

ORDINANCE NO. 2462

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY LOCATED GENERALLY SOUTHEAST OF 27 1/2 AND G ROADS.

The Council finds that the applicant has complied with applicable regulations of the City's Development Code and that the Planning Commission has recommended that the rezoning request be granted;

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

That the zoning category of the land described as:

That part of the NorthWest Quarter of the NorthEast Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, being described as follows: Considering the West line of the NorthWest Quarter of the NorthEast Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian to bear N 00 deg. 03 min. 10 sec. E and all bearings contained herein to be relative thereto; Beginning at the North Quarter corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian (a Mesa County Brass Cap in place); thence S 89 deg. 55 min. 46 sec. E 1320.05 Feet to the NorthEast corner of the NorthWest Quarter NorthEast Quarter, Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence S 00 deg. 01 min. 19 sec. W 662.44 Feet along the East line of the NorthWest Quarter NorthEast Quarter, Section 1, Township 1 South, Range 1 West of the Ute Meridian to the NorthEast corner of Crown Heights, First Filing, according to the plat thereof which is recorded in Plat Book 12, pages 336-337; thence Westerly along the North line of Crown Heights, First Filing, the following four (4) courses and distances: (1) N 89 deg. 56 min. 12 sec. W 42.00 Feet; (2) N 77 deg. 12 min. 31 sec. W 90.00 Feet; (3) S 79 deg. 12 min. 51 sec. W 67.18 Feet; (4) N 89 deg. 38 min. 46 sec. W 612.40 Feet to the NorthWest corner of Crown Heights, First Filing; Thence N 00 deg. 03 min. 10 sec. W 67.20 Feet; thence N 89 deg. 38 min. 46 sec. W 511.16 Feet to the West line of the NorthWest Quarter of the NorthEast Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence N 00 deg. 03 min. 10 sec. E 582.30 feet to the point of beginning; EXCEPT the West 33.00 Feet and the North 30.00 Feet of the above described property for the rights-of-way for 27-1/2 Road and G Road respectively, containing 17.64 acres as described.

Is hereby rezoned from RSF-4 to PR with a maximum density of 4 units per acre.

INTRODUCED this 17th day of January, 1990.

PASSED and ADOPTED this 7th day of February, 1990.

R.T. Mantlo

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2462, 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 January, 1990, 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 8th day of February, 1990.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk