

ORDINANCE NO. 2205

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 tract of land located in the City of Grand Junction, County of Mesa, State of Colorado and being all of Lots 1 and 2 Little Bookcliff Subdivision as per map recorded in Book 12, Page 210 of maps in the office of the Clerk and Recorder of said county and a portion of Lot 3, Block No. 1, La Villa Grande as per map recorded in Book 11, Page 182 of maps in the office of said Clerk and Recorder, and a portion of the vacated right-of-way of Little Bookcliff Avenue.

Beginning at the N.W. corner of said Lot 2, Little Bookcliff Subdivision and considering the North line NE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West, Ute Meridian to bear S 89 deg. 57 min. 52 sec. E with all other bearings contained herein relative thereto;

Thence along the arc of a curve to the right whose radius is 20.00 feet whose central angle is 49 deg. 59 min. 41 sec. and whose long chord bears N 58 deg. 03 min. 26 sec. E 16.90 feet;

Thence along the arc of a curve to the left whose radius is 50.00 feet, whose central angle is 252 deg. 36 min. 08 sec. and whose long chord bears N 43 deg. 14 min. 47 sec. W 80.59 feet to a point on the southerly line of Lot 3, Block No. 1 of said La Villa Grande

Thence N 55 deg. 57 min. 52 sec. W along said southerly line a distance of 85.95 feet;

Thence N 00 deg. 02 min. 08 sec. E 239.22 feet to a point on the northerly line of said Lot 3, Block No. 1, La Villa Grande;

Thence S 89 deg. 57 min. 52 sec. E 304.25 feet to the NE corner of said Lot 3, Block No. 1, La Villa Grande;

Thence S 16 deg. 25 min. 12 sec. E 42.59 feet to the most northerly corner of Lot 1, Little Bookcliff Subdivision;

Thence along the boundary of Lots 1 and 2, Little Bookcliff Subdivision by the following seven (7) courses and distances;

(1) S 42 deg. 42 min. 12 sec. E 344.00 feet;

(2) S 86 deg. 36 min. 03 sec. E 32.51 feet;

(3) S 32 deg. 26 min. 00 sec. W 35.50 feet;

(4) S 01 deg. 07 min. 00 sec. W 185.44 feet;

(5) S 90 deg. 00 min. 00 sec. W 512.22 feet;

(6) Along the arc of a curve to the right whose radius is 20.00 feet, whose central angle is 123 deg. 03 min. 36 sec. and whose long chord bears N 28 deg. 28 min. 12 sec. W 35.16 feet;

(7) N 33 deg. 03 min. 36 sec. E 150.45 feet to the point of beginning containing 5.044 acres.

Subject to Easement and Rights-of-Way of Record.

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

PASSED and ADOPTED this 15th day of August, 1984.

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2205, 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 August, 1984, 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 August, 1984.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk

Published: August 3, 1984

Published: August 17, 1984

Effective: September 16, 1984