

ORDINANCE NO. 1814

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:

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

Beginning at a point on the South line of the Northwest Quarter of the Southeast Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian from whence the Southwest Corner of said Northwest Quarter of the Southeast Quarter bears South 89° 57' West 727.6 feet, thence North 89° 57' East 199.0 feet to the West right of way line of the Grand Valley Canal, thence along said Canal right of way North 11° 58' 45" East 96.84 feet,
thence North 63° 45' East 134.6 feet,
thence North 68° 36' 22" East 90.0 feet,
thence North 35° 27' 30" East 67.0 feet,
thence North 32° 24' 30" East 97.7 feet,
thence North 20° 07' East 67.7 feet,
thence North 16° 14' East 114.7 feet,
thence North 0° 34' West 90.0 feet,
thence North 04° 32' East 210.7 feet to the Southerly right of way of the Independent Ranchman's Ditch and the East line of said Northwest Quarter of the Southeast Quarter of Section 2,
thence South 50° 49' 17" West 108.34 feet,
thence South 40° 13' West 81.8 feet,
thence South 73° 35' West 64.6 feet,
thence South 51° 39' West 150.0 feet,
thence South 45° 45' West 110.4 feet,
thence South 51° 56' West 132.5 feet,
thence South 49° 53' West 60.0 feet to the Westerly right of way of the Grand Valley Railroad (abandoned)
thence North 52° 33' West 134.06 feet to the Southerly right of way of Horizon Drive, thence along said right of way line South 53° 51' West 220.6 feet to the Easterly right of way of the Highline Lateral of the Grand Valley Canal,
thence South 50° 59' East 70.0 feet,
thence South 52° 27' East 100.0 feet,
thence South 33° 11' East 123.8 feet,
thence South 22° 56' 45" East 109.88 feet to the South line of said Northwest Quarter of the Southeast Quarter of said Section 2

and the point of beginning,

to the zoning category PD-12 (Planned Development - 12 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. 1814, 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 18th day of April, 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: April 20, 1979

Published: May 4, 1979

Effective: June 4, 1979