

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3086

REZONING A PROPERTY AT THE NORTHWEST CORNER OF 12TH STREET AND
BOOKCLIFF AVENUE

Recitals:

The applicant is requesting a rezone of the properties at the northwest corner of 12th Street and Bookcliff Avenue from RMF-64 (Residential Multi-family, 64 units per acre) to B-1 (Limited Business). The Planning Commission at their December 8, 1998 hearing recommended approval of the rezone request. The City Council finds that the rezone meets the criteria set forth in Section 4-4-4 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 RMF-64 to B-1:

Beg 150' N of SE corner Lot 4 of Capital Hill Subdivision Sec 11 T1S R1W west 175' north 10' west 25' north 170' east to Grand Valley Canal southeasterly to east line of Lot 4 south to Beginning, Except road ROW ON north + east 35' FOR Road ROW; and, Beg SE cor Lot 4 Capital Hill Subdivision Sec 11 T1S R1W north 150' west 125' south 150' east to beginning; Except south 30' + east 5' For Road ROW & Also Except ROW on SE cor described in Book 2054 Page 88/89 Mesa County, Colorado; and, Beginning 125' west of SE cor Lot 4 Capital Hill Subdivision Sec 11 T1S R1W north 150' west 50' south 150' east to beginning; Except south 10' as described in Book 1106 Page 143 Mesa County.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of December, 1998.

PASSED on SECOND READING this 6th day of January, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of City Council