

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3324

Ordinance Zoning 1315 College Place, 1405 College Place, 1435 College Place, 1450 North 12th Street, 1460 North 12th Street and 1235 Kennedy Avenue.

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Community Service and Recreation (CSR) zone district to these parcels for the following reasons:

- CSR zone district meets the recommended land use categories as shown on the future land use map of the Growth Plan, and the Growth Plan's goals and policies.
- CSR zone district meets the criteria found in Sections 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR zone district be established.

The Planning Commission and City Council find that the CSR zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following parcels shall be zoned Community Service and Recreation (CSR) zone district:

LEGAL DESCRIPTIONS

1315 College Place
South ½ lot 19 + Lots 20 & 21 in Block 1, McMullin and Gormley subdivision
Tax Parcel 2945-114-21-010

1405 College Place
Lots 11& 12 in Block 1, McMullin and Gormley Subdivision
Tax Parcel 2945-114-21-006

1435 College Place
Lots 5 & 6 in Block 1, McMullin and Gormley Subdivision
Tax Parcel 2945-114-21-003

1450 North 12th & 1235 Kennedy
All of Lots 1,2,3,4,5,6,7 in block 2 of AMENDED PLAT OF
HENDERSON HEIGHTS EXCEPT The North 10 feet thereof; and all of Lots 26,
27, 28, 29, 30, 32, 33, and 34 in Block 2 of AMENDED PLAT OF HENDERSON
HEIGHTS, TOGETHER WITH vacated alley as shown by Ordinance 1899
recorded July 11, 1980 in Book 1265 at Page 800 and as shown by Ordinance
2050 recorded May 13, 1982 at Page 253,

EXCEPT all of the following:

The North 110 feet of Lots 1,2,and 3, Block 2, the North 75 feet of Lots 4 and 5,
Block 2, and the North 75 feet of the West 17.96 feet of Lot 6, Block 2, the North
97 feet of the east 7.21 feet of Lot 6, Block 2, and the North 97 feet of Lot 7,
Block 2, the North 7.3 feet of the West 9.55 feet of Lot 26, Block 2, the North 7.3
feet of Lot 27,Block 2, AND EXCEPT all of that part of the vacated alley between
the above described portion of Lots 26 and 27 of Block 2, all in the AMENDED
PLAT OF HENDERSON HEIGHTS,AND TOGETHER WITH: LOTS 22, 23, 24,
and 25 in Block 2 of AMMENDED PLAT OF HENDERSON HEIGHTS,
TOGETHER WITH vacated alley as shown by Ordinance 2050 recorded May
13, 1982 in book 1372 at Page 253,Mesa County, Colorado
Tax Parcel 2945-123-15-021 and 2945-123-15-014

1460 North 12th
The North 110 feet of Lots 1,2 and 3, inclusive , Block 2, EXCEPT the North 10
feet thereof; The North 75 feet of Lots 4 and 5 inclusive Block 2, Except the
North 10 feet thereof; The North 75 feet of the West 17.96 feet of Lot 6, Block 2,
Except the North 10 feet thereof; The North 97 feet of the East 7.21 feet of Lot 6,
Block 2, Except the North 10 feet thereof; The North 97 feet of Lot 7, Block 2,
Except the North 10 feet thereof; All of Lot 8, Block 2, EXCEPT the North 10 feet
thereof; The West 9.55 feet of Lot 9, Block 2, Except the North 10 feet thereof;
The North 7.3 feet of the West 9.55 feet of Lot 26, Block 2, The North 7.3 feet of
Lot 27, Block 2: All that part of the vacated alley lying between the above
described portions of Lots 8, 9, 26 and 27 of Block 2; All in HENDERSON
HEIGHTS AMENDED, EXCEPTING THEREFROM that portion thereof
conveyed to The City of Grand Junction by instrument recorded February 1, 1993
in book 1953 at Page 841,Mesa County Colorado
Tax Parcel 2945-123-15-013

Introduced on first reading this 20th day of December, 2000.

PASSED and ADOPTED on second reading this 3rd day of January, 2001.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk