

ORDINANCE NO. 1332

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING ON 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 by changing the zoning on the following described lands, situate in the City of Grand Junction, Mesa County, Colorado, to-wit:

From the Southwest Corner of the SE Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, East 50.0 feet, thence North $01^{\circ} 32'$ West 30.0 feet for a Point of beginning on the Northerly Right-of-way line of "F" Road and the Easterly Right-of-way line of 26 $\frac{3}{4}$ Road, thence North $01^{\circ} 32'$ West 188.2 feet, thence North $05^{\circ} 30'$ West 75.02 feet, thence North $45^{\circ} 50'$ East 215.30 feet, thence North $68^{\circ} 42' 30''$ East 162.20 feet, thence North $86^{\circ} 58'$ East 340.00 feet, thence South $05^{\circ} 22' 30''$ West 190.05 feet, thence South $21^{\circ} 58'$ West 215.43 feet, thence South $28^{\circ} 46'$ West 114.96 feet to the Northerly Right-of-way of "F" Road, thence West 479.1 feet more or less to the Point of Beginning,

to the Zoning Category R-3 (Multi-family Residence), AND

Lot 7 and Lot 8 of First Addition Northern Hills Subdivision, as filed in Plat Book 9, Page 198 in the office of the Mesa County Clerk and Recorder. Also Beginning at the Southeast Corner of said Lot 8 of First Addition Northern Hills Subdivision, thence South $05^{\circ} 22' 30''$ West 100.00 feet, thence South $86^{\circ} 58'$ West 340.00 feet, thence South $68^{\circ} 42' 30''$ West 162.20 feet, thence South $45^{\circ} 50'$ West 215.30 feet to the Easterly Right-of-way Line of 26 $\frac{3}{4}$ Road, thence North $05^{\circ} 30'$ West 124.98 feet, thence North 31.95 feet to a point of intersection with the Southerly Right-of-way Line of Rico Way, thence North $45^{\circ} 50'$ East 204.28 feet, thence 75.73 feet along the arc of a curve to the Right having a radius of 98.24 feet (the chord bears North $67^{\circ} 55'$ East 73.87 feet), thence East 157.88 feet to the Southwest Corner of said Lot 8, thence East 293.57 feet along the South Line of said Lot 8 to the Point of Beginning, all in Mesa County, Colorado,

to the Zoning Category R-1-A (one Family Residence).

PASSED AND ADOPTED this 3rd day of September, 1969.

R. G. Youngerman\R. G. Youngerman
President of the Council

ATTEST:

Helen C. Tomlinson City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1332, 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 20th day of August, 1969, 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 4th day of September, 1969.

Helen C. Tomlinson City Clerk

Pub 8-24-1969
Final