

ORDINANCE NO. 2534

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED SOUTH OF HALE AVE. AND NORTHEASTERLY OF THE COLORADO RIVER

Whereas, the council finds that the applicant has complied with applicable regulations of the City's Development Code, and that the Planning Commission has recommended that the zoning of Knoch Annexation be granted;

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

That the lands described on the attached are hereby zoned PZ, RSF-8, and I-1.

Passed and adopted this 7th day of August, 1991.

President of the Council

Attest:

City Clerk

ZONE OF ANNEX, KNOCH ANNEX TO PZ (PUBLIC ZONE)

All that part of the following described land which lies between the right-of-way recorded in Book 805, Page 14 Mesa County Records and the Colorado River, to wit: That part of General Land Office Lot 1, Section 22, T1S, R1W, Ute Meridian, Mesa County, Colorado, lying in what would be NW1/4 NE1/4 of said Section 22 and North of a line running East and West 975 feet South of the North line of said Lot 1, except a right-of-way granted by deed recorded in Book 805, Page 14 of the Mesa County Records.

and

Beginning at a point on the North line of said Section 22 from whence the Northeast corner of said Section 22 bears S 89 deg. 57 min. 48 sec. E 874.85 Feet; thence S 00 deg. 12 min. 34 sec. W 310.0 feet; thence S 89 deg. 57 min. 48 sec. E 175.0 feet; thence S 00 deg. 12 min. 34 sec. W 60.0 feet; thence S 89 deg. 57 min. 48 sec. E 5.0 feet; thence S 00 deg. 12 min. 34 sec. W 158.0 feet; thence S 89 deg. 57 min. 48 sec. E 249.85 feet; thence S 00 deg. 12 min. 34 sec. W 792.12 feet to the South line of the NE1/4 NE1/4 of said Section 22;

thence N 89 deg. 58 min. 50 sec. W 870.90 feet to the Southwest corner of said NE1/4 NE1/4; thence N 00 deg. 19 min. 27 sec. E 1319.65 feet along the West line of said NE1/4 NE1/4 to the Northwest corner of said NE1/4 NE1/4; thence S 89 deg. 57 min. 48

sec. E 438.41 feet along the North line of said NE1/4 NE1/4 to the Point of Beginning

and

The NE1/4 SE1/4 NE1/4 Section 22, T1S R1W, Ute Meridian lying North of the Colorado River.

ZONE OF ANNEX, KNOCH ANNEX TO RSF-8 (residential single family)

The part of GLO Lot 1 lying in the NW1/4 NE1/4 Section 22, T1S R1W, North of a line running East and West 975.00 feet South of the North line of said Lot 1 except that part lying South and West of a Right-of-Way recorded in Book 805, Page 14 of Mesa County Records.

ZONE OF ANNEX, KNOCH ANNEX TO I-1 (Light Industrial)

Lots 7--13 Block 1, Lots 1--8 Block 3, and the east 175.00 ft. of Lot A and Lots 21--27 Block 2 all in O'Boyles Subdivision section 22 T1S R1W

and

Beginning 495.00 feet West and 180.00 feet South of the Northeast corner Section 22, T1S R1W;

thence East 50.00 feet; thence South 130.00 feet; thence West 50.00 feet; thence North to the Point of Beginning

and

Beginning South 234.00 feet from the Northeast corner Section 22, T1S R1W; thence South 1,086.65 feet; thence N 89 deg. 58 min. W 445.00 feet;

thence North 792.39 feet; thence West 50.00 feet; thence North 158.00 feet; thence East 50.00 feet; thence North 370.00 feet; thence East 245.00 feet; thence S 40 deg. 31 min. E 307.82 feet to the Point of Beginning except the South 50.00 feet for road Right-of-Way.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2534, 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 17th day of July, 1991, 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 8th day of August, 1991.

Neva B. Lockhart, CMC
City Clerk

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Effective: September 8, 1991