

ORDINANCE NO. 1865

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCE OF THE CITY OF GRAND JUNCTION BY CHANGING 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 changing the zoning of the following described land situate in the City of Grand Junction, Mesa County, Colorado, to wit:

Parcel 1

Lots 1-12 of Golden Court Subdivision

Parcel 2

Beginning at a point which is the NE corner of Section 11, T1S, R1W of the Ute Meridian, thence S 0 deg. 12 min. 30 sec. E 187.5 feet, thence N 89 deg. 50 min. 30 sec. W 210.1 feet, thence N 0 deg. 37 min. 30 sec. E 186.1 feet, thence N 89 deg. 48 min. 30 sec. E 206.3 feet more or less to the point of beginning;

EXCEPT a tract of land conveyed to the City of Grand Junction in instrument recorded July 25, 1974, in Book 1020 at page 790 described as follows: The E 35 feet of Beginning at the NE corner of Section 11, T1S, R1W of the Ute Meridian, thence S 00 deg. 12 min. 30 sec. E 187.5 feet, thence N 00 deg. 37 min. 30 sec. E 186.1 feet, thence N 89 deg. 48 min. 30 sec. E 206.3 feet, and

Beginning at a point which is 187.5 feet S of the NE corner Section 11, T1S, R1W of the Ute Meridian, thence W 210.1 feet, thence S 16 feet, thence E 210.1 feet, thence N 16 feet to the point of beginning.

Parcel 3

Beginning 203.5 feet S of the NE corner of Section 11, T1S, R1W, Ute Meridian, thence W 200 feet, thence S 100 feet, thence E 200 feet, thence N 100 feet to the point of beginning, except the E 35 feet for road right of way.

Parcel 4

Beginning 303.5 feet S of the NE corner of Section 11, T1S, R1W, Ute Meridian, thence W 200 feet, thence S 120 feet, thence E 200 feet, thence N 120 feet to the point of beginning, except the E 35 feet for road right of way.

Parcel 5

Beginning at a point which is S 423.5 feet from the NE corner of

Section 11, T1S, R1W of the Ute Meridian, thence S 55 feet, thence W 200 feet, thence N 55 feet, thence E 200 feet to the point of beginning.

Parcel 6

Beginning 303.5 feet S and 200 feet W of the NE corner of Section 11, T1S, R1W of the Ute Meridian, thence S 180 feet to the Grand Valley Canal, thence Northwesterly along said Canal 70 feet, thence N 147 feet, thence E 60 feet to beginning.

Subject to road right of way over the E 30 feet of Parcel No. 1 and easement for sewer line described as follows: Beginning 423.5 feet S and 185 feet W of the NE corner of Section 11, T1S, R1W of the Ute Meridian, thence W 15 feet, thence S 55 feet, thence E 35 feet; \*and a 15 foot easement over and across the following property, the center line of which is described as follows: Beginning at a point 453 feet S and 200 feet W of the NE corner of Section 11, T1S, R1W of the Ute Meridian,

\*thence N 20 feet, thence W 20 feet, thence N 35 feet; thence N 64 deg 55 feet W 66.25 feet, more or less to a point on the W line of the Jess W. Tramel Tract as described in Book 394 at page 472, Reception No. 399019 recorded June 8, 1942, County Clerk Records, Mesa County, Colorado. Said center point being 121.50 feet from the NW corner of said tract, together with the right of ingress and egress for the proper repair and maintenance for said sewer line, all located in the City of Grand Junction, Mesa County, Colorado.

from B-1 (Limited Business) and R-3 (Residential-Multi-Family) to PB (Planned Business).

PASSED and ADOPTED this 6th day of February, 1980.

Jane B. 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. 1865, 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 16th day of January, 1980, 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 7th day of February, 1980.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk

Published: January 18, 1980

Published: February 8, 1980

Effective: March 9, 1980