

ORDINANCE NO. 572

AN ORDINANCE AMENDING THAT SECTION OF SECTION 2 OF ORDINANCE 432 RELATING TO USES PERMITTED IN RESIDENCE "A", RESIDENCE "B" AND RESIDENCE "C" DISTRICTS: REPEALING SECTION 8b OF SAID ORDINANCE: AND AMENDING THE ZONING MAP ACCOMPANYING SAID ORDINANCE NO. 432

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

SECTION 1. That the subdivisions of section 2 of Ordinance 432, relating to the uses permitted in Residence "A", Residence "B", and Residence "C" Districts be amended to read as follows:

RESIDENCE "A" DISTRICT

1. Single family dwelling
2. Church, School, College, Library, Museum, Community Building
3. Park, Playground, Recreation Building, School or College Stadium or Tennis Court or Athletic Field, Golf Course, Polo Field
4. Railroad right-of-way, not including railway yards, Passenger Station
5. Water Supply, Reservoir, Well
6. Private Club, excepting a club the chief activity of which is a service customarily carried on as a business.
7. Non-commercial Conservatory for Plants and Flowers
8. Farming and Truck Gardening
9. Private Garage, as provided for in Section 5.

RESIDENCE "B" DISTRICT

1. A use permitted in Residence "A" District.
2. Two family dwelling

RESIDENCE "C" DISTRICT

1. A use permitted in Residence "A" and "B" Districts.
2. Office, Studio, Multiple Dwellings, Apartment Houses, Dormitories, Boarding and Rooming Houses, Hotels, and
3. Philanthropic Institution other than a penal or correctional institution, Hospital or Sanitarium other than for infectious or contagious diseases and other than for the insane and feeble minded.

SECTION 2. That Section 8b of Ordinance No. 432 be and the same hereby is repealed.

SECTION 3. That Section 1 of Ordinance No. 432, adopting the Zoning map accompanying said Ordinance, be and it is hereby amended by changing the following districts:

(a) That portion of Residence "A" District as shown on said Zoning map and described as follows:

Lots Twenty (20) to Twenty-eight (28) incl., Block Sixty-two (62); Lots Seventeen (17) to Thirty-two (32) incl., Block Sixty-three (63); Lots Eighteen (18) to Thirty-four (34) incl., Block Sixty-seven (67); Lots One (1) to Sixteen (16) incl., Block Seventy (70); Lots Twelve (12) to Twenty (20) incl., Block Seventy-one (71); Lots One (1) to Thirty-four (34) incl., Block Eighty-eight (88); Lots One (1) to Thirty-four (34) incl., Block Eighty-nine (89); Lots One (1) to Thirty-four (34) incl., Block One hundred ten (110); and Lots One (1) to Seventeen (17) incl., Block One hundred eleven (111) is hereby changed to Residence "B" District.

(b) That portion of Residence "A" District as shown on said Zoning map and described as follows:

Lots Seventeen (17) to Thirty-two (32) incl., Block Sixty-eight (68); Lots One (1) to Thirty-two (32) incl., Block eighty-seven (87); Lots One (1) to Thirty-two (32) incl., Block Ninety (90); Lots One (1) to Thirty-two (32) incl., Block One hundred nine (109); and Lots One (1) to Sixteen (16) incl., Block One hundred twelve (112) is hereby changed to Residence "C" District.

(c) That portion of Residence "B" District as shown on said Zoning map and described as follows:

Lots Seventeen (17) to Thirty-two (32) incl., Block Sixty-nine (69); Lots Seventeen (17) to Thirty-two (32) incl., Block Seventy (70); Lots one (1) to Six (6) and Twenty-one (21) to Twenty-nine (29) incl., Block Seventy-one (71); Lots One (1) to Thirty-two (32) incl., Block Eighty-four (84); Lots One (1) to Thirty-two (32) incl., Block Eighty-five (85); Lots one (1) to Thirty-two (32) incl., Block Eighty-six (86); Lots One (1) to Thirty-two (32) incl., Block Ninety-one (91); Lots One (1) to Sixteen (16) incl., Block Ninety-two (92); Lots Eleven (11) to Nineteen (19) incl., Block Ninety-three (93); Lots One (1) to Thirty-two (32) incl., Block One hundred eight (108); and Lots one (1) to Sixteen (16) incl., Block One hundred thirteen (113) is hereby changed to Residence "E" district.

(d) That portion of Residence "B" District as shown on said Zoning map and described as follows:

Lots Twenty (20) to Twenty-four (24) incl., Block thirty-four (34); and Lots One (1) to Five (5) incl., Block Fifty-five (55); is hereby changed to Business "A" district.

(e) That portion of Residence "C" District as shown on said Zoning map and described as follows:

Lots Twenty (20) to Twenty-four (24) incl., Block Fifty-five (55); Lots One (1) to Five (5) incl., and Lots Twenty (20) to Twenty-four (24) incl., Block Fifty-six (56); Lots One (1) to Five (5) incl., and Lots Twenty (20) to Twenty-four (24) incl., Block Seventy-seven (77); Lots One (1) to Five (5) incl., Block Seventy-eight (78); and Lots One (1) to Six (6) of Wilson's Subdivision of Block 2 Mobley's Addition is hereby changed to Business "A" District.

SECTION 4. By reason of the fact many building projects are being held up pending passing of the amendments contained herein, and that the cost of building materials is increasing rapidly, it is hereby declared that an emergency exists and that this ordinance is necessary for the immediate preservation of the public peace, health and safety and it shall be in full force and effect upon passage and publication.

Passed and adopted this 6th day of April, A. D. 1937.

/s/ G. W. Oates
President of the Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing emergency ordinance entitled, "AN ORDINANCE AMENDING THAT SUBDIVISION OF SECTION 2 OF ORDINANCE 432 RELATING TO USES PERMITTED IN RESIDENCE "A", RESIDENCE "B" AND RESIDENCE "C" DISTRICTS: REPEALING SECTION 8b OF SAID ORDINANCE: AND AMENDING THE ZONING MAP ACCOMPANYING SAID ORDINANCE NO. 432," was introduced, read, passed, numbered 572 and ordered published by the unanimous vote of the members of the City Council of the City of Grand Junction, at a regular meeting of said Council held on the 7th day of April, 1937.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of April, A. D. 1937.

/s/ Helen C. Tomlinson
City Clerk

First publication April 8th, 1937