

ORDINANCE NO. 2233

AN ORDINANCE REVERTING THE ZONING ON CERTAIN LANDS IN THE CITY TO THE FORMER ZONING CATEGORY.

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

That in accordance with the provisions of Chapter 32 of the Code of Ordinances of the City of Grand Junction, the zoning map, a part of Chapter 32, be amended by the reversion of zoning on the following lands, all situated in the City of Grand Junction, County of Mesa, State of Colorado, to the zoning categories indicated, to wit:

#16-79 Crown Heights, Filing #2

That real property situated and lying within the Northwest Quarter of the Northeast Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian; being more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian; thence North 00 deg. 03 min. 10 sec. East 716.50 feet; thence South 89 deg. 38 min. 46 sec. East 511.55 feet; thence South 00 deg. 03 min. 10 sec. West 180.00 feet; thence South 89 deg. 55 min. 41 sec. East 9.00 feet; thence South 00 deg. 03 min. 10 sec. West 99.99 feet; thence South 10 deg. 27 min. 44 sec. East 55.94 feet; thence South 00 deg. 03 min. 10 sec. West 86.00 feet; thence South 89 deg. 55 min. 41 sec. East 14.80 feet; thence South 00 deg. 03 min. 10 sec. West 86.00 feet; thence South 00 deg. 09 min. 10 sec. East 55.00 feet; thence South 00 deg. 03 min. 10 sec. West 152.00 feet; thence North 89 deg. 55 min. 41 sec. West 545.74 feet to the Point of Beginning;

from zoning category PR-8 (Planned Residential - 8 units per acre) to RSF-4 (Residential Single-Family - 4 units per acre);

#3-81 Tamerlane:

the Southeast Quarter of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian;

from zoning category PR-11 (Planned Residential - 11 units per acre) to RSF-4 (Residential Single Family - 4 units per acre);

#37-81 Guffey:

That real property situated in Section 14, Township 1 South, Range 1 West, Ute Meridian, and being more particularly described as follows: Lots 11 and 12, Block 129, City of Grand Junction;

from zoning category PB (Planned Business) to B1 (Light Business);

#70-81 Orchard Grove:

Lots 1 through 17, both inclusive, Block 1, Overhill Annex Subdivision;

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

#92-81 Crestview:

A tract of land located in a part of the Northeast Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, being more particularly described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 1, thence North 89 deg. 47 min. 53 sec. West along the South Line of the Northeast Quarter of the Southwest Quarter of said Section 1 a distance of 990.56 feet; thence North 00 deg. 01 min. 40 sec. East along the West Line of the East Half of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 1 a distance of 338.43 feet to the centerline of an existing wash; thence along said centerline by the following three courses and distances:

1) South 70 deg. 11 min. 00 sec. East a distance of 422.05 feet

2) North 64 deg. 43 min. 00 sec. East a distance of 39.60 feet

3) North 29 deg. 43 min. 00 sec. East a distance of 234.61 feet;

thence North 88 deg. 15 min. 00 sec. East a distance of 251.70 feet; thence South 00 deg. 02 min. 40 sec. West a distance of 140.59 feet; thence South 89 deg. 10 min. 08 sec. East a distance of 189.99 feet to a point on the East Line of the Northeast Quarter of the Southwest Quarter of said Section 1; thence South 00 deg. 02 min. 40 sec. West along said East line of the Northeast Quarter of the Southwest Quarter of Section 1 a distance of 283.85 feet to the Point of Beginning; ALSO All of Lot 27, Crest View Subdivision as filed and recorded in the Office of the Clerk and Recorder, Mesa County, Colorado;

from zoning category PR-8 (Planned Residential - 8 units per acre) to the zoning category RSF-4 (Residential Single Family - 4 units per acre);

and

#105-81 Hodges Addition:

Lots 13 and 16, Block 5 in Fairmount Subdivision in Section 12, Township 1 South, Range 1 west, Ute Meridian, EXCEPT three parcels of land described as follows:

PARCEL 1: Beginning at the Northwest Corner of said Lot 13, thence South 75 feet, thence East 230 feet, thence North 75 feet, thence West 230 feet to the point of beginning; PARCEL 2: Beginning at the Southeast Corner of said Lot 16, thence North 150 feet, thence

