

ORDINANCE NO. 2148

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:

A parcel of land situated in a part of Block 14, Fairmount Subdivision, City of Grand Junction, as recorded in Book 1 at Page 19 in the office of the Clerk and Recorder, Mesa County, Colorado, said Block 14 Fairmount Subdivision being a part of the SE 1/4 SW 1/4 SW 1/4 of Section 1, T.1.S., R.1.W. of the Ute Meridian, said parcel being more particularly described as follows:

Commencing at the SW Corner of Said Section 1; Thence S 89 deg. 53 min. 24 sec. E along the south line of the SW 1/4 SW 1/4 of said Section 1 a distance of 773.63 feet; Thence N 00 deg. 06 min. 36 sec. E 30.00 feet to the TRUE POINT OF BEGINNING of said parcel; Thence continuing N 00 deg. 06 min. 36 sec. E 310.00 feet; Thence N 89 deg. 53 min. 24 sec. W 113.10 feet to the west line of the SE 1/4 SW 1/4 SW 1/4 of said Section 1; Thence N 00 deg. 00 min. 04 sec. W along said west line of the SE 1/4 SW 1/4 SW 1/4 of said Section 1 a distance of 289.41 feet to a point from whence the NW Corner of the SE 1/4 SW 1/4 SW 1/4 of said Section 1 bears N 00 deg. 00 min. 04 sec. W 30.00 feet; Thence S 89 deg. 54 min. 36 sec. E 631.17 feet to the NE Corner of said Block 14, Fairmount Subdivision; Thence S 00 deg. 00 min. 09 sec. E 599.63 feet to the SE Corner of said Block 14, Fairmount Subdivision; Thence N 89 deg. 53 min. 24 sec. W 518.68 feet to the TRUE POINT OF BEGINNING, containing 7.884 acres.

Together with an easement for drainage purposes as recorded in Book 550 at Page 248 in the office of the Clerk and Recorder, Mesa County, Colorado.

from RSF-8 (Residential Single Family - 8 units per acre) to PB (Planned Business).

PASSED and ADOPTED this 5th day of October, 1983.

Gary S. Lucero

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2148, 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 21st day of September, 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 6th day of October, 1983.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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Effective: November 6, 1983