

ORDINANCE NO. 996

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

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

Section 1. That Section 1 of Chapter 83 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado, and the zoning map accompanying said ordinance, be and it is hereby amended by designating the district and changing the boundary lines so that:

- Tract 1, commencing at the Northwest Corner of the SE 1/4 SW 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, thence South 36.1 feet, thence East 82.6 feet, thence North 36.16 feet, thence South 89⁰57' East 504.8 feet, thence North 89.13 feet, more or less, to the South line of East Main Street Addition to the City of Grand Junction, thence West along said South line of said East Main Street Addition to a point 89.13 feet North of the point of beginning, thence South to the point of beginning, be classified as Business "A".
- Tract 2, beginning at a point which lies South 89⁰57' East 82.6 feet from the Northwest Corner of the SE 1/4 SW 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian, which has been re-established according to a plat of the East Main Street Subdivision of Grand Junction, Colorado, as being 89.13 feet South of the City Monument at the intersection of the West line of 15th Street extended and the South line of the alley between Main Street and Colorado Avenue, thence South a distance of 300.16 feet, thence South 47⁰52' East a distance of 67.10 feet, thence along the arc of a curve to the left with a radius of 1073 feet a distance of 430.6 feet (the chord of which bears North 71⁰26' East a distance of 427.8 feet) to a concrete R.O.W. Marker, thence North 59⁰56' East a distance of 415.30 feet, more or less, to the point of intersection with the North line of said SE 1/4 SW 1/4 of said Section 13, thence North 89⁰57' West a distance of 814.75 feet, more or less, to the point of beginning, be classified as Industry "A".
- Tract 3, beginning at a point on the East City Limits of Grand Junction from which point the City Monument at the intersection of the West line of 15th Street (extended) and the South line of the Alley between Colorado Avenue and Main Street, bears North a distance of 125.3

feet; thence along the East City Limits of Grand Junction South a distance of 612.3 feet to the North right of way line of the D. & R. G. W. Railroad; thence along the North right of way line of the D.& R.G.W. Railroad North 72⁰52' East a distance of 706.6 feet; thence North 30⁰04' West a distance of 69.1 feet, thence North 59⁰56' East a distance of 494.7 feet, thence North 73⁰52' East a distance of 259.5 feet to the East line of the SW 1/4 of Section 13, thence along the East line of the SW 1/4 of Section 13, North 0⁰19' West a distance of 57.7 feet to the Northeast Corner of the SE 1/4 SW 1/4 Section 13, thence along the North line of the SE 1/4 SW 1/4 Section 13 West a distance of 423.8 feet, thence South 59⁰56' West a distance of 411.3 feet, thence along the arc of a curve to the right with a radius of 1073.0 feet a distance of 430.6 feet (the chord of which arc bears South 71⁰26' West a distance of 427.8 feet), thence North 47⁰52' West a distance of 67.1 feet, thence North a distance of 264.0 feet to the North line of Colorado Avenue extended, thence along the North line of Colorado Avenue extended West a distance of 82.6 feet, more or less, to the point of beginning, be classified as Business "A".

Tract 4, all that part of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 13, Township 1 South, Range 1 West of the Ute Meridian lying South of East Main Street Addition to the City of Grand Junction, be classified as Business "A".

PASSED AND ADOPTED this 6th day of February, 1957.

/s/ W. D. Lowe
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 996, 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 16th day of January, 1956, 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 7th day of February, 1957.

/s/ Helen C. Tomlinson
City Clerk

Proof of Publication February 8, 1957
Proof of Publication January 21, 1957