

ORDINANCE NO. 2333

ZONING CERTAIN LAND RECENTLY ANNEXED TO THE CITY.

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

That the following lands recently annexed to the City be zoned as follows:

1. Patterson Road Annexation described as:

That property situated in the County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at a point on the West line of the E1/2SW1/4SE1/4 of Section 3, T1S, R1W, Ute Meridian, which point is 190 feet North of the Southwest Corner of said E1/2SW1/4SE1/4, thence North 206 feet to the drain, thence East along the drain 261.4 feet, thence N 79 deg. 58 min. E along the drain to the East Line of the E1/2SW1/4SE1/4 of Section 3, T1S, R1W, Ute Meridian, thence South along the East line to a point 170.8 feet North of the South line of said Section 3, thence S 89 deg. 28 min. E 185.5 feet, thence S 00 deg. 11 min. W 68.6 feet, thence S 80 deg. 26 min. W 42.9 feet, thence West along the North line of Patterson Road right of way to a point 96 feet East of the West line of the E1/2SW1/4SE1/4 of Section 3, thence North 130 feet, thence Northeasterly to a point 116 feet East of the point of beginning, thence West to the point of beginning. Also that part of Patterson Road right of way located in the E1/2SW1/4SE1/4 and in the west 128 feet of the W1/2 of the SE1/4SE1/4 of Section 3, T1S, R1W, Ute Meridian. Excepting from the above the property described as: Beginning 203 feet North of the Southeast corner of the SW1/4SE1/4, Section 3, T1S, R1W, Ute Meridian, thence East 7.5 feet, thence North 134 feet, thence West 101.1 feet, thence South 134 feet, thence East 93.6 feet to Beginning.

be zoned RSF-4 (Residential Single-Family - 4 units per acre);

2. South Fifteenth Street Annexation described as:

That parcel of land lying in Section 24, T1S, R1W, Ute Meridian, the County of Mesa, State of Colorado, and being more particularly described as follows:

The W1/2 NE1/4 SW1/4 lying Northerly of the Colorado River and all accretions thereto and the SE1/4 NW1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, EXCEPTING THEREFROM that portion of said SE1/4 NW1/4 known as PLEASANT VIEW SUBDIVISION, more particularly described as follows: Commencing at the Northeast corner of the said SE1/4 NW1/4 of said Section 24, thence Westerly along the North line of said SE1/4 NW1/4, 12.50 feet to the POINT OF BEGINNING, thence continuing Westerly along said North line of the SE1/4 NW1/4, a distance of 528.00 feet; thence South, a distance of 825.00 feet; thence East,

a distance of 528.00 feet; thence Northerly to the point of beginning.

be zoned PZ (Public Zone);

3. Paradise Hills Annexation described as:

Beginning at the Southeast corner of Lot 12, Block 2, Crossroads Colorado West, Filing #2, Mesa County, Colorado, thence westerly along the North line of Interstate 70 right of way to the West line of Section 36, T1N, R1W, Ute Meridian, thence North along said West line to the Northwest corner of said Section 36, thence North along the East line of Section 26, T1N, R1W, Ute Meridian, to the Northeast corner of Lot 10, Block 2, Paradise Hills Subdivision, Filing #6, thence Westerly along the Northerly line of said Filing #6 to the East line of Lanai Drive, thence Southerly along said East line of Lanai Drive to the intersection with the Northerly line of Mazatlan Drive, thence proceeding Easterly, South and West along the right of way of Mazatlan Drive (which is the property line for Block 2, Paradise Hills Subdivision, Filing #6) to the intersection with the East line of Lanai Drive, thence South along said East line and said East line projected to the South line of Section 26, T1N, R1W, Ute Meridian, thence East along said South line to a point 30 feet West of the Southeast corner of said Section 26, thence South along the West line of 27 Road right of way to the centerline of Interstate 70 right of way, thence Easterly along said centerline to a point South of the point of beginning, thence North to the point of beginning.

be zoned RSF-4 (Residential Single-Family - 4 units per acre).

PASSED and ADOPTED this 1 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. 2333, 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

Published: March 20, 1987

Final Publication: April 3, 1987

Effective: May 3, 1987