

ORDINANCE NO. 2586

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED IN THE VICINITY OF RIVER ROAD AND REDLANDS PARKWAY

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 Blue Heron 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, PI, and I-1.

Passed and adopted this 1st day of July, 1992.

NAME

\_\_\_\_\_  
President of the Council

Attest:

Theresa F. Martinez

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Acting City Clerk

TO BE ZONED PI

E 3/4 NE 1/4 NE 1/4 Section 8 T1S R1W and SE 1/4 NE 1/4 said section 8 North of the Colorado River Except East 725 ft. and the NW 1/4 NW 1/4 Section 9 T1S R1W south of county road except that part of Blue Heron Industrial Park Filing #2 and Also except that of Redlands Parkway as described in Book 1391 Pages 445 thru 448.

TO BE ZONED I

All of Mathews Subdivision, a replat of part of Lots 9 & 10 Riverside Subdivision.

TO BE ZONED PZ

Lots 27 & 28 Orchard Grove Subdivision and all accreted land lying South of Lots 23 & 29 Orchard Grove Sub. & W 1/2 Lot 1 Lying Northerly of the Colorado River as per action No. 19066 B-959 P-269 all in section 8 T1S R1W.

and

Beginning S 89 deg. 54 min. 36 sec. W 1327.51 ft. and S 0 deg. 22 min. 14 sec. E 672.99 ft. from the common corner Sections 4, 5, 8, and 9 T1S R1W thence S 89 deg. 10 min. 06 sec. E 240.65 ft. thence S 50 deg. 25 min. 12 sec. E 53.19 ft. along the arc of a curve to the left with a radius of 193.24 ft. whose chord bears S 21 deg.

24 min. 28 sec. E 139.01 ft. thence S 0 deg. 19 min. 47 sec. W to the point of beginning

and

beginning N 89 deg. 33 min. 08 sec. E 746 ft. & S 0 deg. 23 min. 01 sec. E 659.10 ft. From the N 1/4 corner Section 8 T1S R1W thence N 89 deg. 55 min. 55 sec. E 527.82 ft. thence S 0 deg. 03 min. 42 sec. E 15 ft. thence N 89 deg. 55 min. 55 sec. E 50 ft. thence S 0 deg. 03 min. 42 sec. E 636.09 ft. thence S 89 deg. 56 min. 18 sec. W 575.44 ft. thence N 0 deg. 23 min. 01 sec. W 651.02 ft. to the point of beginning, except beginning S 0 deg. 23 min. 01 sec. E 929.1 ft. from the NW corner of East 18 acres of the NW 1/4 NE 1/4 said section 8 thence N 89 deg. 55 min. 55 sec. E 576.3 ft. thence S 0 deg. 03 min. 42 sec. E 381.09 ft. thence S 89 deg. 56 min. 18 sec. W 575.44 ft. thence N 0 deg. 23 min. 01 sec. W 381.02 ft. to the point of beginning.

Commencing at the Northwest Corner of the NE1/4 SE1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the west line of said NE1/4 SW1/4 S 00 deg. 02 min. 50 sec. E 1241.63 feet to the North bank of the Colorado River and the true point of beginning; thence S 00 deg. 02 min. 50 sec. E 370 feet more or less to the center of the Colorado River; thence northeasterly along the center of the Colorado River to the east line of the NW1/4 SE1/4 of said Section 9; thence along said east line N 00 deg. 00 min. 06 sec. W 140 feet more or less to the North bank of the Colorado River; thence along said North bank the following fourteen courses: N 76 deg. 07 min. 20 sec. W 81.62 feet; thence N 62 deg. 58 sec. W 122.00 feet; thence N 65 deg. 43 min. W 188.00 feet; thence N 78 deg. 16 min. W 181.00 feet; thence N 80 deg. 34 min. W 136.00 feet; thence N 85 deg. 42 min. W 193.00 feet; thence S 83 deg. 58 min. W 293.05 feet; thence S 78 deg. 41 min. W 160.00 feet; thence S 74 deg. 19 min. 21 sec. W 175.45 feet; thence S 70 deg. 35 min. W 247.00 feet; thence S 60 deg. 53 min. W 290.00 feet; thence S 66 deg. 55 min. 45 sec. W 370.63 feet; thence S 68 deg. 09 min. W 150.00 feet; thence S 73 deg. 38 min. 44 sec. W 183.61 feet to the true point of beginning, EXCEPTING THEREFROM the North 650 feet of the SE1/4 SW1/4, and ALSO EXCEPT Lots 14 and 15 of Riverside Subdivision, all in said Section 9.

and

Commencing at the Northwest Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 89 deg. 55 min. 03 sec. W 725.00 feet; thence S 0 deg. 09 min. 00 sec. E 188.10 feet to the North bank of the Colorado River and the true point of beginning; thence S 9 deg. 00 min. 00 sec. E 200 feet more or less to the center of the Colorado River; thence Southeasterly along the center of the Colorado River to the East line of W1/2 SW1/4 of said Section 9; thence N 0 deg. 02 min. 50 sec. W 370 feet more or less to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64 deg. 47 min. 16 sec. W 581.40 feet; thence N 85 deg. 56 min. W 251 feet; thence N 32 deg.

06 min. W 457 feet; thence N 40 deg. 24 min. W 452 feet; thence N 5 deg. 33 min. W 743.49 feet; thence N 11 deg. 14 min. W 163.66 feet; thence N 28 deg. 59 min. W 235 feet; thence N 32 deg. 55 min. W 265 feet; thence N 41 deg. 19 min. W 137 feet; thence N 32 deg. 41 min. 09 sec. W 514.21 feet to the true point of beginning.

and

Commencing at the NE Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 0 deg. 02 min. 41 sec. E 915.07 feet to the SE Corner of Blue Heron Industrial Park; thence S 89 deg. 57 min. 19 sec. W 242.41 feet to the true point of beginning; thence S 89 deg. 57 min. 19 sec. W 290.20 feet; thence along the arc of a curve to the right whose radius is 430 feet and whose long chord bears N 65 deg. 50 min. 50 sec. W 62.20 feet; thence N 81 deg. 45 min. 00 sec. W 474.70 feet; thence S 26 deg. 06 min. 01 sec. W 443.90 feet; thence S 0 deg. 08 min. 51 sec. E 135.65 feet; thence N 89 deg. 57 min. 13 sec. E 1059.74 feet; thence N 0 deg. 02 min. 47 sec. W 30.0 feet; thence S 89 deg. 57 min. 13 sec. W 42.40 feet; thence N 0 deg. 02 min. 47 sec. W 431.12 feet to the true point of beginning.

Beginning at the NW Corner of the SW1/4 NW1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the West line of said SW1/4 NW1/4 S 0 deg. 08 min. 51 sec. E 1003.20 feet; thence S 63 deg. 53 min. 59 sec. E 152.38 feet; thence S 26 deg. 06 min. 01 sec. W 188.66 feet; thence S 0 deg. 08 min. 51 sec. E 135.65 feet; thence N 89 deg. 57 min. 13 sec. E 1059.74 feet; thence S 0 deg. 02 min. 47 sec. E 711.83 feet; thence N 90 deg. 00 min. 00 sec. E 200.00 feet to the East line of the W1/2 SW1/4 of said Section 9; thence along East line of said W1/2 SW1/4 S 0 deg. 02 min. 50 sec. E 468.59 feet to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64 deg. 47 min. 16 sec. W 581.40 feet; thence N 85 deg. 56 min. W 251 feet; thence N 32 deg. 06 min. W 457 feet; thence N 40 deg. 24 min. W 452 feet; thence N 5 deg. 33 min. W 743.49 feet; thence N 11 deg. 14 min. W 163.66 feet; thence N 28 deg. 59 min. W 235 feet; thence N 32 deg. 55 in. W 265 feet; thence N 41 deg. 19 min. W 137 feet; thence N 32 deg. 41 min. 09 sec. W 514.21 feet; thence leaving said North bank N 0 deg. 09 min. 00 sec. W 188.10 feet; thence N 89 deg. 55 min. 03 sec. E 725.00 feet to the point of beginning.

AND

That part of Lot 1 in SE 1/4 NW 1/4 Sec 8 T1S R1W lying North of the Colorado River

AND

Beginning S 0 deg. 23 min. 01 sec. E 929.1 ft. from the NW Corner of E 18 Acres of the NW 1/4 NE 1/4 Sec 8 T1S R1W thence N 89 deg. 55 min. 55 sec. E 576.3 ft. thence S 0 deg. 03 min. 42 sec. E 381.09 ft. thence S 89 deg. 56 min. 18 sec. W 575.44 ft. thence N 0 deg. 23 min. 01 sec. W 381.02 ft. to beginning.

AND

Lots 4 & 5 Riverside Subdivision Section 9 T1S R1W

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2586, 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 5th day of June, 1992, 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 July, 1992.

Theresa F. Martinez

Theresa F. Martinez, CMC  
Acting City Clerk

Published: June 5, 1992

Published: July 3, 1992

Effective: August 3, 1992