

ORDINANCE NO. 1870

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:

to PR-4 (Planned Residential - 4 units per acre):

A portion of the Southwest Quarter of the Northwest Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter of the Northwest Quarter; thence North 89 deg. 49 min. 49 sec. East 1470 feet, more or less; thence South 14 deg. 40 min. West 418.7 feet, more or less, to the Northerly right of way of I-70; thence North 88 deg. 38 min. 05 sec. West 682.4 feet; thence North 84 deg. 20 min. 35 sec. West 200.60 feet; thence North 88 deg. 38 min. 05 sec. West 488.80 feet; thence North 00 deg. 04 min. 28 sec. West 352.96 feet to the point of beginning;

to H.O. (Highway Oriented):

A portion of the South Half of the Northwest Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at the Northeast Corner of said South Half of the Northwest Quarter; thence South 00 deg. 04 min. 00 sec. West 720.82 feet to the North right of way of I-70; thence along the arc of a curve to the left whose radius is 1727.1 feet and whose long chord bears North 70 deg. 53 min. West 635.1 feet; thence North 86 deg. 03 min. West 411.9 feet; thence North 89 deg. 29 min. West 138.8 feet; thence North 00 deg. 04 min. 28 sec. West 60.00 feet; thence North 88 deg. 38 min. 05 sec. West 115 feet; thence North 14 deg. 40 sec. East 418.7 feet, more or less to the North line of said South Half of the Northwest Quarter; thence North 89 deg. 49 min. 49 sec. East 1167 feet more or less to the point of beginning.

PASSED and ADOPTED this 5th day of March, 1980.

Jane S. Quimby

\_\_\_\_\_  
President of the Council

Attest:

Neva B. Lockhart, CMC  
\_\_\_\_\_

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1870, 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 February, 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 6th day of March, 1980.

Neva B. Lockhart

Neva B. Lockhart, CMC  
City Clerk

Published: February 22, 1980

Published: March 7, 1980

Effective: April 6, 1980