

ORDINANCE NO. 2051

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, County of Mesa, State of Colorado, to wit:

A parcel of land located in the NW1/4 of the NW1/4 of Section 18 Township 1 South Range 1 East, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at the NW Corner of said Section 18 and considering the West line of the NW 1/4 of the NW1/4 of said Section 18 to bear North 00 deg. 00 min. 00 sec. East with all bearings contained herein being relative thereto: Thence South 00 deg. 00 min. 00 sec. East 1318.38 feet to the SW Corner of the NW1/4 of the NW1/4 of said Section 8; thence South 89 deg. 51 min. 21 sec. East 329.90 feet to the True Point of Beginning; thence North 00 deg. 00 min. 00 sec. East 710.38 feet being parallel to the west side of the NW1/4 of the NW1/4, thence South 89 deg. 51 min. 21 sec. East 705.48 feet being parallel to the south line of the NW1/4 of the NW1/4; thence South 00 deg. 14 min. 16.5 sec. East 46.23 feet; thence South 89 deg. 44 min. 51 sec. East 117.28 feet; thence South 11 deg. 52 min. 32 sec. West 209.98 feet; thence South 00 deg. 02 min. 33 sec. West 127.00 feet; thence South 12 deg. 08 min. 39 sec. West 305.00 feet being 33.00 feet north of the south line of the NE1/4 of the NW1/4; thence North 89 deg. 51 min. 21 sec. West 406.11 feet to the beginning of a curve with a radius of 433.00 feet; thence North 89 deg. 51 min. 21 sec. West 86.18 feet to the point of intersection; thence South 67 deg. 37 min. 49 sec. West 86.18 feet (Delta -22 deg. 30 min. 50 sec.) to the end of the curve, being a point on the south line of the NW1/4 of the NW1/4, thence North 89 deg. 51 min. 21 sec. West along the said line, 143.48 feet to the True Point of Beginning. The above described parcel of land containing 12.08 acres more or less.

Does not include proposed street right-of-way.

from C-1 (Light Commercial) to PR-28 (Planned Residential - 28 units per acre).

PASSED and ADOPTED this 5th day of May, 1982.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2051, 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 21st day of April, 1982, 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 6th day of May, 1982.

Neva B. Lockhart

Neva B. Lockhart, CMC

City Clerk

Published: April 23, 1982

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Effective: June 6, 1982