

ORDINANCE NO. 2128

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 OF 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 changing the zoning of the following described land situated in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

PARCEL A: - Beginning at a point 40.0 feet West and 25.0 feet South 0 deg. 03 min. West from the Northeast Corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence South 0 deg. 03 min. West 304.7 feet, thence East 10.0 feet, thence South 0 deg. 03 min. West 109.7 feet, thence West 274.92 feet to the East right-of-way of 11th Street, thence North 0 deg. 03 min. East along the Easterly right-of-way of 11th Street 124.7 feet, thence West 50.0 feet, thence along the arc of a 50.0 foot radius curve to the left 22.55 feet (the chord of which bears South 77 deg. 05 min. West 22.36 feet) said point being on the North right-of-way of the alley, thence West 258.32 feet to the Easterly right-of-way of College Place, thence North 0 deg. 02 min. East 294.59 feet, thence East along the Southerly right-of-way of Walnut Avenue 595.2 feet to the point of Beginning;

PARCEL B: - Beginning 220 feet North and 30 feet West of the East Quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian, thence West 299.92 feet; North 109.64 feet; East 299.92 feet South to Point of Beginning except West 25 feet;

PARCEL C: - Block 1, Kister Addition Subdivision, CITY OF GRAND JUNCTION;

from zone RMF-64 (Residential Multi-Family - 64 units per acre) to PB (Planned Business).

PASSED and ADOPTED this 1st day of June, 1983.

Gary Lucero

President of the Council

Attest:

Theresa F. Martinez

Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No.

2128, 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 18th day of May, 1983, 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 June, 1983.

Theresa F. Martinez

Deputy City Clerk

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Effective: July 3, 1983