

ORDINANCE NO. 1939

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 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 situated in the City of Grand Junction, Mesa County, Colorado, to wit:

Beginning at the SE Corner of the SE4NE4 of Section 2, T1S, R1W of the Ute Meridian; thence N 165 ft.; thence W 528 ft.; thence S 165 ft.; thence E 528 ft. to the point of beginning, containing 2 acres, more or less.

AND Beginning at the SE Corner of the N2S2SE4NE4 of Section 2, T1S, R1W of the Ute Meridian; thence N 30 ft.; thence W 264 ft.; thence S 30 ft.; thence E to the point of beginning, EXCEPT the E 40 ft. conveyed to the County of Mesa.

AND Beginning at a point from whence the SE Corner of the SE4NE4 of Section 1, T1S, R1W of the Ute meridian bears E 263.46 ft. and S 164.8 ft.; thence W 129.48 ft. to a point 4 ft. westerly of an irrigation ditch; thence N 33 deg. 21 min. 07 sec. E along a line 4 ft. westerly of said ditch 197.50 ft.; thence E 19.92 ft.; thence S 00 deg. 20 min. 20 sec. E 164.97 ft. to the point of beginning.

AND The S2S2SE4NE4 of Section 2, T1A, R1W of the Ute Meridian, EXCEPT Beginning 528 ft. W of the SE Corner of the SE4NE4 of Section 2, T1S, R1W of the Ute Meridian; thence W to the E line of Horizon Drive, thence N 26 deg. 21 min. E 285.9 ft.; thence N 36 deg. 21 min. 30 sec. E to the north line of the S2SE4NE4; thence E to a point 283.92 ft. W of the E line of Section 2; thence S 33 deg. 21 min. 07 sec. W 197.5 ft.; thence W 134.52 ft.; thence S 165 ft. to the point of beginning.

AND ALSO EXCEPT beginning at the SW Corner of the S2SE4NE4 of Section 2, T1S, R1W of the Ute Meridian; thence E to the W right of way line of highway; thence N 26 deg. 21 min. E 393.23 ft. to the N line of said S2 SE4NE4; thence W to the NW Corner of said S2SE4NE4; thence S to the point of beginning.

AND ALSO EXCEPT beginning at a point from whence the SE Corner of the SE4NE4 of Section 2, T1S, R1W of the Ute Meridian bears E 263.46 ft. and S 164.8 ft.; thence W 129.48 ft. to a point 4 ft. westerly of an irrigation ditch; thence N 33 deg. 21 min. 07 sec. E along a line 4 ft. westerly of said ditch 197.50 ft.; thence E 19.92 ft.; thence S 00 deg. 20 min. 20 sec. E 164.97 ft. to the point of beginning;

AND ALSO EXCEPT beginning at the SE Corner of the SE4NE4 of Section 2, T1S, R1W of the Ute Meridian; thence N 165 ft.; thence W 528 ft.; thence S 165 ft.; thence E 528 ft. to the point of beginning, EXCEPT the E 40 ft. conveyed to the County of Mesa.

from Zone R-1-A (Single Family Residential) to PR-26 (Planned Residential - 26 units per acre).

PASSED and ADOPTED this 21st day of January, 1981.

Jane S. Quimby

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1939, 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 17th day of December, 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 22nd day of January, 1981.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: January 4, 1981

Published: January 23, 1981

Effective: February 22, 1981