

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3070

REZONING LAND LOCATED AT 1st STREET AND GRAND AVENUE AND  
VACATING THE EAST-WEST ALLEY RIGHT-OF-WAY.

Recitals:

A rezone from C-2 (Heavy Commercial) to B-3 (Retail Business) located at 1st Street and Grand Avenue to allow for development of a retail business and a portion of P (Parking, Off-Street) to B-3 (Retail Business). The Planning Commission at their August 18, 1998 meeting recommended approval of the rezone request and the vacation of the east-west alley right-of-way at the same location. The City Council hereby finds that the rezone meets the criteria set forth in Section 4-4-4 of the Zoning and Development Code and the vacation of the right-of-way is in compliance with the criteria set forth in Section 8-3 of the Zoning and Development Code.

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

That the land described below is hereby rezoned from C-2 (Heavy Commercial) to B-3 (Retail Business):

A parcel of land in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being part of Block 77, of the CITY OF GRAND JUNCTION, Mesa County Colorado, being more particularly described as:

All of Lots 1 - 5, Block 7, and Lots 21 - 24, Block 77, and the western 10 feet of Lot 20.

That the land described below is hereby rezoned from P (Parking, Off-Street) to B-3 (Retail Business):

A parcel of land in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being part of Block 77, of the CITY OF GRAND JUNCTION, Mesa County Colorado, being more particularly described as:

The South 10 feet of Lots 6 through 12, Block 77, of the CITY OF GRAND JUNCTION, Mesa County, Colorado.

The above-described parcel contains 0.006 Acres, as described.

That the land described below, known as the east-west alley right-of-way, is hereby vacated:

A parcel of land in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Meridian, being part of Block 77, of the CITY OF GRAND JUNCTION, Mesa County Colorado, being more particularly described as:

The 20 foot alley at Block 77, of the CITY OF GRAND JUNCTION, Mesa County, Colorado, lying between Lots 1 through 4, and Lots 21 through 24.

The above-described alley contains 0.046 Acres, as described.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of August, 1998.

PASSED on SECOND READING this 2nd day of September, 1998.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of City Council

**CORRECTION OF A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION IN ORDINANCE NO. 3070**

Ordinance No. 3070, which was recorded on September 15, 1998, contained a typographical error in the legal description of the alley being vacated.

The Ordinance vacated an alley right-of-way for the purposes of facilitating the development of a Rite Aid store to occur at the intersection of 1st and Grand Avenue in the City of Grand Junction.

The legal description which was published read, "All of Lots 1 - 5, Block 7, and Lots 21 - 24, Block 77, and the western 10 feet of Lot 20."

The legal description should have read, "All of lots 1 - 5, Block 77 and Lots 21 - 24, Block 77, and the western 10 feet of Lot 20 in Block 77."

This correction is intended to be recorded and is intended to provide notice that the legal description in Ordinance No. 3070 has now been corrected. This corrected legal description may be verified by reference to the files of the City's Community Development department. The City's other planning files support the correction of this legal description.

/s/ Lori Bowers  
Lori Bowers, Associate Planner  
Community Development Department

Date: 11-3-98

STATE OF COLORADO     )  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 3rd day of November, 1998 by Lori Bowers.

Witness my hand and official seal:

/s/ Stephanie Nye  
Notary Public

My Commission expires:  
10-10-02

