

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2972

REZONING LAND LOCATED AT  
12TH STREET AND ORCHARD AVENUE

Recitals:

A rezone from RMF-64 (Residential Multi-family - not to exceed 64 units per acre) to PB (Planned Business) located at the northwest corner of 12th Street and Orchard Avenue to permit development of a parking facility and use of an existing building for Community Hospital. The Planning Commission at their December 10th meeting approved a final plan for the subject parcel and recommended approval of the proposed zoning.

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

That the land described below is rezoned from RMF-64 (Residential Multi-family - not to exceed 64 units per acre) to PB (Planned Business) as follows:

Beg at a pt N89°58'W 219.92ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N00°04'E 220ft; thence N89°58'W 85ft; thence S00°04'W 220ft to the center line of Orchard Avenue; thence along the said center line S89°58'E 85feet to the POB; AND beg at a pt N89°58'W 30ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N89°58'W 189.92ft; thence N00°04'E 220ft; thence S89°58'E 189.92ft; thence S00°04'W 220ft to the POB; EXCEPT tract deeded to the City of Grand Junction by Quit Claim Deed recorded in B-819, P-137; TOGETHER WITH the E half of alley adjacent to the W side of the above described parcels as vacated in Ord recorded August 12, 1983 in B-1449 P-638.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of December, 1996.

PASSED on SECOND READING this 15th day of January, 1997.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Linda Afman  
President of City Council