

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2807

REZONING LAND LOCATED BETWEEN RICE AND SPRUCE STREETS AND
HIGHWAY 340 AND WEST MAIN STREET FROM I-1 TO PZ

Recitals:

Mesa County is requesting that approximately 4 acres of property in their ownership, bounded by Highway 340 on the north, Rice Street on the west, Spruce Street on the east and Main Street on the south, be rezoned from I-1 to PZ (Public Zone). This would allow for office uses as proposed by the County.

The Zoning and Development Code states that "the Public Zone provides for uses and facilities in the ownership or control of federal, state, and local governments or political subdivisions. The purpose of the public zone is to provide identification of public ownership uses and facilities to protect public investment and interest". The public zone designation will accommodate the County's needs for office uses and is consistent with surrounding zoning and uses.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land as described on attachment A is hereby rezoned from I-1 to PZ:

INTRODUCED for FIRST READING and PUBLICATION this 18th day of January, 1995.

PASSED and ADOPTED on SECOND READING this 1st day of February, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council

MESA COUNTY JUSTICE CENTER - PROPOSED REZONE AREA NO.1
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN, ALSO BEING A PORTION OF BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE BLOCK MONUMENT LINE BETWEEN BLOCK'S 1 AND 2 OF SAID MOBLEY'S FIRST SUBDIVISION TO BEAR N 00°01'00" W AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1 OF SAID MOBLEY'S FIRST SUBDIVISION, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEARS N 54°28'28" E A DISTANCE OF 503.48 FEET; THENCE N 89°58'01" W ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 188.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION ALSO BEING A POINT ON THE EASTERLY SIDELINE OF RICE STREET OF MOBLEY'S FIRST SUBDIVISION; THENCE N 00°01'00" W ALONG SAID EASTERLY SIDELINE OF RICE STREET OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 132.58 FEET TO THE CENTERLINE OF A VACATED ALLEY OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION RECORDED IN BOOK 980, PAGE 265 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE S 89°58'00" E ALONG SAID CENTERLINE OF A VACATED ALLEY OF BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION RECORDED IN BOOK 980, PAGE 265 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO A DISTANCE OF 25.00 FEET; THENCE N 00°01'00" W A DISTANCE OF 54.54 FEET; THENCE S 89°58'00" E A DISTANCE OF 31.20 FEET; THENCE N 00°01'00" W A DISTANCE OF 78.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION; THENCE S 89°58'00" E ALONG SAID NORTHERLY BOUNDARY LINE OF BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 132.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION ; THENCE S 00°01'00" E ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 1 OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 265.15 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS 44286 SQ. FT. OR 1.0167 ACRES MORE OR LESS

DESCRIPTION WRITTEN BY:
BERNARD F. KOCHEVAR, JR. PLS 20141

MESA COUNTY JUSTICE CENTER - PROPOSED REZONE AREA NO.2
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN, BEING ALL OF BLOCK 4 AND BLOCK 5 OF MOBLEY'S FIRST SUBDIVISION AND A PORTION OF THE LITTLE BOOK CLIFF RAILROAD YARD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE BLOCK MONUMENT LINE BETWEEN BLOCK'S 1 AND 2 OF SAID MOBLEY'S FIRST SUBDIVISION TO BEAR N 00°01'00" W AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
BEGINNING AT THE NORTHEAST CORNER OF BLOCK 4 OF SAID MOBLEY'S FIRST SUBDIVISION, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEARS N 47°43'20" E A DISTANCE OF 553.80 FEET; THENCE N 89°58'00" W ALONG THE NORTHERLY BOUNDARY LINE OF SAID BLOCK 4 OF MOBLEY'S FIRST SUBDIVISION ALSO BEING THE SOUTHERLY SIDELINE OF WHITE AVENUE OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 218.69 FEET TO THE WESTERLY SIDELINE OF RICE STREET OF MOBLEY'S FIRST SUBDIVISION; THENCE S 00°01'00" E ALONG SAID WESTERLY SIDELINE OF RICE STREET OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 471.66 FEET TO THE CENTERLINE OF AN ABANDON DENVER AND RIO GRAND RAILROAD SPUR RIGHT-OF-WAY RECORDED IN BOOK 975, PAGES 654 AND 655 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO; THENCE N 89°58'41" W ALONG SAID CENTERLINE OF AN ABANDON DENVER AND RIO GRAND RAILROAD SPUR RIGHT-OF-WAY RECORDED IN BOOK 975, PAGES 654 AND 655 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO A DISTANCE OF 126.00 FEET; THENCE S 00°01'00" E A DISTANCE OF 149.96 FEET TO A POINT ON THE NORTHERLY SIDELINE OF MAIN STREET OF MOBLEY'S FIRST SUBDIVISION; THENCE S 89°58'41" E ALONG SAID NORTHERLY SIDELINE OF MAIN STREET OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 344.46 FEET TO THE SOUTHEAST CORNER OF BLOCK 5 OF SAID MOBLEY'S FIRST SUBDIVISION ALSO BEING A POINT ON THE WESTERLY SIDELINE OF SPRUCE STREET OF SAID MOBLEY'S FIRST SUBDIVISION; THENCE N 00°00'59" E ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 331.23 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 5 OF MOBLEY'S FIRST SUBDIVISION; THENCE N 00°00'29" W CONTINUING ALONG SAID WESTERLY SIDELINE OF SPRUCE STREET OF MOBLEY'S FIRST SUBDIVISION A DISTANCE OF 290.34 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS 154776 SQ. FT. OR 3.5532 ACRES MORE OR LESS
DESCRIPTION WRITTEN BY:
BERNARD F. KOCHEVAR, JR. PLS 20141