

ORDINANCE NO. 1971

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:

A parcel of land being in the northwest one-quarter of Section 1, Township 1 South, Range 1 West, Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of said Section 1; thence southerly along the west line of the northwest one-quarter of said Section 1, a distance of 588.73 feet; thence on a deflection angle to the left of 90 deg. 00 min. 00 sec., a distance of 38.50 feet to a point on the proposed east right-of-way of 27 Road, said point also being the Point of Beginning; thence continuing on the deflection angle to the left of 90 deg. 00 min. 00 sec. from the said west line of the northwest one-quarter of Section 1, a distance of 785.29 feet; thence on a deflection angle to the right of 52 deg. 40 min. 15 sec. a distance of 340.82 feet to a point on the northwesterly right-of-way line of Horizon Drive, said right-of-way line being recorded in Book 822 at Page 245; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec. and along the northwesterly right-of-way line of Horizon Drive, a distance of 1092.00 feet to a point on the north line of Lot 7, Block 1 of the "2ND ADDITION TO O'NAN SUBDIVISION;" thence on a deflection angle to the right of 37 deg. 08 min. 45 sec. and along the north line of said Lot 7, distance of 112.23 feet to a point on the easterly right-of-way of 27 Road, as platted by said "2ND ADDITION TO O'NAN SUBDIVISION," said point lying 50.00 feet distant and easterly from the west line of the northwest one-quarter of said Section 1; thence on a deflection angle to the right of 90 deg. 11 min. 00 sec., 50.00 feet distant and parallel to the west line of said northwest one-quarter, a distance of 205.10 feet to a point on the north boundary line of said "2ND ADDITION TO O'NAN SUBDIVISION;" thence on a deflection angle to the left of 90 deg. 11 min. 00 sec. and along said north boundary line, a distance of 11.50 feet to a point lying 38.50 feet distance and easterly from the west line of said northwest one-quarter; thence on a deflection angle to the right of 90 deg. 11 min. 00 sec. and along the proposed easterly right-of-way line of 27 Road, being 38.50 feet distant and easterly from the west line of said northwest one-quarter, a distance of 728.06 feet to the Point of Beginning. Containing 13.972 acres, more or less.

A parcel of land being in the northwest one-quarter of Section 1,

Township 1 South, Range 1 West, Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the east right-of-way of 27 Road, laying 40.00 feet distant and easterly from the west line of the northwest one-quarter of said Section 1, said point also being on the proposed south right-of-way line of G Road, laying 38.50 feet distant and southerly from the north line of the northwest one-quarter of said Section 1; thence easterly 38.50 feet distant and parallel to the north line of the northwest one-quarter of said Section 1, a distance of 290.23 feet to a point on the west line of the east three-fourth's of the northwest one-quarter of the northwest one-quarter of said Section 1, said point also being on the west line of the parcel recorded in Book 655 at Page 78 (this and the following Book and Pages being recorded in the Clerk and Recorder's Office of Mesa County); thence on a deflection angle to the right of 90 deg. 03 min. 07 sec. and along the west line of said east three-fourth's, a distance of 323.50 feet to the southwest corner of a parcel described in Book 1031 at Page 701; thence on a deflection angle to the left of 90 deg. 03 min. 07 sec. and along said south line of the parcel described in Book 1031 at Page 701, a distance of 229.10 feet; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec. a distance of 77.00 feet; thence on deflection angle to the left of 90 deg. 00 min. 00 sec., a distance of 168.00 feet to the southeast corner of a parcel described in Book 543 at Page 392; thence on a deflection angle to the left of 90 deg. 00 min. 00 sec., a distance of 231.00 feet to a point on the south line of a parcel described in Book 1082 at Page 546; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec. a distance of 103.00 feet to the southeast corner of said parcel described in Book 1082 at Page 546; thence on a deflection angle to the left of 90 deg. 00 min. 00 sec. and along the east line of said parcel recorded in Book 1082 at Page 546, a distance of 169.50 feet to a point on the proposed south right-of-way of G Road, said point laying 38.50 feet distant and southerly from the north line of the northwest one-quarter of said Section 1; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec., 38.50 feet distant and parallel to said north line, a distance of 490.87 feet to the east line of the northwest one-quarter of the northwest one-quarter of said Section 1; thence on a deflection angle to the right of 90 deg. 02 min. 44 sec. and along said east line of the northwest one-quarter of the northwest one-quarter of Section 1; a distance of 600.57 feet to a point on the northwesterly right-of-way line of Horizon Drive, said right-of-way line being recorded in Book 822 at Page 245; thence on a deflection angle to the right of 52 deg. 40 min. 46 sec. and along the northwesterly right-of-way line of Horizon Drive, a distance of 365.28 feet; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec., a distance of 340.82 feet; thence on a deflection angle to the left of 52 deg. 40 min. 15 sec., a distance of 785.29 feet to a point on the proposed west right-of-way line of 27 Road, said point also laying 38.50 feet distant and easterly from the west line of the northwest one-

quarter of said Section 1; thence northerly 38.50 feet distant and parallel to the west line of the northwest one-quarter of said Section 1, a distance of 46.40 feet to a point on the south line of a roadway parcel described in Book 773 at Page 169; thence on a deflection angle to the right of 90 deg. 00 min. 00 sec., a distance of 1.50 feet to the southeast corner of said roadway parcel; thence on a deflection angle to the left of 90 deg. 00 min. 00 sec. and along the easterly right-of-way line of said roadway parcel, a distance of 503.50 feet to the Point of Beginning. Containing 14.287 acres, more or less.

from PD-8 to PB (Planned Business).

PASSED and ADOPTED this 3rd day of June, 1981.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1971, 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 May, 1981, 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 June, 1981.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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Effective: July 5, 1981