

ORDINANCE NO. 1812

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:

A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West, Ute Meridian, being more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 1; thence North 00° 01' 20" East along the West line of the Northeast Quarter of the Southwest Quarter of said Section 1, with all bearings contained herein being relative thereto a distance of 350.49 feet to the True Point of Beginning; thence continuing North 00° 01' 20" East along the West line of the Northeast Quarter of the Southwest Quarter of said Section 1, a distance of 714.21 feet; thence Northeasterly along the Government Canal Lateral No. 2 to a point on the north line of the Southwest Quarter of said Section 1 by the following six courses:

North 47° 56' 11" East, 115.06 feet
North 86° 34' 29" East, 210.31 feet
North 57° 07' 05" East, 33.08 feet
North 25° 46' 11" East, 42.66 feet
North 71° 06' 23" East, 306.77 feet
North 00° 00' 00" East, 6./43 feet

Thence South 89° 49' 58" East along the North line of the Southwest Quarter of said Section 1, a distance of 359.47 feet; thence South 00° 03' 02" West, 177.02 feet; thence South 54° 26' 00" West, 67.36 feet; thence South 22° 31' 00" East, 27.97 feet; thence South 90° 00' 00" East, 151.79 feet; thence South 00° 02' 40" West, 239.00 feet; thence South 90° 00' 00" East, 182.26 feet; thence South 00° 02' 40" West along a line parallel to, and 40.00 feet West of the East line of the Northeast Quarter of the Southwest Quarter of said Section 1 a distance of 357.29 feet; thence South 88° 15' 00" West, 329.76 feet; thence North 44° 15' 00" West, 76.08 feet; thence North 19° 00' 00" West, 143.46 feet; thence North 08° 30' 00" West, 106.16 feet; thence North 76° 30' 00" West, 142.54 feet; thence Southerly along the Centerline of a wash to a point on the East line of the East Quarter of the

Northeast Quarter of the Southwest Quarter of said Section 1 by the following two courses:

South 65° 23' 00" West, 251.42 feet

South 53° 36' 00" West, 171.96 feet

Thence South 00° 01' 40" West along the East line of the East Quarter of the Northeast Quarter of the Southwest Quarter of said Section 1, a distance of 251.29 feet; thence North 87° 43' 47" West along the centerline of a ditch 330.48 feet to the True Point of Beginning,

to zone PD-8 (Planned Development - 8 units per acre).

PASSED and ADOPTED this 2nd day of May, 1979.

Karl M. Johnson

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1812, 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 21st day of February, 1979, 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 3rd day of May, 1979.

Neva B. Lockhart, CMC

Neva B. Lockhart
City Clerk

Published: February 25, 1979

Published: May 4, 1979

Effective: June 4, 1979