

ORDINANCE NO. 1253

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, TO PROVIDE FOR THE ZONING OF LANDS RECENTLY ANNEXED TO THE CITY.

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

That the Zoning Map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended by the addition of the zoning of the following lands recently annexed to the City of Grand Junction, such zoning to be as follows:

The West 423 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian and that part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian lying North of the Colorado River and East of U.S. Highway #50 shall be zoned as I-2 (Heavy Industrial) Zone.

Blocks 5, 6, and 7 of Orchard Mesa Heights Subdivision and all of Moon and Day Addition except Lots 10 and 11 of Block 34, Lots 13 through 17 of Block 35, and the East 37 feet of Lot 12 of Block 35, shall be zoned as C-1 (Light Commercial) Zone.

Lots 10 and 11 of Block 34, Lots 13 through 17 of Block 35, and the East 37 feet of Lot 12 of Block 35 of Moon and Day Addition shall be zoned as R-1-C (Single-Family Residence) Zone.

Beginning at a point 30 feet North and 40 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West 165 feet, thence North 300 feet, thence East 165 feet, thence South to the point of beginning, shall be zoned as B-2 (Neighborhood Business) Zone.

Beginning at a point 30 feet North and 205 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence North 300 feet, thence East 100 feet, thence South to the point of beginning, shall be zoned as P (Parking) Zone.

Beginning at a point which is 305 feet West and 30 feet North of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West to the center line of the Little Bookcliff Railroad right-of-way, thence Northeasterly along said center line to a point which is 505 feet North of the South line of said Section 2, thence East to a point 40 feet West of the East line of said Section 2, thence South 175 feet, thence West 265

feet, thence South to the point of beginning, shall be zoned as R-3 (Multiple-Family Residence) Zone.

Beginning at a point 505 feet North and 40 feet West of the Southeast corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West to the center line of the Little Bookcliff Railroad right-of-way, thence Northeasterly along said center line to the North line of the Southeast Quarter of the Southeast Quarter of said Section 2, thence East to a point 40 feet West of the East line of said Section 2, thence South to the point of beginning, shall be zoned as R-1-C (Single-Family Residence) Zone.

Fairmount Subdivision Lot 19 of Block 6 and Blocks 10, 11, 12, 13, 14 and that part of Block 9 North of the Grand Valley Canal, shall be zoned as R-1-C (Single-Family Residence) Zone.

Fairmount Subdivision Block 5 and that part of Block 9 South of the Grand Valley Canal shall be zoned as R-3 (Multiple-Family Residence) Zone.

That part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian which lies North and East of the Grand Valley Canal, shall be zoned as R-3 (Multiple-Family Residence) Zone.

Beginning at a point 30 feet West of the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence West 175 feet, thence North 160 feet, thence West 25 feet, thence North 170 feet, thence East 200 feet, thence South to the point of beginning, shall be zoned as R-3 (Multiple-Family Residence) Zone.

Blocks 1 and 2 of the Eagleton Subdivision shall be zoned as R-1-C (Single-Family Residence) Zone.

All such lands are in Mesa County, Colorado, and all zone categories are as stated in said Chapter 32.

PASSED AND ADOPTED this first day of March, 1967.

/s/ Ray A. Meacham
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY That the foregoing ordinance, being Ordinance No. 1253, 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 1st day of February, 1967, 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 2nd day of March, 1967.

/s/ Helen C. Tomlinson
City Clerk

Pub 2-7-67
Final Pub 3-5-67