



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: File

FROM: Karl Metzner *KGM*

DATE: January 17, 1990

RE: Zoning of North Side 1800 Block Bunting Avenue

The 1965 zoning regulation map shows this block zoned R-2 which allowed duplex and four-plex residential units. A zoning map identified by dating annexations as being from September or October 1974 also shows the R-2 zoning. Another zoning map identified as being from February 1975 shows the zoning of this block as R-1-C (Single Family Residential). Research of the City Clerk's records showed no adopted ordinances changing the zoning on this block.

Dan Wilson, City Attorney, and I agree that the change in zoning was the result of a clerical error when the 1975 map was prepared. Since the zoning was never legally changed, it is still considered multifamily. In 1981 the R-2 zone name was changed to RMF-32. As of this date, the zoning of the 1800 block of Bunting Avenue north side is considered to be RMF-32.

KGM/bd