

ORDINANCE NO. 2589

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED AT 25 1/2 ROAD
AND NORTH OF G ROAD

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 Wilson Ranch 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 PR (Planned Residential) not to exceed 4.4 units per acre and RSF-R and that the Mesa County approval of the Wilson Ranch Subdivision, with all accompanying conditions of approval, is hereby adopted by the City.

Passed and adopted this 5th day of August, 1992.

Attest:

NAME

President of the Council

Theresa F. Martinez

Acting City Clerk

ZONE TO RSF-R

Beginning 380.90 feet North from S1/4 corner Section 34, T1N R1W; thence North 938.95 feet; thence North 89 deg. 57 min. 30 sec. East 1,296.50 feet; thence South 37 deg. 29 min. 00 sec. West 370.07 feet; thence South 47 deg. 25 min. 00 sec. West 271.65 feet; thence South 73 deg. 38 min. 00 sec. West 174.67 feet; thence South 23 deg. 01 min. 00 sec. West 288.40 feet; thence South 14 deg. 48 min. 00 sec. West 152.52 feet; thence West 551.90 feet to Beginning and Beginning North 1,319.85 feet from S1/4 corner said Section 34 North 6.53 feet; thence North 90 deg. 20 min. 11 sec. East 1,296.58 feet; thence South 20.70 feet; thence South 89 deg. 57 min. 30 sec. West 1,296.50 feet to Beginning except Beginning 380.90 feet North from S1/4 corner said Section 34; thence North 290.43 feet; thence North 74 deg. 10 min. 00 sec. West 275.00 feet; thence South 90 deg. 00 min. 00 sec. West 551.00 feet to Beginning and except West 25.00 feet for road including the Right-of-Way for 25 1/2 Road as dedicated in Book 911 Page 54 of the records of the Mesa County Clerk and Recorder.

and

East 440.00 feet of South 370.00 feet SE1/4 SE1/4 SW1/4 Section 34, T1N R1W except East 20.00 feet and also except South 30.00

feet as described in Book 1647 Page 47 of the records of the Mesa County Clerk and Recorder.

ZONE TO PR

All of Wilson Ranch Subdivision, Filing #1 as recorded in plat book 14 at pages 282 and 283 of the records of the Mesa County Clerk and Recorder.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2589, 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 15th day of July, 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 6th day of August, 1992.

Theresa F. Martinez

Theresa F. Martinez, CMC
Acting City Clerk

Published: July 17, 1992
Published: August 7, 1992
Effective: September 6, 1992