

Published by Municipal Code Corporation

ORDINANCE NO. 1506

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ADDING THERETO THE ZONING ON CERTAIN LANDS WITHIN 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 adding the zoning on the following described land, situate in the City of Grand Junction, Mesa County, Colorado, to wit:

All that part of Section 23, Township 1 South, Range 1 West, U.M., included in the Central Orchard Mesa Annexation of December 19, 1973, to be zoned R-2-A (Two family Residential), EXCEPT that part of the SE 1/4 SE 1/4 lying South of the Colorado River to be zoned R-1-C (One family Residence), also EXCEPT beginning at the Northwest corner of the NE 1/4 SE 1/4 of said Section 23, thence South 503', thence West to the point of intersection with the City limits line prior to aforementioned annexation, thence North 2° 55' W 186 feet, thence North 2° 37' W 317 feet to the East-West Center Line of Section 23, Township 1 South, Range 1 West, U.M., thence East along said line to the point of beginning to be zoned I-2 (Heavy Industry), also EXCEPT beginning 503' South of the Northwest corner of the NE 1/4 SE 1/4 Section 23, Township 1 South, Range 1 West, U.M., thence South to the South bank of the Colorado River, thence Westerly along the South bank to the City limits line prior to aforementioned annexation, thence Northeasterly along said line 1231', thence East to the point of beginning to be zoned I-2 (Heavy Industry).

All that part of Section 26, Township 1 South, Range 1 West, U.M., included in the Central Orchard Mesa Annexation of December 19, 1973, to be zoned R-2-A (Two family Residence) EXCEPT beginning at the Northeast corner of said Section 26, thence South 660.9', thence West to the East right-of-way line of David Street, thence North to the North line of Section 26, Township 1 South, Range 1 West, U.M., thence East to the point of beginning to be zoned PD-B (Planned Development-Business), also EXCEPT beginning at the Southeast corner of Lot 8, Block 7, Fairley Subdivision, Section 26, Township 1 South, Range 1 West, U.M., thence North to the centerline of U.S. Highway 50, thence Northwesterly along said centerline to the point of intersection with the Southeasterly lot lines of Lots 3 & 4, Block 2, Fairley Subdivision projected, Section 26, Township 1 South, Range 1 West, U.M., thence Northeasterly along said lot lines 330' thence Southeasterly on a line parallel to and 330' North of the centerline of U.S. Highway 50 to the centerline of Palmer Street, thence South to the North line of the SW 1/4 NE 1/4, thence West to the point of beginning to be zoned H.O. (Highway Oriented), also EXCEPT beginning at the

Southeast corner of Lot 8, Block 7, Fairley Subdivision, in Section 26, Township 1 South, Range 1 West, U.M., thence West to the City limits prior to the Central Orchard Mesa Annexation of December 19, 1973, thence North to the Southwest lot line of Lot 4, Block 5, Fairley Subdivision, Section 26, Township 1 South, Range 1 West, U.M., thence Southeasterly along the Southwesterly lot lines of Lots 4 & 3, and the Northwesterly 25 feet of Lot 2, all in Block 5 of said Fairley Subdivision, thence Northwesterly at right angles to said Southwest lot lines to the center line of U.S. Highway 50, thence Southeasterly along said centerline to the East line of said Fairley Subdivision, thence South to the point of beginning to be zoned PD-M (Planned Development Mobile Home), also EXCEPT beginning at the intersection of the South line of the NW 1/4 NE 1/4, Section 26, Township 1 South, Range 1 West, U.M., and the Southwesterly right-of-way line of U.S. Highway 50, thence East along said quarter section line to the East line of Section 26, Township 1 South, Range 1 West, U.M., thence South to the Southwesterly line of U.S. Highway 50, thence Northwesterly along said right-of-way line to the point of beginning to be zoned H.O. (Highway Oriented), also EXCEPT beginning at the Southeast corner of Lot 10, Block 4, Fairley Subdivision in Section 26, Township 1 South, Range 1 West, U.M., thence North to the Southwesterly line of Lot 4, Block 5, said Fairley Subdivision, thence Southeasterly along said Southwesterly lot lines of Lots 4 & 3, and the Northwesterly 25 feet of Lot 2, thence Northeasterly at right angles to said Southwesterly lot lines to the centerline of U.S. Highway 50, thence Northwesterly along said centerline to the intersection of said centerline and the North line of Section 26, Township 1 South, Range 1 West, U.M., thence West along said line to the East line of the NW 1/4 NW 1/4 Section 26, Township 1 South, Range 1 West, U.M., thence South 660 feet, thence East to the point of beginning to be zoned H.O. (Highway Oriented).

All that part of Section 24, Township 1 South, Range 1 West lying South of the Colorado River to be zoned R-1-C.

All that part of Section 19, Township 1 South, Range 1 East, U.M., lying South of the Colorado River and included in the Central Orchard Mesa Annexation of December 19, 1973, to be zoned R-1-C (One Family Residence).

All that part of Section 25, Township 1 South, Range 1 West, U.M., included in the Central Orchard Mesa Annexation of December 19, 1973, to be zoned R-1-C (One family Residence), EXCEPT beginning 205.43' South of the Northwest corner of Section 25, Township 1 South, Range 1 West, U.M., thence East 285 feet, thence South 455.47 feet, thence West 285 feet, thence North to the point of beginning to be zoned PD-8 (Planned Development - Business), also EXCEPT beginning at the intersection of the West line of Section 25, Township 1 South, Range 1 West, U.M., and the centerline of Sherman Drive, thence East to the centerline of Dorothy Avenue, thence South to the Southwesterly right-of-way line of U.S. Highway 50, thence Northwesterly along said right-of-way line to the West line of Section 25, Township 1 South, Range 1 West, U.M.,

thence North along said line to the point of beginning to be zoned H.O. (Highway Oriented), also EXCEPT Lots 6 through 16, Block 6; Lots 6 through 16 and the South one-half of Lot 5, Block 7; Lots 17, 18, and the South one-half of Lot 16, Block 8; all in Artesia Heights Subdivision, Section 25, Township 1 South, Range 1 West, U.M., to be zoned H.O. (Highway Oriented).

PASSED and ADOPTED this 15th day of May, 1974.

Lawrence L. Kozisek

President of the Council

ATTEST:

Neva B. Lockhart

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1506, 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 May, 1974, 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 16th day of May, 1974.

Neva B. Lockhart

Neva B. Lockhart
City Clerk

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