

ORDINANCE NO. 1378

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 land, situate in the City of Grand Junction, Mesa County, Colorado, to-wit:

1. Beginning at the Northwest Corner of the Southeast One-quarter of the Southeast One-quarter of Section 2, Township One South, Range One West, Ute Principal Meridian, said beginning point being 25 feet West of the Northwest Corner of Lot 1 of the First Addition Northern Hills Subdivision, thence East to the Northeast Corner of the First Addition Northern Subdivision, thence Southwesterly to the Southeast Corner of Lot 6 of the First Addition Northern Subdivision, thence West to the Easterly right-of-way line of Rico Way, thence Southwesterly and Southeasterly along the Southeasterly right-of-way of Rico Way and said right-of-way projected to a point of intersection with the South line of Section 2, Township One South, Range One West, Ute Principal Meridian, thence West to the South One-Quarter Corner of said Section 2, thence North 230 feet, thence East to the East right-of-way of 26 1/2 Road, thence North along the East right-of-way line of 26 1/2 Road to a point of intersection with South right-of-way line of Horizon Drive as recorded in Book 877 Page 364, Mesa County Clerk and Recorder's Office, thence along the Southeasterly right-of-way of Horizon Drive to a point on the Southwesterly right-of-way line of the Highline Lateral Grand Valley Canal, thence Southeasterly along the Westerly right-of-way Highline Lateral Grand Valley Canal to a point West of the Northwest Corner of a tract of land described in Book 874 Page 464, thence East to said Northwest Corner and East along North line said described tract and said North line projected to the Easterly right-of-way line Grand Valley Canal, thence Northeasterly along said Easterly right-of-way line to a point North of the Point of beginning, thence South to the point of beginning. (Known as View Point Annexation. From 26 3/4 Road and Rico Way on the East to 7th Street on the West; Patterson Road on the South and Horizon Drive on the North)\_

to the Zoning Category R-1-A (One-family Residence).

2. The Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 2, Township One South, Range One West, Ute Meridian, except the thirty foot road right-of-way on the East; And, that part of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter of Section 2, Township One South, Range One West, Ute Meridian, lying North of the Grand Valley Canal; And that part of the Northwest one-quarter of the Southeast one-quarter of the Southwest one-quarter of Section 2, Township One South, Range One West, Ute Meridian, lying North of the Grand Valley Canal; And that part of the Southwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 2,

Township One South, Range One West, Ute Meridian, lying East of the Grand Valley Canal;  
(Known as North Acres Annexation)

to the Zoning category R-1-A (One-family residence.)

3. Beginning at a point thirty feet North of the Southwest Corner of the Southeast one-quarter of the Southwest one-quarter, Section 1, Township 1 South, Range 1 West, Ute Meridian; thence North 630 feet; thence East 1295 feet to the West line of 27 1/2 Road; thence South along said West line 630 feet; thence West to the point of beginning. (Known as Treehaven Annexation, from 27 1/4 Road on the West to 27 1/2 Road on the East, Patterson Road on the South extending 660 feet North).

to the Zoning category R-1-C (One-family residence.)

4. Beginning at the Northwest corner of Lot 1, Encanto Knolls Subdivision; thence South to the point of intersection of the North-South center line of the Northeast one-quarter Section 10, Township 1 South, Range 1 West, Ute Meridian, and the West right-of-way line of the Mesa County Pioneer Extension Canal; thence in a meandering Southerly direction along the West line of said Canal to intersection with the South line of the Northeast one-quarter of said Section 10; thence East along said South line of the Northeast one-quarter to a point on said South line which is 660 feet West of the Southeast corner said Northeast one-quarter of Section 10; thence North, Northeasterly and Southeasterly along present Grand Junction City Limit line to intersection with East line said Section 10; thence East to the West line of North First Street right-of-way; thence North along said East right-of-way line to a point East of the point of beginning; thence West to the point of beginning. (Known as Pomona View Annexation. From projected Orchard Avenue on the South extending 1/4 mile North and from First Street on the East to Mesa County Pioneer Extension Canal on the West)

to the Zoning Category R-1-B (One-family Residence).

5. Beginning at a point on the North line of Section 11, Township 1 South Range 1 West Ute Meridian which point is thirty feet North of the Northwest corner Lot 21 of Park Lane Subdivision which point is also on the East right-of-way line of Park Drive; thence South, Southeasterly, Southwesterly and West along right-of-way line of said Park Drive to the Northwest Corner of Lot 1 said Park Lane Subdivision; thence South along East right-of-way line North First Street to the North line of the South one-quarter of the Southwest one-quarter of the Northwest one-quarter of Section 11 Township One South Range 1 West Ute Meridian; thence East along said North line to the East line of said Southwest one-quarter Northwest one-quarter; thence North along said East line to its intersection with the Southwesterly line of Van Deren-Ford Subdivision; thence Northwesterly along said Southwesterly line to the Southwesterly corner said Van Deren-Ford Subdivision; thence North along West line said Van Deren-Ford Subdivision and said West line projected to a point thirty feet North of the Northwest corner Lot 20 said Subdivision; thence West to the point of beginning, (Known as Hillcrest Manor Annexation. From Walnut Avenue on the South to Patterson Road on the North, on the East side of First Street)

to the Zoning Category R-1-B (One-family Residence).

PASSED AND ADOPTED This 16th day of December, 1970.

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R. G. Youngerman\President of the Council

ATTEST:

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Helen C. Tomlinson\City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1378, 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 2d day of December, 1970, 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 17th day of December, 1970.

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Helen C. Tomlinson\Helen C. Tomlinson  
City Clerk

Published: December 20, 1970