

ORDINANCE NO. 2334

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the zoning category on the following lands be changed as indicated:

1. Lots 17, 18 and the East Half of Lot 19, Block 139 CITY OF GRAND JUNCTION,

be changed in zoning from C-2 (Heavy Commercial) to PZ (Public Zone);

2. Beg N 89 deg. 16 min. W 446.17 ft. Fr E4 Cor Sec 10 1S 1W N 89 deg. 16 min. W 209.93 ft. N 0 deg. 31 min. E 200 Ft. N 29 deg. E 149.5 ft. S 77 deg. 44 min. E 116.7 ft. S 83 deg. 20 min. E 21.5 ft. S 0 deg. 31 min. W 306.13 ft. to beg exc S 50 ft. for Rd ROW as per B-791 P-97 & B-1026 P-997 Mesa County Rcds

Beg N 0 deg. 31 min. E 50 ft. & N 89 deg. 16 min. W 660 ft. Fr E4 Cor Sec 10 1S 1W N 0 deg. 31 min. E 150 ft. N 29 deg. E 149.5 ft. N 77 deg. 44 min. W 85.92 ft. S 73 deg. 45 min. W 220.2 ft. S 68 deg. 46 min. 36 Sec W 235.05 ft. S 77 deg. 01 min. W 139.9 ft. S 37 deg. 17 min. W 137 ft. S 0 deg. 29 min. W 53.41 ft. S 89 deg. 16 min. E 131.77 ft. N 69 deg. E 139.5 ft. S 89 deg. 16 min. E 398 ft. to beg

That pt of SW4NE4 Sec 10 1S 1W S & E of Pioneer Ext Canal

be changed in zoning from RSF-5 and RSF-8 (Residential Single - Family 5 and 8 units per acre) to PZ (Public Zone);

3. The North 100 feet of the East 395 feet of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West, Ute Meridian;

be changed in zoning from PZ (Public Zone) to PR-28 (Planned Residential - 28 units per acre); and

4. A tract of land situate in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the NW4 NE4 NW 4 of Section 12, Township 1 south, Range 1 west of the Ute Meridian being more particularly described as follows:

Commencing at the NW corner NE4 NW4 of said Section 12, and considering the west line NW4 NE4 NW4 of said Section 12 to bear S 00 deg. 00 min. 00 sec. W with all other bearings contained herein relative thereto;

Thence S 89 deg. 51 min. 59 sec. E along the North line NE4 NW4 of said Section 12, a distance of 511.92 feet;

Thence S 00 deg. 00 min. 00 sec. W 47.00 feet to the TRUE POINT OF BEGINNING;

Thence, continuing S 00 deg. 00 min. 00 sec. W 259.70 feet;

Thence, N 89 deg. 56 min. 00 sec. W 478.92 feet;

Thence, N 00 deg. 00 min. 00 sec. E 240.34 feet;

Thence, N 45 deg. 00 min. 00 sec. E 28.11 feet;

Thence S 89 deg. 51 min. 59 sec. E 459.04 feet to the TRUE POINT OF BEGINNING, containing 2.854 Acres. Subject to easements of record.

be changed in zoning from PR-8 (Planned Residential - 8 units per acre) to PR-16.2 (Planned Residential - 16.2 units per acre).

PASSED and ADOPTED this 1st day of April, 1987.

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2334, 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 March, 1987, 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 April, 1987.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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