

ORDINANCE NO. 1992

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 OF GRAND JUNCTION.

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

Commencing at the Northwest Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of said Section 3 to bear South 00 deg. 00 min. 00 sec. West with all other bearings contained herein relative thereto; thence along said West line South 00 deg. 00 min. 00 sec. West 180.00 feet to the TRUE POINT OF BEGINNING; thence along said West line South 00 deg. 00 min. 00 sec. West 16503.0 feet; thence North 90 deg. 00 min. 00 sec. East 147.20 feet; thence North 64 deg. 16 min. 00 sec. East 141.00 feet; thence North 74 deg. 27 min. 00 sec. East 1084.60 feet; thence North 00 deg. 01 min. 00 sec. West 1447.30 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 3; thence along the South line of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 3 North 89 deg. 26 min. 20 sec. East 659.24 feet to the Southeast Corner of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 3; thence North 00 deg. 03 min. 24 sec. West 11.76 feet to the North right of way line of abandoned Grand River Valley Railroad; thence along said right of way line South 89 deg. 49 min. 01 sec. West 206.85 feet; thence along said right of way line along the arc of a 12 deg. 20 min. curve to the right 617.80 feet; the chord of which bears North 52 deg. 05 min. 14 sec. West 573.25 feet; thence along said right of way line North 13 deg. 59 min. 29 sec. West 991.91 feet to the North line of the Northwest Quarter of the Northwest Quarter of said Section 3; thence along said North line South 89 deg. 56 min. 00 sec. West 859.22 feet; thence South 00 deg. 00 min. 00 sec. West 180.00 feet; thence South 89 deg. 56 min. 00 sec. West 220.00 feet to the point of beginning,

to PR-17 (Planned Residential - 17 units per acre).

PASSED and ADOPTED this 2nd day of September, 1981.

Louis R. Brach

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

Attest:

Theresa F. Martinez  
\_\_\_\_\_

Deputy City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1992, 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 19th day of August, 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 3rd day of September, 1981.

Theresa F. Martinez

Theresa F. Martinez  
Deputy City Clerk

Published: August 21, 1981

Published: September 4, 1981

Effective: October 4, 1981