

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3033

ZONING A PORTION OF A PARCEL OF LAND ON THE NORTHWEST
CORNER OF 12th STREET AND PATTERSON ROAD

Recitals.

A rezone from Residential Single Family 8 Units Per Acre (RSF-8) to Parking, Offstreet (P) has been requested for the northwest portion of the property located on the northwest corner of 12th Street and Patterson Road for purposes of constructing a parking lot. The City Council finds that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its October 7, 1997 hearing, recommended approval of the rezone request from RSF-8 to P.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PORTION OF THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PARKING, OFFSTREET (P):

Commencing at a Mesa County Survey Marker for the SW corner of Section 1, T1S, R1W of the U.M, from whence a hinge nail and washer for the intersection of the west line of said Section 1 and the centerline of Hermosa Avenue bears N00°01'00"E, according to the plat of Patterson Gardens; thence N00°01'00"E 276.31'; thence S89°59'00"E 40' to the POB; thence N00°01'00"E on the east ROW line of 12th street 207.99' to the south line of an east-west alley; thence S89°53'35"E on said south line 202.00'; thence leaving said south line S00°01'00"W, parallel to the west line of said Section 1 207.67'; thence N89°59'00"W 202.00' to the beginning.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of October, 1997.

PASSED on SECOND READING this 5th day of November, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet Terry
President of Council