

ORDINANCE NO. 1965

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

Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 1 West, Ute Meridian; thence along the North line of said Section 36 North 89 deg. 59 min. 05 sec. East 1200.80 feet; thence South 02 deg. 20 min. 19 sec. West 50 feet to the Southerly right-of-way of "H" Road; thence along said boundary, the next 4 courses: 537.97 feet along the arc of a curve to the right with a radius of 550 feet; and a chord which bears South 60 deg. 42 min. 53 sec. East 498.48 feet; thence South 33 deg. 46 min. 05 sec. East 560.51 feet; thence 165.58 feet along the arc of a curve to the left, with a radius of 450 feet, and a long chord which bears South 44 deg. 18 min. 33 sec. East 164.64 feet; thence South 54 deg. 51 min. East 55.34 feet; thence leaving said right-of-way boundary of Horizon Drive; thence South 33 deg. 46 min. 05 sec. East 411.70 feet to the Northerly right-of-way 1409.26 feet to the Northerly right-of-way of the U.S. Government Highline Canal; thence along said right-of-way the next 3 courses, North 40 deg. 10 min. 00 sec. West 343.04 feet; thence 736.31 feet along the arc of a curve to the left, with a radius of 1482.70 feet and a chord bearing North 54 deg. 23 min. 30 sec. West 728.69 feet to a point of a reverse curvature on said Northerly right-of-way; thence 428.08 feet along the arc of a non-tangent curve to the right, with a radius of 1489.51 feet and a subtended chord bearing North 60 deg. 23 min. 00 sec. West 426.61 feet to the West Boundary of the Northeast Quarter of the Northeast Quarter of said Section 36; thence North 00 deg. 04 min. 45 sec. East Northeast Quarter of said Section 36; thence North 00 deg. 04 min. 45 sec. East 1166.65 feet along said West Boundary to the point of beginning,

to the zoning category H.O. (Highway Oriented).

PASSED and ADOPTED this 6th day of May, 1981.

Karl M. Johnson

Acting President of the Council

Attest:

Neva B. Lockhart, CMC

Final Publication: May 8, 1981

Effective: June 7, 1981