

ORDINANCE NO. 1793

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

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

That the Zoning map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended by adding the zoning on the following described land situate in the City of Grand Junction, Mesa County, Colorado, to wit:

Beginning at the Southwest corner of Lot 8, Block 1 of the Second Addition to O'Nan Subdivision, thence Westerly along a line extended from the South line of said lot 8, 50 feet to the centerline of 27 Road, thence Northerly along said centerline 455 feet more or less, thence Easterly and parallel to the South line of said Lot 8, 215 feet more or less, thence Northeasterly along a line that is parallel and 390 feet more or less Northwesterly from the centerline of Horizon Drive 530 feet more or less, thence Southeasterly and perpendicular to said centerline of Horizon Drive 390 feet more or less to said centerline, thence Southwesterly along said centerline to a point where said centerline intersects the South line of said Lot 8 extended, thence Westerly along said South line to the point of beginning, '

to the zoning category PD-B (Planned Development - Business), and

Beginning at the Northwest Corner of the East Three Quarters of the Northwest Quarter of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence East 75 feet, thence South 124 feet, thence West 75 feet, thence North to beginning, except 25 feet for Road on West; AND

Beginning at the Northwest Corner of the East Three Quarters of the Northwest Quarter of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence East 229 Feet, thence South 124 feet, thence West 229 feet, thence North to beginning, except West 75 feet; AND

Beginning 657 feet East of the Northwest Corner of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence South 439 feet, thence East 70 feet, thence North 231 feet, thence West 1 foot, thence North 208 feet West to beginning; AND

Beginning 330 feet East and 258 feet South of the Northwest Corner of Section 1, Township 1 South, Range 1 West, Ute Meridian; thence South 104 feet, thence EAST 229 feet, thence North 104 feet, thence West to beginning, except 25 feet for Road on West, AND

Beginning 559 feet East of the Northwest Corner of Section 1,

Township 1 South, Range 1 West, Ute Meridian; thence East 98 feet, thence South 439 feet, thence West 98 feet, thence North to beginning, AND

Beginning 228 feet South of the Northwest Corner of the East Three Quarters of the Northwest Quarter of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence East 229 feet, thence South 30 feet, thence West 229 feet, thence North to beginning, except 25 feet for Road on the West, AND

~~Beginning 657 feet East of the Northwest Corner of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence South 439 feet, thence East 70 feet, thence North 231 feet, thence West 1 foot, thence North 208 feet West to beginning; AND~~

Beginning 124 feet South of the Northwest Corner of the East Three Quarters of the Northwest Quarter of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, thence East 229 feet, thence South 104 feet, thence West 229 feet, thence North to beginning, except 25 feet for Road on West,

to the zoning category R1A (Residential), and

That part of the West Half of the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, lying North and West of the Southeasterly right of way line of Horizon Drive except right of way for 27 Road on the West, and except those portions as advertised above for zoning to PD-B and R1A,

to the zoning category PD-8 (Planned Development - 8 units per acre).

PASSED and ADOPTED this 3rd day of January, 1979.

Karl M. Johnson

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President of the Council

Attest:

Theresa F. Martinez

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Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1793, 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 December, 1978, 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 January, 1979.

Theresa F. Martinez

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Theresa Martinez  
Deputy City Clerk

Published: December 22, 1978

Final Publication: January 5, 1979

Effective: February 4, 1979