

ORDINANCE NO. 2540

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED NORTH AND SOUTH OF PATTERSON ROAD AND WEST OF FIRST STREET

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 First and Patterson 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 RSF-R, RSF-4, PB, and PR.

Passed and adopted this 2nd day of October, 1991.

President of the Council

Attest:

City Clerk

TO BE ZONED RSF-4

The west 470 feet of SE1/4 SE1/4 Section 3 T1S R1W, lying south and west of the canal and south and east of a line beginning 462 feet north of the southwest corner of SE1/4 SE1/4; thence N 48 degrees 28 minutes E 210 feet to the canal;

Beginning 37 feet west of the southeast corner of the E1/2 SW1/4 SE1/4 SE1/4 Section 3 T1S R1W; thence west 153 feet; thence north 376 feet to center line of canal; thence N 45 degrees 15 minutes E 134 feet; thence S 07 degrees E 474 feet to point of beginning; except the highway right-of-way along the south end.

Beginning 203 feet north of the southeast corner of SW1/4 SE1/4 Section 3 T1S R1W; 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.

TO BE ZONED RSF-R

The west 430 feet of the north 177.5 feet of the S1/2 NE1/4 NE1/4 Section 10 T1S R1W and the south 32.5 feet of the north 210 feet S1/2 NE1/4 NE1/4 Section 10 T1S R1W west and north of the Grand Valley Canal.

Beginning at the northwest corner of S1/2 NE1/4 NE1/4 Section 10 T1S R1W; thence east 430 feet; thence south to the Grand Valley

Canal; thence southwesterly along the canal to the south line of N1/2 NE1/4 NE1/4 Section 10; thence west to the west line of NE1/4 NE1/4; thence north to beginning; except the north 210 feet.

The south 152.5 feet of the north 330 feet of S1/2 NE1/4 NE1/4 Section 10 T1S R1W east of the Grand Valley Canal.

Beginning 100 feet south and 500 feet west of the northeast corner of S1/2 NE1/4 NE1/4 Section 10 T1S R1W; thence west 390 feet; thence south 77.5 feet; thence east 390 feet; thence north to beginning.

TO BE ZONED TO PB

Lots 1 through 6 Willowdale Subdivision Section 3 T1S R1W; and beginning 245 feet north of the southeast corner Section 3 T1S R1W; thence north 136.16 feet; thence S 87 degrees 41 minutes W 178.05 feet; thence south 129.97 feet; thence S 89 degrees 57 minutes E 177.9 feet to beginning; except road right-of-way on south and east as described in Book 1737 Pages 747 and 748 of Mesa County Records and including all adjacent right-of-way of 25-7/8 Road.

TO BE ZONED TO PR

The north half of NE1/4 NE1/4 Section 10 T1S R1W

Beginning 100 feet south of the northeast corner of the S1/2 half of NE1/4 NE1/4 Section 10 T1S R1W thence west 330 feet; thence south 77.5 feet; thence east 330 feet; thence north to beginning; except road right-of-way as described in Book 939 Page 61 of Mesa County records.

Beginning 660 feet south of the northeast corner Section 10 T1S R1W; thence west 890 feet; thence south 100 feet; thence east 890 feet; thence north to beginning; and beginning 100 feet south and 330 feet west of the northeast corner S1/2 NE1/4 NE1/4 Section 10; thence west 170 feet; thence south 77.5 feet; thence east 170 feet; thence north to beginning; except road right-of-way as described in Book 939 Page 60 of Mesa County records.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2540, 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 September, 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 3rd day of October, 1991.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: September 20, 1991

Published: October 4, 1991

Effective: November 3, 1991