

ORDINANCE NO. 2546

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY AT THE NORTHWEST CORNER OF 29 1/2 ROAD AND NORTH AVENUE

WHEREAS, 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:

A parcel of land located in the southwest quarter of section 8, township 1 south, range 1 east of the Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the southeast corner of the southwest quarter of said section 8; thence N 00 deg. 00 min. 00 sec. E, a distance of 61.02 ft.; thence N 89 deg. 52 min. 51 sec. W, a distance of 30.00 feet to the point of beginning;

Thence N 00 deg. 00 min. 00 sec. E along the west right of way of 29 1/2 Road and parallel with the east line of the southwest quarter of said section 8, a distance of 330.98 feet to the southeast corner of Palace Estates Subdivision, a plat on file and recorded in the office of the Mesa County Clerk and Recorder at Reception No. 1179340; thence continuing N 00 deg. 00 min. 00 sec. E along the east line of said Palace Estates Subdivision, a distance of 240.90 feet to a point of curve; thence along the arc of a curve to the left having a central angle of 89 deg. 55 min. 22 sec., a radius of 25.00 feet, and an arc length of 39.24 feet to a point of tangent; thence N 89 deg. 55 min. 22 sec. W, a distance of 606.07 feet; thence N 00 deg. 00 min. 21 sec. E a distance of 3.00 ft.; thence N 89 deg. 41 min. 59 sec. W, a distance of 330.52 feet; thence S 00 deg. 00 min. 15 sec. W, a distance of 609.32 feet; thence S 89 deg. 52 min. 51 sec. E a distance of 951.58 feet to a point of curve; thence along the arc of a curve to the left having a central angle of 90 deg. 07 min. 09 sec., a radius of 10.00 feet, and an arc length of 15.73 feet to the point of beginning.

Said parcel containing 13.41 acres more or less.

Basis of bearings is the east line of the southwest quarter of said section 8, being N 00 deg. 00 min. 00 sec. E.

is hereby rezoned from County zoning of C (Commercial) and R-4 (residential) to City zoning of PC (Planned Commercial).

Introduced this 20th day of November, 1991.

Passed and adopted this 4th day of December, 1991.

President of the City Council

Attest:

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2546, 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 20th day of November, 1991, 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 5th day of December, 1991.

Neva B. Lockhart, CMC
City Clerk

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Effective: January 7, 1992