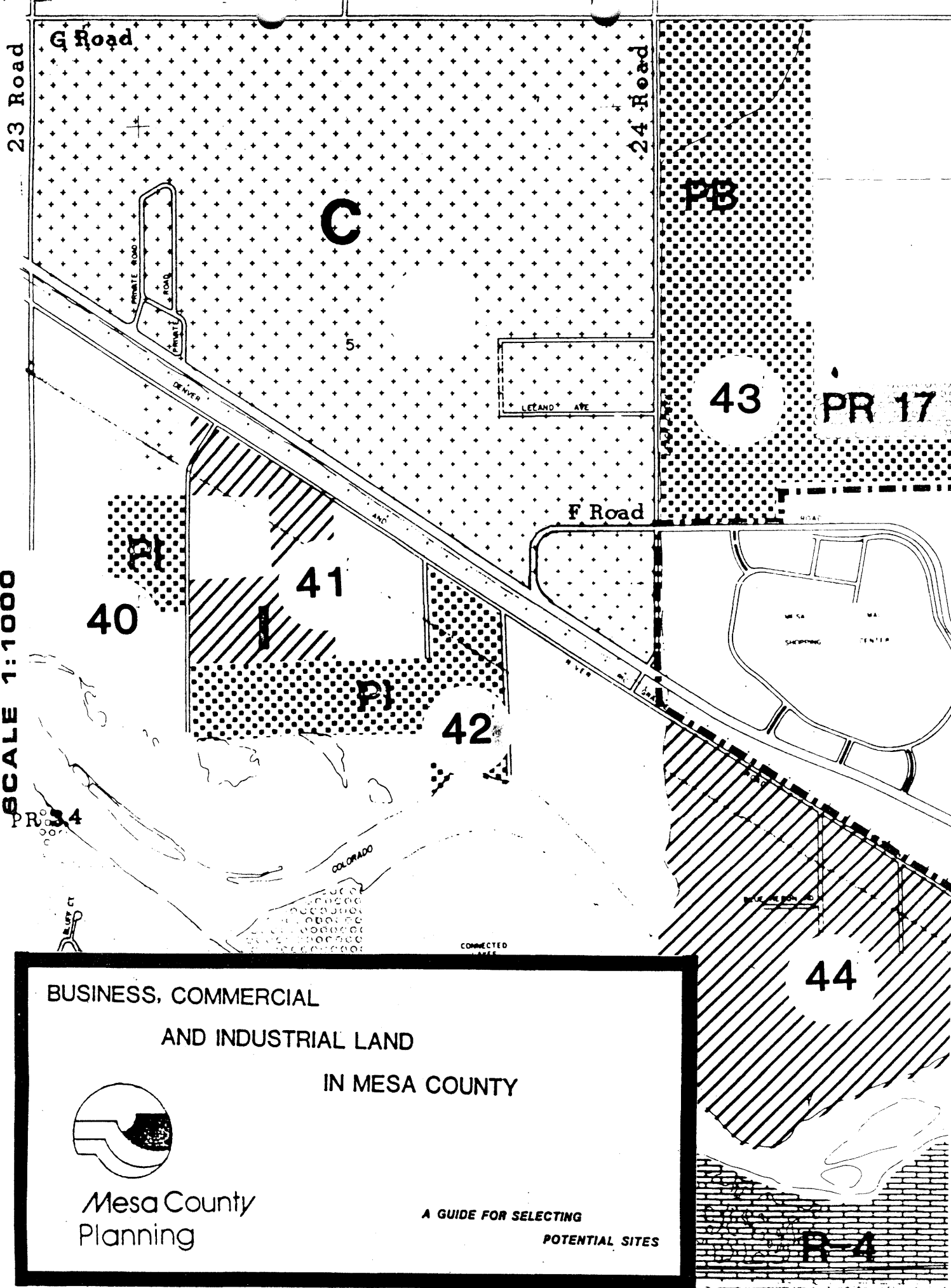
Katherine M. Portner
Acting Community Development Director

MESA COUNTY ZONING

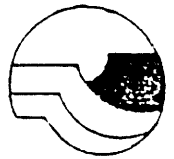
TAX AREA 2945

REVISED DRN 1/83 EB

SCALE 1:1000



BUSINESS, COMMERCIAL
AND INDUSTRIAL LAND
IN MESA COUNTY



Mesa County
Planning

A GUIDE FOR SELECTING
POTENTIAL SITES

R-4

Reck - 243-8300

Richard Lawrence - 243-3323 (w)

CIDER MILL H

BASIS OF BEARING
AS PER PLAT OF COLONY PARK SUBDIVISION
N 89°58'25" W

N.E. COR.
NW1/4 NE1/4
SECTION 10
T1N R1S U.M.
MCSM NO. 1105

PATTERSON ROAD

1319.22'

N 00°01'35" E
25.00'

278.98'
N 89°58'25" W

50.00'

FD
LS 18469
(SET IN CONC.)

FD
LS 20632
(SET IN CONC.)

N 89°58'25" W
27.41'

COLONY PARK SUB
FILINGS 1, 2 & 3

PLAT BK. 13 PG. 58
PLAT BK. 14 PG. 44-45
PLAT BK. 14 PG. 93-94

BLOCK 1

CIDER MILL ROAD

BLOCK 2

VACATED R.O.W.
BK 1857 PG 333

GORMLEY
BK 1036 PG 5

N 00°02'34" W
423.06'

BLOCK 3

354.06'

10' TAILWATER EASEMENT S 89°58'31" E

FD
LS 20632
(SET IN CONC.)

158.59'

145.47'

FD
LS 20632
(SET IN CONC.)

DELTA
RADIUS
LENGTH
CHORD
38°11'50"
175.00'
116.67'
N 19°08'29" W
114.52'

15' IRRIG. EASEMENT

S 00°2'18" E
1270.53'

0' UTILITY & DRAINAGE ESMT

LOT 2
13.51 ACRES

LOT 1
2.15 ACRES

N 38°14'24" W
255.51'

J. BAUGHMAN
BK 1675 PG 267

J. BAUGHMAN
BK 1797 PG 582

R. HAGERTY
BK. 1751 PG. 81

C. MOORE
BK. 1732 PG. 2

51
ARY SCHOOL

N 00°01'18" E
821.50'

N 89°58'31" W
354.48'

N 00°02'34" W
48.00'

10.00' UTILITY & DRAINAGE ESMT.

67.85'
12.26'
60.75'
135.87'
5.00'
239.00'
247.41'
152.96'
376.94'

ABANDONED BOUNDARY

LOT 3

EXIST. SEWER EASEMENT
BK. 1871 PGS. 248-250

665.00'
N 89°53'29" W

SET LS 18469
0.52' SOUTH OF
FD. LS 9331
(SET IN CONC.)

S.E. COR.
NW1/4 NE1/4
SECTION 10
T1N R1S U.M.
BLM A.C.

LITTLE LEAGUE, INC.
901

D. BROWN & M. MORRIS
BK 2012 PG 36

VALLEY F
PLAT BK.

TING GJDD
VAGE ESMT.

Handwritten notes: 875, 610, 519, 019, 64, 518

Handwritten note: 377.76

Handwritten note: EAST 260 1/2 (1977)