## ORDINANCE NO. 2016

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 by amended by adding the zoning of the following described land situated in the City of Grand Junction, Mesa County, Colorado, to wit:

## TRACT A:

A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 6; thence South 00 deg. 05 min. 40 sec. West 760.00 feet; thence North 89 deg. 54 min. 20 sec. West 130.00 feet; thence North 01 deg. 59 min. 38 sec. East 77.61 feet; thence North 23 deg. 49 min. 56 sec. West 110.00 feet; thence North 02 deg. 05 min. 37 sec. West 92.92 feet; thence North 12 deg. 10 min. 04 sec. East 59.00 feet; thence North 20 deg. 19 min. 56 sec. West 150.00 feet; thence North 35 deg. 49 min. 56 sec. West 76.00 feet; thence South 81 deg. 10 min. 04 sec. West 45.00 feet; thence north 77 deg. 30 min. 04 sec. West 175.00 feet; thence North 47 deg. 58 min. 30 sec. West 73.00 feet; thence North 64 deg. 19 min. 56 sec. West 37.00 feet; thence North 45 deg. 19 min. 56 sec. West 192.00 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence South 89 deg. 49 min. 56 sec. East along said North line of the Southeast Quarter of the Southeast Quarter of Section 6 a distance of 700.00 feet to the point of beginning; and

## TRACT B:

A tract of land located in a part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows: Commencing at the Southeast Corner of said Section 6: thence North 89 deg. 51 min. 17 sec. West 375.32 feet to the True Point of Beginning; thence North 00 deg. 08 min. 43 sec. East 50.00 feet; thence along the arc of a curve to the left whose radius is 20.00 feet and whose long chord bears North 44 deg. 51 min. 17 sec. West 28.28 feet; thence North 00 deg. 08 min. 43 sec. East 44.08 feet; thence along the arc of a curve to the right whose radius is 475.00 feet and whose long chord bears North 06 deg. 19 min. 22 sec. West 102.23 feet; thence North 12 deg. 30 min. 00 sec. East 184.12 feet; thence along the arc of a curve to the left whose radius is 755.48 feet and whose long chord bears North 11 deg. 34 min. 17 sec. West 24.49 feet; thence South 86 deg. 22 min. 25 sec. East 160.46 feet; thence South 52 deg. 49 min. 55 sec. East 82.78

feet; thence South 01 deg. 06 min. 44 sec. East 59.22 feet, thence South 12 deg. 42 min. 55 sec. West 159.29 feet; thence South 08 deg. 05 min. 45 sec. East 146.82 feet to a point on the south line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 89 deg. 51 min. 17 sec. West along said South line a distance of 249.17 feet to the True Point of Beginning,

to the zoning category PR-8.4 (Planned Residential - 8.4 units per acre).

PASSED and ADOPTED this 18th day of November, 1981.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the forgoing ordinance, being Ordinance No. 2016, 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 4th day of November, 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 19th day of November, 1981.

Neva B. Lockhart

Neva B. Lockhart, CMC City Clerk

Published: November 6, 1981

Published: November 20, 1981

Effective: December 20, 1981