

ORDINANCE NO. 2476

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY WITH A STREET ADDRESS OF 215 RICE STREET

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 on the following lands be changed as indicated:

PARCEL 1:

Commencing at the Northeast corner of the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, whose North line is considered to bear S 89 deg. 39 min. 16 sec. W and all bearings contained herein to be relative thereto; thence S 89 deg. 29 min. 16 sec. W along said North line a distance of 628.49 feet; thence leaving said North line S 00 deg. 01 min. 00 sec. E 65.64 feet to the point of beginning; thence continuing S 00 deg. 01 min. 00 sec. E along the Westerly right-of-way line of Rice Street 774.70 feet; thence leaving said Westerly right-of-way line N 89 deg. 58 min. 00 sec. W 126.00 feet; thence S 00 deg. 01 min. 00 sec. E 149.75 feet to the Northerly right-of-way of Main Street; thence N 89 deg. 55 min. 23 sec. W along said Northerly right-of-way 226.78 feet to the Easterly right-of-way of Crosby Avenue; thence N 40 deg. 50 min. 00 sec. W along said Easterly right-of-way 685.43 feet to the Southerly right-of-way of Colorado State Highway 340; thence along said Southerly right-of-way the following four (4) courses and distances:

(1) N 63 deg. 23 min. 00 sec. E 501.31 feet;

(2) N 00 deg. 01 min. 00 sec. W 27.79 feet;

(3) N 63 deg. 23 min. 00 sec. E 164.95 feet;

(4) 220.14 feet along the arc of a curve to the right, having a central angle of 11 deg. 00 min. 00 sec., a radius of 1146.63 feet, and whose long chord bears N 68 deg. 53 min. 00 sec. E a distance of 219.80 feet to the point of beginning.

PARCEL 2:

Commencing at the Northeast corner of the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, whose North line is considered to bear S 89 deg. 39 min. 16 sec. W and all bearings contained herein to be relative thereto; thence S 89 deg. 39 min. 16 sec. W 409.79 feet; thence S 00 deg. 01 min. 00 sec. E 1091.81 feet to the point of beginning; thence continuing S 00 deg. 01 min. 00 sec. E along the Westerly right-of-way of

Spruce Street a distance of 224.5 feet; thence leaving said Westerly right-of-way line S 41 deg. 01 min. 23 sec. E 68.97 feet; thence N 89 deg. 55 min. 23 sec. W 4.89 feet to the Easterly right-of-way of Crosby Avenue; thence N 40 deg. 50 min. 00 sec. W along said Easterly right-of-way line a distance of 297.06 feet to the Southerly right-of-way line of Main Street; thence along said Southerly right-of-way line S 89 deg. 55 min. 23 sec. E 484.99 feet to the point of beginning.

are hereby rezoned from I-1 to PZ.

PASSED and ADOPTED this 6th day of June, 1990.

William E. McCurry

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2476, 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 2nd day of May, 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 7th day of June, 1990.

Neva B. Lockhart

Neva B. Lockhart, CMC  
City Clerk

Published: May 11, 1990

Published: June 8, 1990

Effective: July 8, 1990