

ORDINANCE NO. 1841

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:

All of Crestview Annex described as the Northeast one quarter Southwest one quarter Section 1, Township 1 South, Range 1 West, of the Ute Meridian; except

PARCEL A

Lot 27 of Crestview Subdivision

PARCEL B

Beginning at the Southeast Corner (SE Cor) of the Northeast Quarter of the Southwest Quarter (NE4SW4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 80° 47' 52" West along the South line of the Northeast Quarter of the Southwest Quarter (NE4SW4) of said Section 1 with all bearings contained herein being relative thereto a distance of 990.59 feet; thence North 00° 01' 40" East 338.56 feet; thence South 70° 09' 26" East 422.20 feet; thence North 64° 34' 00" East 39.60 feet; thence North 29° 43' 00" East 234.61 feet; thence North 88° 15' 00" East 251.70 feet; thence South 00° 02' 48" West 140.59 feet; thence South 89° 10' 08" East 190.00 feet to a point on the East line of the Northeast Quarter of the southwest Quarter (NE4SW4) of said Section 1; thence South 00° 02' 40" West along said East line of Section 1 a distance of 283.85 feet to the Point of Beginning. Except the East 33.00 feet for road right-of-way.

AND EXCEPT:

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE4SW4) of Section 1, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest Corner (SW Cor) of the Northeast Quarter of the Southwest Quarter (NE4SW4) of said Section 1; thence North 00° 01' 20" East along the West line of the Northeast Quarter of the Southwest Quarter (NE4SW4) 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 (NE4SW4) 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 (SW4) 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 (SW4) 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 (NE4SW4) 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' 99" 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 (E4NE4SW4) 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 (E4NE4SW4) 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, containing 18.208 acres more or less.

to the zoning category R-1-A (Single Family Residential).

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

Jane S. Quimby

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President of the Council

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1841, 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 19th day of September, 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 4th day of October, 1979.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk

Published: September 21, 1979

Published: October 5, 1979

Effective: November 4, 1979