

ORDINANCE NO. 2202

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:

Beginning at the Southeast Corner of Northridge Estates, Filing No. Three as filed and recorded in the office of the Mesa County Clerk and Recorder, Mesa County, Colorado: Thence North 00 deg. 01 min. 14 sec. West 660.78 feet along the East boundary of Northridge Estates Filing Three; Thence North 89 deg. 51 min. 27 sec. East 306.87 feet to the westerly right-of-way of the Grand Valley Canal; Thence along the westerly right-of-way of the Grand Valley Canal by the following five courses and distances:

- (1) South 18 deg. 14 min. 16 sec. West 294.07 feet;
- (2) South 32 deg. 16 min. 16 sec. West 141.83 feet;
- (3) South 10 deg. 14 min. 16 sec. West 82.90 feet;
- (4) South 23 deg. 07 min. 17 sec. East 279.81 feet;
- (5) South 76 deg. 00 min. 57 sec. East 312.92 feet;

Thence South 00 deg. 02 min. 22 sec. East 414.35 feet; Thence North 74 deg. 20 min. 40 sec. West 816.31 feet; Thence North 00 deg. 00 min. 59 sec. West 300.00 feet; Thence North 89 deg. 56 min. 24 sec. East 267.72 feet to the point of beginning.

AND

A parcel of land situated in the Southwest Quarter of Section 2, Township 1 South Range 1 West, Ute Meridian, being described as follows: Beginning at the Southeast Corner of Northridge Estates, Filing No. Two as filed and recorded in the office of the Mesa County Clerk & Recorder, Mesa County, Colorado: (The Southeast Corner of Northridge Estates, Filing No. Two is South 89 deg. 56 min. 24 sec. West 267.80 feet, and South 00 deg. 00 min. 59 sec. East 300.00 feet, and South 89 deg. 56 min. 24 sec. West 200.00 feet, and South 00 deg. 00 min. 59 sec. East 356.43 feet from the Southeast Corner of Northridge Estates Filing No. Three); Thence South 15 deg. 36 min. 55 sec. West 329.66 feet to the North boundary of Willowbrook Sub. First Filing, Replat; Thence South 77 deg. 51 min. 00 sec. East 77.64 feet along the said North boundary; Thence North 75 deg. 02 min. 54 sec. East 175.20 feet to the Northeast Corner of Willowbrook Sub.; Thence North 00 deg. 01

min. 52 sec. West 25.81 feet; Thence North 75 deg. 02 min. 54 sec. East 178.47 feet to a point on the East line of the West Half of the Southwest Quarter of Section 2; Thence North 00 deg. 02 min. 06 sec. West 36.78 feet along the East line of the West Half of the Southwest Quarter of Section 2; Thence North 85 deg. 25 min. 08 sec. East 169.07 feet; Thence North 69 deg. 55 min. 58 sec. East 492.48 feet; Thence North 16 deg. 06 min. 56 sec. East 93.63 feet to a point on the East line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West, Ute Meridian; Thence North 00 deg. 02 min. 22 sec. West 43.92 feet along the East line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2; Thence North 74 deg. 20 min. 40 sec. West 816.31 feet; Thence South 89 deg. 56 min. 24 sec. West 200.00 feet to the East line of Northridge Estates Filing No. 2; Thence South 00 deg. 00 min. 59 sec. East 356.43 feet along the East line of the Northridge Estates Filing No. 2 to the point of beginning;

AND

A parcel of land situated in the Southwest Quarter of Section 2, Township 1 South, Range 1 West, Ute Meridian, being described as follows: Beginning at the Southeast Corner of Northridge Estates, Filing No. Two as filed and recorded in the office of the Mesa County Clerk & Recorder, Mesa County, Colorado; Thence South 89 deg. 58 min. 12 sec. West 328.76 feet along the South line of Northridge Estates Filing No. 2 to the Southwest Corner of Northridge Estates Filing No. 2; Thence South 89 deg. 58 min. 46 sec. West 310.94 feet along the South line of Northridge Estates Filing No. 1 to the Southwest Corner of Northridge Estates Filing No. 1; Thence South 67 deg. 28 min. 45 sec. West 375.12 feet to the West line of the Southwest Quarter of Section 2; Thence South 00 deg. 01 min. 15 sec. East 512.47 feet along the West line of the Southwest Quarter of Section 2 to the Southwest Corner of Section 2, Township 1 South, Range 1 West, Ute Meridian; Thence North 90 deg. 00 min. 00 sec. East 130.00 feet along the South line of the Southwest Quarter of Section 2; Thence North 00 deg. 00 min. 00 sec. East 30.00 feet; Thence North 45 deg. 00 min. 00 sec. East 35.35 feet along the chord of a curve to the left whose radius is 25.00 feet and whose central angle is 90 deg. 00 min. 00 sec.; Thence North 17 deg. 43 min. 00 sec. East 82.16 feet along the chord of a curve to the right whose radius is 135.00 feet and whose central angle is 35 deg. 26 min. 00 sec.; Thence North 00 deg. 00 min. 00 sec. East 85.00 feet to the North boundary of Willowbrook Sub. First Filing Replat; Thence along the common boundary of Willowbrook Sub. First Filing, Replat the following courses and distances (North 66 deg. 07 min. 00 sec. East 177.17 feet; Thence North 90 deg. 00 min. 00 sec. East 140.00 feet; Thence North 67 deg. 30 min. 00 sec. East 100.00 feet; Thence North 87 deg. 00 min. 00 sec. East 300.00 feet; Thence South 77 deg. 51 min. 00 sec. East 23.85 feet); Thence North 15 deg. 36 min. 55 sec. East 329.66 feet to the point of beginning;

from RSF-4 (Residential Single Family - 4 units per acre) to PR-4

(Planned Residential - 4 units per acre).

PASSED and ADOPTED this 1st day of August, 1984.

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2202, 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 18th day of July, 1984, 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 2nd day of August, 1984.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: July 20, 1984

Published: August 3, 1984

Effective: September 2, 1984