

ORDINANCE NO. 2092

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 be changing the zoning of the following described land situated in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

That real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NE1/4 NW1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, said real property being more particularly described as follows:

Lot 2 Houston Heights Subdivision as recorded in Book 13 at Page 4 in the office of the Mesa County Clerk and Recorder, said Lot 2 being more particularly described as follows:

Commencing at the NW Corner of the NE1/4 NW1/4 of said Section 12; thence S 00 deg. 00 min. 00 sec. W along the West line NW1/4 NW1/4 of said Section 12, a distance of 307.30 feet to the TRUE POINT OF BEGINNING:

Thence S 89 deg. 56 min. 00 sec. E 511.92 feet; thence S 00 deg. 00 min. 00 sec. W 50.00 feet; thence S 90 deg. 00 min. 00 sec. W 127.94 feet; thence S 58 deg. 13 min. 39 sec. W 31.76 feet; thence S 30 deg. 57 min. 49 sec. W 69.97 feet; thence S 07 deg. 44 min. 39 sec. W 46.49 feet; thence S 08 deg. 52 min. 01 sec. E 158.91 feet; thence S 89 deg. 56 min. 00 sec. E 77.12 feet; thence N 40 deg. 29 min. 00 sec. E 143.75 feet; thence S 03 deg. 27 min. 00 sec. W 45.66 feet; thence S 40 deg. 29 min. 00 sec. W 120.00 feet; thence N 89 deg. 56 min. 00 sec. W 429.00 feet to a point on the West line SW1/4 NE1/4 NW1/4 of said section 12; thence N 00 deg. 06 min. 16 sec. E 4.67 feet to the SW Corner NW1/4 NE1/4 NW1/4 of said section 12; thence N 00 deg. 00 min. 00 sec. E along the West line of the NW1/4 NE1/4 NW1/4 of said section 12 a distance of 352.82 feet to the TRUE POINT OF BEGINNING:

from PR-8 (Planned Residential - 8 units per acre) to PR-13.1 (Planned Residential - 13.1 units per acre).

PASSED and ADOPTED this 15th day of December, 1982.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

