

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4186**

**AN ORDINANCE ZONING THE REIGAN/PATTERSON/TEK/MORARIO  
ANNEXATION TO MIXED USE**

**LOCATED AT 2202, 2202 1/2, 2204 H ROAD, & 824 22 ROAD**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reigan/Patterson/TEK/Morario Annexation to the Mixed Use zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Mixed Use zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following properties be zoned Mixed Use (MU).

**REIGAN/PATTERSON/TEK/MORARIO ANNEXATION NO. 1**

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, Being more particularly described as follows:

The West 30 feet AND the South 30 feet of the West 210 feet of the SW1/4 SW1/4 of said Section 30.

**REIGAN/PATTERSON/TEK/MORARIO ANNEXATION NO. 2**

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said 30, and assuming the West line of said SW1/4 SW1/4 to bear N00°03'11E" with all bearings contained here in relative there to; thence N89°59'49", along the South line of said SW1/4 SW1/4, a distance of 210.00 feet to the POINT OF BEGINNING; thence along the boundary of the Reigan/Patterson/TEK/Morario Annexation No. 1 the following three (3) courses: 1) N00°00'11"W a distance of 30.00 feet; 2) S89°59'49"W a distance of 179.97 feet; 3) N00°03'11" a distance of 1,209.09 feet; thence S89°59'30"E, along the North line of said SW1/4 SW1/4, a distance of 1,201.25 feet to the centerline of the Persigo Wash, also being the west line of Turner Simple Subdivision as recorded in Plat Book 17, Page 372, Public Records, Mesa County, Colorado; thence along the centerline of Persigo Wash, said centerline also being the west line of said Turner Simple Subdivision, the following three courses: 1) S09°19'W" a distance of 435.34 feet; 2) S15°34'10"W a distance of 237.80 feet; 3) S07°27'10"W a distance of 6.07 feet; thence S89°56'10"W a distance of 440.40 feet to the Northeast corner of Lot 2, Ram's Subdivision as recorded in Book 4056, Page 462, Public Records, Mesa County, Colorado; thence S00°24'19"W, along the east line of said Ram's Subdivision, a distance of 674.52 feet to the South line of said SW1/4 SW1/4; thence S89°59'49"W, along the South line of the said SW1/4 SW ¼, a distance of 442.33 feet, more or less, to the Point of Beginning.

CONTAINING 26.732 Acres (1,208,131.92 Sq. Ft.), more or less, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of February, 2008 and ordered published.

**ADOPTED** on second reading the 20<sup>th</sup> day of February, 2008.

ATTEST:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk