

ORDINANCE NO. 2245

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 CH FOUR COMMERCIAL PARK, PHASE #3, 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:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 1 West of the Ute Meridian, thence South 00 deg. 03 min. 20 sec. West 694.20 feet to the point of beginning; thence North 89 deg. 59 min. 05 sec. East 766.80 feet; thence South 43 deg. 48 min. 30 sec. East 599.62 feet; thence South 35 deg. 34 min. 17 sec. East 37.50 feet to center of Sundstrand Way; thence North 54 deg. 46 min. 30 sec. East along center of Sundstrand Way 837.81 feet; thence South 33 deg. 46 min. 05 sec. East 104.09 feet; thence along the arc of a 450-foot radius curve to the left 165.17 feet, the chord of which bears South 44 deg. 17 min. 00 sec. East 164.25 feet; thence South 54 deg. 47 min. 55 sec. East 55.80 feet; thence South 33 deg. 46 min. 05 sec. East 326.33 feet; thence South 35 deg. 10 min. 44 sec. West 89.58 feet; thence along the arc of a 950-foot radius curve to the right 328.02 feet, the chord of which bears South 45 deg. 04 min. 14 sec. West 326.39 feet; thence South 54 deg. 57 min. 44 sec. West 35.31 feet; thence South 54 deg. 46 min. 30 sec. West along Northerly right-of-way line or Horizon Drive 970.00 feet; thence North 40 deg. 10 min. 00 sec. West along Northerly right-of-way of Highline Canal 343.04 feet; thence along said right-of-way line along the arc of a 1482.70-foot radius curve to the left 736.23 feet, the chord of which bears North 54 deg. 23 min. 30 sec. West 728.69 feet; thence along said right-of-way line along the arc of a 1489.51-foot radius curve to the right 427.47 feet, the chord of which bears North 60 deg. 23 min. 42 sec. West 426.01 feet; thence leaving said right-of-way line North 00 deg. 03 min. 20 sec. East 473.95 feet to the point of beginning.

from HO (Highway Oriented) zone to PC (Planned Commercial) zone.

PASSED and ADOPTED this 20th day of November, 1985.

Raymond G. Phipps

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2245, 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 6th day of November, 1985, 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 21st day of November, 1985.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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