

ORDINANCE NO. 892

AN ORDINANCE AMENDING SECTION 1 OF CHAPTER 83 OF THE 1953  
COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION,  
COLORADO, AND THE ZONING MAP INCORPORATED THEREIN.

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

Section 1. That Section 1 of Ordinance No. 755, being Section 1 of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction and the zoning map accompanying said Ordinance be and it is hereby amended by changing the boundary lines and designation of districts as follows:

That part of Lot 1, Grandview Subdivision, lying south and west of a line described as beginning on the East line of said Lot 1 164' North of south line of Sec. 12, T1S, R1W, U. M., thence west to a point 164' North and 180' East of SW corner of said Sec 12, thence North parallel to West line of said Sec. 12 to the south line of Bunting Avenue be zoned as Business "A" District.

All that part of the West 3 acres of E1/2 SE1/4 SW1/4 SE1/4 Sec. 12 and of W1/2 SE1/4 SW1/4 SE1/4 Sec. 12 lying south of a line 320' north and parallel to the south line of Sec. 12. Block 11, 13, 14 and S 170' Block 12, Sherwood Addition, Medical Arts Addition. All that part of W 150' Lot 16, Grandview, lying north of a line 329' south and parallel to the N line of SW1/4 Sec. 12 be zoned as Business "A" District.

S1/2 SW1/4 SE1/4 NW1/4 Sec 12 and SE1/4 SE1/4 NW1/4 Sec. 12. All of Sungold Park Subdivision; and beginning at a point whence the S1/4 corner Sec. 12 bears S 44° 46' W 1878.9' thence due N 200', thence E 265', S 200', W 165' to point of beginning. Tope School Subdivision. Block 3, High School Addition. Mt. View Addition. Blocks 6, 9 and 10 and Lots 1 to 12, inclusive, Block 7, and that part of Block 8 lying SE of a line 155' NW and running parallel to the center line of West Sherwood Drive, all in Sherwood Addition be zoned as Residence "A" District.

All that part of Lot 16, Grandview Subdivision, lying south of a line 157' south and parallel to N line of SW1/4 Sec. 12, except W 150' of N 172' thereof, be zoned as Residence "A" District.

All Block 8 except that lying SE of a line 155' NW and parallel to the center line of W Sherwood Drive, Lots 13 to 18, inclusive, Block 7, all Block 12 except S 320', all in Sherwood Addition. All that part of Lot 16, Grandview Subdivision, lying North of a line 157' south and parallel to N line of SW1/4 Sec. 12 except the W. 150' thereof be zoned as Residence "B" District.

NW1/4 Lot 6 except S 50', SW1/4 Lot 11, both in Grandview Subdivision. W1/2 SE1/4 NW1/4 SE1/4 Sec. 12, T1S, R1W, U.M. That part of the West 3 acres of the E1/2 SE1/4 SW1/4 SE1/4 Sec. 12, and that part of the W1/2 SE1/4 SW1/4 SE1/4 Sec. 12 that lies north of the south line of Bunting Avenue in Arcadia Village produced, be zoned as Residence "B" District.

That part of S1/2 Lot 1 lying north and east of a line described as beginning on the East line of said Lot 1, 164' North of south line of Sec. 12, T1S, R1W, U. M., thence West to a point 164' north and 180' east of SW corner of said Sec. 12, thence North parallel to west line of said Sec. 12 to the south line of Bunting Avenue. N1/2 Lot 2, all of Lot 7, all in Grandview Subdivision, be zoned as Residence "C" District.

All that part of the West 3 acres of E1/2 SE1/4 SW1/4 SE1/4 and of the W1/2 SE1/4 SW1/4 SE1/4 that lies South of the south line of Bunting Avenue in Arcadia Village produced and north of line 320' north and parallel to the South line of Sec. 12, T1S, R1W, U.M. The West 3 1/2 acres of NW1/4 SE1/4 SE1/4 Sec. 12, Mesa College Campus. N. 150' of S 320' of Block 12, Sherwood Addition, be zoned as Residence "C" District.

Passed and adopted this 21st day of April, 1954.

/s/ Harry O. Colescott  
President of the Council

ATTEST:

/s/ Helen C. Tomlinson  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 892 was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 7th day of April, 1954, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said city at least ten days before its final passage.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of said City this 22nd day of April, 1954.

/s/ Helen C. Tomlinson  
City Clerk

First Pub April 9, 1954  
Final Pub April 26, 1954