

ORDINANCE NO. 2228

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 CURRIER LANDS IN 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 located in Section 36, Township 1 North, Range 1 West, and Section 31, Township 1 North, Range 1 East, Ute Principal Meridian. It is described by metes-and-bounds as follows: Beginning at a point which is South 89 deg. 59 min. 05 sec. West 116.81 feet from the northeast corner of Section 36, then along the seven following courses:

1. South 02 deg. 20 min. 19 sec. West 50.00 feet;
2. along the arc of circular curve deflecting to the right with a length of 537.97 feet, a radius of 550.00 feet, a central angle of 56 deg. 02 min. 35 sec., and a chord bearing South 60 deg. 42 min. 35 sec. East 498.48 feet to a point of tangency;
3. South 33 deg. 46 min. 05 sec. East 490.00 feet;
4. South 56 deg. 13 min. 55 sec. West 860.00 feet;
5. North 33 deg. 46 min. 05 sec. West 530.00 feet;
6. North 89 deg. 59 min. 05 sec. East 170.00 feet to the beginning.

The basis for bearings is South 89 deg. 59 min. 05 sec. West 1316.81 feet along the north line of the Northeast Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 1 West, from the northeast corner to the east sixteenth corner on the north line of Section 36;

from zoning category HO (Highway Oriented) to PC (Planned Commercial) category.

PASSED and ADOPTED this 17th day of April, 1985.

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President of the Council

ATTEST:

Neva B. Lockhart, CMC

