

ORDINANCE NO. 2109

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:

Four tracts or parcels of land situated in the NW1/4 of the SW1/4 of the NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Parcel 1:

Beginning at the Northwest corner NW1/4 SW1/4 NW1/4 of said Section 25, whose North line bears S 90 deg. 00 min. 00 sec. E and all bearings contained herein to be relative thereto;

thence S 90 deg. 00 min. 00 sec. E 238.00 feet,
thence S 00 deg. 01 min. 30 sec. E 20.00 feet to the true point of beginning,
thence S 90 deg. 00 min. 00 sec. E 136.00 feet,
thence S 00 deg. 01 min. 30 sec. E 110.00 feet,
thence N 90 deg. 00 min. 00 sec. W 13.00 feet,
thence N 00 deg. 01 min. 30 sec. W 110.00 feet to the true point of beginning.

Parcel 2:

Beginning at the Northwest corner NW1/4 SW1/4 NW1/4 of said Section 25, whose North line bears S 90 deg. 00 min. 00 sec. E and all bearings contained herein to be relative thereto;

thence S 90 deg. 00 min. 00 sec. E 238.00 feet,
thence S 00 deg. 01 min. 30 sec. E 20.00 feet,
thence S 90 deg. 00 min. 00 sec. E 136.00 feet,
thence S 00 deg. 01 min. 30 sec. E 5.00 feet to the true point of beginning,
thence S 90 deg. 00 min. 00 sec. E 154.00 feet,
thence S 00 deg. 01 min. 30 sec. E 305.00 feet,
thence N 89 deg. 58 min. 39 sec. W 290.00 feet,
thence N 00 deg. 01 min. 30 sec. W 199.89 feet,
thence S 90 deg. 00 min. 00 sec. E 136.00 feet,
thence N 00 deg. 01 min. 30 sec. W 105.00 feet to the true point of beginning.

Parcel 3:

Beginning at the Northwest corner NW1/4 SW1/4 NW1/4 of said Section 25, whose North line bears S 90 deg. 00 min. 00 sec. E and all bearings contained herein to be relative thereto;

thence S 90 deg. 00 min. 00 sec. E 238.00 feet,
thence S 00 deg. 01 min. 30 sec. E 20.00 feet,
thence S 90 deg. 00 min. 00 sec. E 136.00 feet,
thence S 00 deg. 01 min. 30 sec. E 5.00 feet,
thence S 90 deg. 00 min. 00 sec. E 154.00 feet to the true point of beginning,
thence continuing S 90 deg. 00 min. 00 sec. E 54.58 feet,
thence S 90 deg. 01 min. 30 sec. W 75.00 feet,
thence S 90 deg. 00 min. 00 sec. E 78.00 feet,
thence S 00 deg. 01 min. 30 sec. E 230.00 feet,
thence S 90 deg. 00 min. 00 sec. W 132.58 feet,
thence N 00 deg. 01 min. 30 sec. 305.00 feet to the true point of beginning.

Parcel 4:

Beginning at the Northwest corner NW1/4 SW1/4 NW1/4 of said Section 25, whose North line bears S 90 deg. 00 min. 00 sec. E and all bearings contained herein to be relative thereto;

thence S 90 deg. 00 min. 00 sec. E 238.00 feet,
thence S 00 deg. 01 min. 30 sec. E 20.00 feet,
thence S 90 deg. 00 min. 00 sec. E 344.58 feet to the true point of beginning,
thence continuing S 90 deg. 00 min. 00 sec. E 78.00 feet,
thence S 00 deg. 01 min. 30 sec. E 80.00 feet,
thence N 90 deg. 00 min. 00 sec. E 78.00 feet,
thence N 00 deg. 01 min. 30 sec. W 80.00 feet to the true point of beginning.

from RSF-8 (Single Family Residential - 8 units per acre) to PR-10 (Planned Residential - 10 units per acre).

PASSED and ADOPTED this 2nd day of March, 1983.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2109, 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 16th day of February, 1983, 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 March, 1983.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: February 19, 1983

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Effective: April 3, 1983