

ORDINANCE NO. 1306 (No Willowbrook Annex)

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY ZONING CERTAIN LANDS WITHIN THE CITY.

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

That the Zoning Map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended so that the zoning of the following described land, situate in the City of Grand Junction, to-wit:

Commencing at the Southwest corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and considering the South line of said Section 2 to bear due East and with all other bearings described herein being relative thereto,

Thence North 00° 02' West, a distance of 512.45 feet along the West line of said Section 2; thence North 67° 28' East, a distance of 375.20 feet to the TRUE POINT OF BEGINNING.

Thence North 00° 02' West, 656.50 feet; thence West 66.06 feet; thence North 00° 02' West, 656.50 feet; thence West, 280.50 feet to a point of intersection with the West line of said Section 2; thence Easterly along the South side of the maintenance road for the Grand Valley canal the following courses and distances: North 74° 09' East, 378.13 feet; thence North 48° 09' East, 449.29 feet; thence North 58° 43' East, 109.72 feet; thence North 88° 23' East, 56.66 feet; thence South 65° 30' East, 103.40 feet; thence South 48° 23' East, 354.14 feet; thence South 72° 35' East, 113.28 feet to a point of intersection with the West line of the Northwest Quarter Northeast Quarter Southwest Quarter of said Section 2. Thence South 00° 02' East along said West line of the Northwest Quarter Northeast Quarter Southwest Quarter, a distance of 150.25 feet to the southwest corner of said Northwest Quarter Northeast Quarter Southwest Quarter; thence East along the South line of the Northwest Quarter Northeast Quarter Southwest Quarter, a distance of 445 feet to a point on the West side of the maintenance road for the Grand Valley Canal; thence Southerly along the Westerly side of the maintenance road for the Grand Valley Canal for the following courses and distances: South 18° 16' West, 290.10 feet; thence South 32° 16' West, 142.05 feet; thence South 10° 15' West, 83.00 feet; thence South 23° 06' East, 230.00 feet; thence South 76;eg; 01' East, 312.75 feet to a point on the East line of the Northwest Quarter Southeast Quarter Southwest Quarter of said Section 2; thence South 00° 02' East along the East line of said Northwest Quarter Southeast Quarter Southwest Quarter, a distance of 459.00 feet; thence South 16° 09' West, 93.70 feet; thence South 70° 00' West, 494.00 feet; thence South 85° 31' West, 168.60 feet; thence Northerly 183 feet more or less to the Northwest corner of the Southeast Quarter Southwest Quarter Southwest Quarter of said Section 2; thence West 970 feet more or less to the TRUE POINT OF BEGINNING. (North Willowbrook Annexation)

is R-1-A (One-family Residence).

PASSED AND ADOPTED this 19th day of February, 1969.

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R. G. Youngerman\President of the Council

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Helen C. Tomlinson\City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1306, was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of February, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of February, 1969.

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Helen C. Tomlinson\City Clerk

Pub 2-9-69

Final Pub 2-23-69