

ORDINANCE NO. 1641

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY.

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

That the Zoning Map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended by changing the zoning on the following described land situate in the City of Grand Junction, Mesa County, Colorado, to wit:

Beginning at a point 50 feet West of the Southeast Corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, thence West along the South line of Said Section 2, a distance of 274.67 feet to the East boundary line of a tract of ground deeded to Patterson Gardens, Incorporated, a Colorado corporation, in deed recorded in Book 901 at Page 830, Mesa County records, thence North 0° 01' East 330.56 feet along East boundary of said tract recorded in Book 901 Page 830, thence East along the South boundary line of Patterson Gardens Subdivision as recorded in Plat Book 11 at Page 24 of Mesa County records, to the West boundary line of 12th Street, thence South along said West Boundary line of 12th Street to the point of beginning, EXCEPT the South 50 feet for road right-of-way,

from B-2, P and R-3 to PD-B (Planned Development - Business) Zone.

PASSED and ADOPTED this 2nd day of December, 1976.

Lawrence L. Kozisek

\_\_\_\_\_  
President of the Council

Attest:

Neva B. Lockhart

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1641, 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 17th day of November, 1976, 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 3rd day of December, 1976.

Neva B. Lockhart

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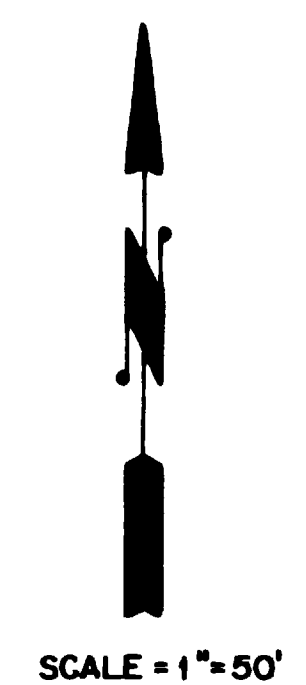
Neva B. Lockhart  
City Clerk

Published: November 19, 1976

Published: December 6, 1976

Effective: January 5, 1977

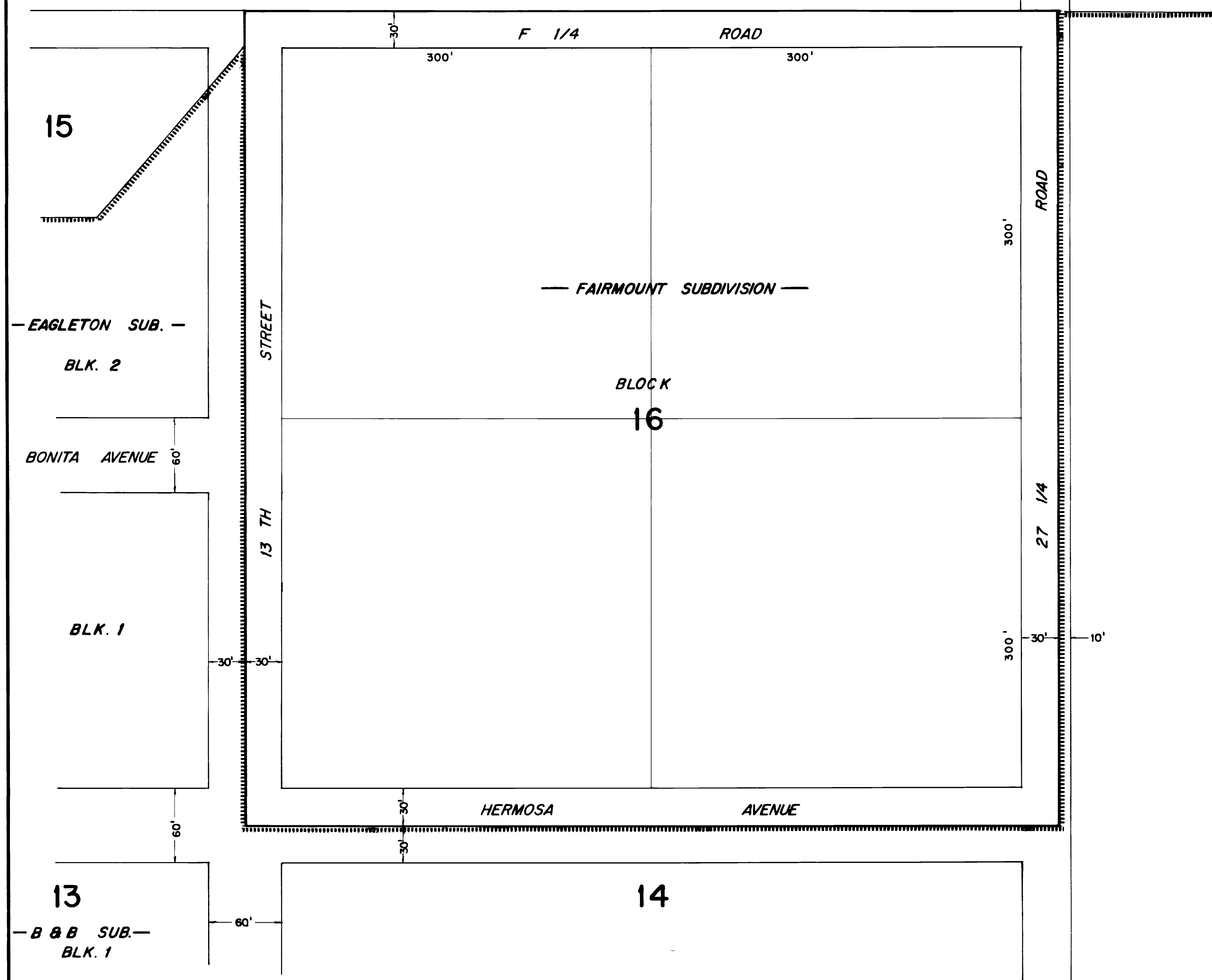
# BLOCK 16 FAIRMOUNT ANNEXATION



## LEGAL DESCRIPTION

Part of the Southwest one quarter Section 1, Township 1 South, Range 1 West, Ute Principal Meridian.

More particularly described as: Block 16 Fairmount Subdivision, Mesa County Colorado together with all dedicated road rights of way to the center of North 13 th, North 15 th, Hermosa Avenue and F 1/4 Road that are associated with this property.



## LEGEND

Boundary of existing corporate limits \_\_\_\_\_  
 Boundary of new corporate limits \_\_\_\_\_

## AREA OF ANNEXATION

Existing boundary contiguous to corporate limits \_\_\_\_\_ 1,890.0 FT.  
 Perimeter of area to be annexed \_\_\_\_\_ 2,640.0 FT.  
 Total annexed area in square feet \_\_\_\_\_ 435,600.0 SQ. FT.  
 Total annexed area in acres \_\_\_\_\_ 10.0 ACRES

## ENGINEER'S CERTIFICATE

I, Ronald P. Rish a Registered Professional Engineer hereby certify that the accompanying plat and legal description of Block 16 Fairmount Subdivision Annexation was prepared under my direct supervision from information secured from the Mesa County Clerk and Recorder's and Assessor's office.

SIGNED Ronald P. Rish  
 DATE Dec. 7, 1976  
 ORDINANCE N<sup>o</sup> 1640  
 EFFECTIVE DATE JANUARY 5, 1977

DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION, COLORADO			
BLOCK 16 FAIRMOUNT SUBDIVISION ANNEXATION			
DRAWN BY: <u>Rish</u>	DATE: <u>11-5-76</u>	HORIZONTAL SCALE: <u>1"=50'</u>	VERTICAL SCALE: <u>None</u>
CHECKED BY:	DATE:	FIELD BOOK N <sup>o</sup> :	SHEET:
APPROVED BY:	DATE:	PAGE N <sup>o</sup> :	DRWG. N <sup>o</sup> :