

ORDINANCE NO. 2596

ZONING CERTAIN LANDS ANNEXED TO THE CITY AS THE RIDGES MAJORITY ANNEXATION

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 the Ridges Majority Annexation be granted;

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

That the lands described on the attached be zoned PR (Planned Residential) and RSF-4 and that all development approvals given by Mesa County within the Ridges Metropolitan District be accepted with all standards and conditions as imposed by Mesa County, except that the Development Plan shall be amended to designate the area occupied by the former Ridges Metropolitan District Office Building as a commercial area as defined in the Protective Covenants for the Ridges PUD as recorded in Book 1277 Pages 856 through 876 of the record of the Mesa County Clerk and Recorder.

Passed and adopted this 2nd day of September, 1992.

Attest:

NAME

President of the Council

Theresa F. Martinez

Acting City Clerk

LEGAL DESCRIPTION

TO BE ZONED TO PR - PLANNED RESIDENTIAL

A tract of land situate in portions of Section 20, Section 29, Section 21, Section 16, Section 17 and Section 19 all in Township 1 South, Range I West of the Ute Principal Meridian being more particularly described as follows:

Beginning at the Southwest corner of said Section 16 and all bearings contained herein being relative to-true north as derived by observation of State Plane Coordinate Monuments No.'s H6 & H7; thence North 00 deg. 06 min. 01 sec. East 1233.76 feet along the westerly line of said Section 16 to a point; thence North 64 deg. 47 min. 00 sec. West 63.38 feet; thence North 44 deg. 52 min. 00 sec. East 81.50 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence North 44 deg. 52 min. 00 sec. East 280.70 feet; thence North 15 deg. 28 min. 00 sec. East 355.59 feet to the southwesterly right-of-way line of Colorado State Highway 340; thence South 74 deg. 37 min. 00 sec.

East 324.10 feet along said right-of-way line; thence 137.88 feet along the arc of a 2825.00 foot radius curve to the right, which arc subtends a chord bearing South 73 deg. 13 min. 06 sec. East 137.86 feet along said right-of-way line; thence South 16 deg. 11 min. 49 sec. West 174.56 feet to an iron pipe; thence South 02 deg. 56 min. 26 sec. East 346.96 feet to a rebar; thence South 75 deg. 29 min. 32 sec. East 409.92 feet to an iron pipe; thence South 89 deg. 52 min. 33 sec. East 67.84 feet; thence South 75 deg. 23 min. 00 sec. East 43.49 feet; thence North 89 deg. 57 min. 00 sec. East 104.00 feet to the westerly line of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence North 00 deg. 009 min. 26 sec. East 10.57 feet along said westerly line to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 deg. 30 min. 06 sec. East 208.00 feet along the northerly line of said Southeast 1/4 of the Southwest 1/4; thence North 16 deg. 45 min. 00 sec. East 13.63 feet to said southwesterly right-of-way line of Colorado State Highway 340; thence South 65 deg. 33 min. 00 sec. East 211.94 feet along said right-of-way line; thence South 24 deg. 17 min. 56 sec. West 117.83 feet to a bolt tagged LS 5837 for the Southeast corner of Lot 7 of Poland Heights Subdivision; thence along the arc of a 50.00 foot radius non-tangent curve to the left, which arc subtends a chord bearing South 55 deg. 22 min. 18 sec. West 85.68 feet to a rebar tagged LS 5837 for the Southwest corner of said Lot 7; thence North 33 deg. 24 min. 28 sec. West 159.41 feet to a rebar for angle point on southerly line of said Lot 7; thence South 62 deg. 28 min. 48 sec. West 125.53 feet to a rebar for point on line between Lots 5 and 6 of said subdivisions; thence South 62 deg. 28 min. 17 sec. West 98.46 feet to a rebar for point on line on westerly line of said Lot 5; thence South 00 deg. 09 min. 26 sec. West 1100.69 feet along westerly line of said Southeast 1/4 of the Southwest 1/4 of Section 16 to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence South 00 deg. 30 min. 35 sec. West 1003.78 feet along the easterly line of the Northwest 1/4 of the Northwest 1/4 of said Section 21 to a point; thence North 89 deg. 048 min. 21 sec. West 1300.72 feet to the easterly line of said Section 20; thence South 00 deg. 13 min. 43 sec. West 1652.68 feet along said easterly line to the East 1/4 corner of said Section 20; thence South 01 deg. 15 min. 11 sec. West 2585.42 feet to southeast corner of said Section 20; thence South 89 deg. 47 min. 09 sec. East 97.94 feet to the northeast corner of said Section 29; thence South 00 deg. 05 min. 35 sec. East 1306.72 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 29; thence North 89 deg. 44 min. 13 sec. West 1321.65 feet to the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence North 00 deg. 07 min. 02 sec. West 1306.81 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4, also being a point on the southerly line of said Section 20; thence North 89 deg. 06 min. 19 sec. West 95.76 feet along said southerly line of said Section 20; thence North 89 deg. 46 min. 15 sec. West 1319.01 feet along said southerly line to the South 1/4 corner of said Section 20; thence North 89 deg. 37 min. 33 sec. West 1320.94 feet along the southerly line of said Section 20; thence North 89 deg. 44 min. 10

sec. West 1320.32 feet along said southerly line to the Southwest corner of said Section 20; thence North 00 deg. 11 min. 05 sec. East 896.97 feet along the westerly line of said Section 20 to a point; thence North 89 deg. 48 min. 55 sec. West 500.00 feet; thence North 00 deg. 01 min. 05 sec. East 325.00 feet; thence North 15 deg. 11 min. 05 sec. East 1021.90 feet; thence North 30 deg. 11 min. 05 sec. East 471.03 feet to the West 1/4 corner of said Section 20; thence South 89 deg. 46 min. 34 sec. West 1300.23 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 19; thence North 01 deg. 44 min. 46 sec. East 1291.46 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence East 611.56 feet; thence North 65 deg. 16 min. 12 sec. East 536.17 feet; thence North 41 deg. 55 min. 21 sec. East 592.70 feet; thence North 58 deg. 12 min. 11 sec. East 495.34 feet; thence North 78 deg. 04 min. 01 sec. East 667.42 feet; thence North 33 deg. 19 min. 43 sec. East 527.81 feet; thence North 59 deg. 19 min. 14 sec. East 536.25 feet to a point on the boundary line of a tract of land described in Document No. 997320 of the records of the Clerk and Recorder of Mesa County, Colorado; thence North 54 deg. 02 min. 01 sec. East 73.07 feet along said boundary line to a point on the Southeasterly right-of-way line of a road right-of-way described in Document No. 801204 of said Mesa County records; thence 131.92 feet along the arc of a 50.00 foot radius nontangent curve to the left, which arc subtends a chord bearing North 68 deg. 27 min. 00 sec. East 96.85 feet along said right-of-way line; thence North 52 deg. 52 min. 00 sec. East 290.20 feet along said right-of-way line; thence 82.83 feet along the arc of a 445.84 foot radius curve to the left, which arc subtends a chord bearing North 47 deg. 32 min. 40 sec. East 82.71 feet along said right-of-way line to a point on the boundary line of a tract of land described in Document No. 857878 of said Mesa County records; thence South 75 deg. 55 min. 01 sec. East 225.66 feet along said boundary line to the easterly line of Southeast 1/4 of the Southwest 1/4 of said Section 17; thence South 00 deg. 17 min. 01 sec. East 735.75 feet along said easterly line to the South 1/4 corner of said Section 17; thence South 89 deg. 53 min. 15 sec. West 606.17 feet along the southerly line of said Section 17; thence South 23 deg. 21 min. 51 sec. West 600.00 feet; thence North 89 deg. 25 min. 51 sec. East 185.13 feet; thence North 23 deg. 21 min. 51 sec. East 120.62 feet; thence South 52 deg. 44 min. 09 sec. East 145.90 feet; thence South 25 deg. 49 min. 09 sec. East 432.05 feet; thence South 66 deg. 50 min. 49 sec. East 678.51 feet; thence North 23 deg. 50 min. 19 sec. East 1290.95 feet to the northerly line of said Section 20; thence South 89 deg. 49 min. 09 sec. East 479.75 feet along said northerly line; thence South 89 deg. 50 min. 28 sec. East 1297.34 feet along said northerly line to the point of beginning, containing 778.515 acres more or less.

AND

A tract of land located in a part of the N1/4 of Section 21, T1S, R1W of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the N1/4 Corner of said Section 21; thence North 87 deg. 35 min. 07 sec. West along the North line of the said Section 21 a distance of 230.00 feet to the Northwest Corner of Lot 3, Block 4, Country Club Park, said point also being the TRUE POINT OF BEGINNING; thence South 18 deg. 00 min. 17 sec. East along the Westerly line of Block 4 of said Country Club Park a distance of 1260.62 feet; thence South 54 deg. 16 min. 21 sec. West 230.25 feet to the Southeast corner NE1/4 NW1/4 of said Section 21; thence South 07 deg. 14 min. 50 sec. East 161.77 feet to a point on the Northerly Right-of-Way of Bella Pago Drive; thence along said Northerly Right-of-Way of Bella Pago Drive by the following nine (9) courses and distances;

(1) South 34 deg. 55 min. 16 sec. West 149.88 feet;

(2) thence along the arc of a curve to the right whose radius is 332.96 feet and whose long chord bears South 46 deg. 45 min. 16 sec. West 136.56 feet;

(3) South 58 deg. 35 min. 15 sec. West 249.81 feet;

(4) thence along the arc of a curve to the right whose radius is 591.00 feet and whose long chord bears South 65 deg. 31 min. 45 sec. West 142.86 feet;

(5) South 72 deg. 28 min. 15 sec. West 209.82 feet;

(6) thence along the arc of a curve to the right whose radius is 135.84 feet and whose long chord bears North 82 deg. 31 min. 45 sec. West 114.82 feet;

(7) North 57 deg. 31 min. 45 sec. West 149.92 feet;

(8) thence along the arc of a curve to the right whose radius is 128.77 feet and whose long chord bears North 31 deg. 31 min. 45 sec. West 112.90 feet;

(9) thence along the arc of a curve to the left whose radius is 50.00 feet and whose long chord bears North 20 deg. 16 min. 22 sec. West 98.23 feet; thence North 64 deg. 07 min. 34 sec. West 328.55 feet to a point on the west line of the E1/2 NW1/4 of said Section 21; thence North 02 deg. 26 min. 55 sec. East along said West line of on E1/2 NW1/4 of Section 21 a distance of 243.34 feet to the Southwest corner of the NE1/2 NW1/4 of said Section 21; thence continuing North 02 deg. 26 min. 55 sec. East along said West line of E1/2 NW1/4 of Section 21 a distance of 1338.83 feet to the Northwest Corner of said Section 21; thence South 87 deg. 35 min. 07 sec. East along the North line of the NE1/4 NW1/4 of said Section 21 a distance of 1067.61 feet to the TRUE POINT OF BEGINNING, containing 52.204 acres.

AND

A tract of land located in a part of the SE1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at the S1/4 corner of said Section 17; thence North 00 deg. 17 min. 01 sec. West along the West line of the SW1/4 SE1/4 of said Section 17 a distance of 763.18 feet; thence North 89 deg. 42 min. 59 sec. East 300.00 feet; thence North 00 deg. 17 min. 01 sec. West 350.00 feet; thence South 89 deg. 42 min. 59 sec. West 275.00 feet; thence North 00 deg. 17 min. 01 sec. West 197.87 feet to a point on the North line of the S1/2 SE1/4 of said Section 17; thence South 89 deg. 59 min. 12 sec. East along said North line of the S1/2 SE1/4 of Section 17, a distance of 852.70 feet; thence North 03 deg. 30 min. 14 sec. East 199.99 feet; thence North 83 deg. 54 min. 44 sec. East 343.35 feet; thence South 60 deg. 13 min. 49 sec. East 371.13 feet; thence North 20 deg. 00 min. 48 sec. East 451.00 feet; thence North 52 deg. 19 min. 12 sec. West 111.43 feet; thence North 01 deg. 52 min. 48 sec. East 88.78 feet; thence South 52 deg. 19 min. 12 sec. East 88.78 feet; thence South 37 deg. 40 min. 48 sec. West 8.14 feet; thence South 51 deg. 16 min. 12 sec. East 635.71 feet; thence South 69 deg. 41 min. 12 sec. East 187.25 feet; thence South 50 deg. 03 min. 15 sec. East 259.01 feet; thence South 64 deg. 47 min. 00 sec. East 63.38 feet to a point on the East line of the SE1/4 SE1/4 of said Section 17; thence South 00 deg. 06 min. 14 sec. West along said East line of the SE1/4 SE1/4 of said Section 17, a distance of 433.54 feet; thence South 47 deg. 36 min. 43 sec. West 813.38 feet; thence South 80 deg. 42 min. 10 sec. West 707.32 feet; thence South 00 deg. 00 min. 00 sec. West 133.79 feet to the Southwest corner of the SE1/4 SE1/4 of said Section 17; thence North 89 deg. 49 min. 09 sec. West along the South line of the SW1/4 SE1/4 of said Section 17, a distance of 1318.50 feet to the point of beginning. EXCEPT; Commencing at the Southeast corner of the NE1/4 SE1/4 of said Section 17 and considering the North line of the S1/2 SE1/4 of said Section 17 to bear North 89 deg. 59 min. 12 sec. West with all other bearings contained herein relative thereto; thence South 78 deg. 27 min. 00 sec. West 160.20 feet to the TRUE POINT OF BEGINNING; thence South 31 deg. 52 min. 00 sec. West 216.00 feet; thence North 71 deg. 00 min. 00 sec. West 125.00 feet; thence North 31 deg. 25 min. 00 sec. East 260.89 feet; thence South 50 deg. 18 min. 00 sec. East 125.08 feet to the TRUE POINT OF BEGINNING AND EXCEPT the following tract of land reserved for road purposes, said tract being more particularly described as follows: Commencing at the Southeast corner of the NE1/4 SE1/4 of said Section 17; thence South 44 deg. 52 min. 00 sec. West 81.50 feet to the TRUE POINT OF BEGINNING; thence South 44 deg. 52 min. 00 sec. West 119.44 feet; thence North 50 deg. 18 min. 00 sec. West 71.83 feet; thence North 31 deg. 52 min. 00 sec. East 40.38 feet; thence South 50 deg. 18 min. 00 sec. East 40.79 feet; thence North 44 deg. 52 min. 00 sec. East 79.45 feet; thence South 50 deg. 03 min. 15 sec. East 40.15 feet to the TRUE POINT OF BEGINNING.

AND

A parcel of land located in a part of the SE1/4 SW1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the S1/4 Corner of said Section 17; thence South 89 deg. 53 min. 15 sec. West along the south line of the SE1/4 SW1/4 of said Section 17 a distance of 508.22 feet; thence South 14 deg. 23 min. 00 sec. West 6.86 feet; thence South 29 deg. 21 min. 00 sec. West 200.00 feet; thence North 68 deg. 41 min. 09 sec. West 665.88 feet to the TRUE POINT OF BEGINNING; thence continuing North 68 deg. 41 min. 19 sec. West 0.09 feet; thence North 10 deg. 27 min. 59 sec. East 520.00 feet; thence South 78 deg. 59 min. 01 sec. East 472.50 feet; thence South 59 deg. 19 min. 14 sec. West 635.25 feet; thence South 33 deg. 19 min. 43 sec. West 176.51 feet to the TRUE POINT OF BEGINNING containing 2.344 acres.

AND

A tract of land located in a part of the SE1/4 SW1/4 of Section 17, T1S, R1W of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the S1/4 Corner of said Section 17; thence South 89 deg. 53 min. 15 sec. West along the south line of the SE1/4 SW1/4 of said Section 17 a distance of 502.22 feet; thence South 14 deg. 23 min. 00 sec. West 6.86 feet; thence South 29 deg. 21 min. 00 sec. West 200.00 feet; thence North 68 deg. 41 min. 19 sec. West 665.97 feet; thence North 20 deg. 27 min. 59 sec. East 1030.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 10 deg. 27 min. 59 sec. East 247.17 feet to a point on the north line of the SE1/4 SW1/4 of said Section 17; thence South 89 deg. 42 min. 57 sec. East along said north line of the SE1/4 SW1/4 of Section 17 a distance of 374.50 feet; thence South 00 deg. 23 min. 00 sec. West 9.15 feet; thence South 79 deg. 28 min. 00 sec. East 147.50 feet; thence South 00 deg. 20 min. 00 sec. East 140.00 feet; thence South 66 deg. 03 min. 00 sec. East 300.60 feet; thence South 16 deg. 12 min. 00 sec. East 22.60 feet; thence along the arc of a curve to the right whose radius is 104.12 feet and whose long chord bears South 04 deg. 58 min. 00 sec. West 75.19 feet; thence South 26 deg. 08 min. 00 sec. West 3.90 feet; thence along the arc of a curve to the right whose radius is 395.84 feet and whose long chord bears South 35 deg. 56 min. 27 sec. West 134.85 feet; thence North 70 deg. 40 min. 01 sec. West 804.16 feet to the TRUE POINT OF BEGINNING, containing 5.699 acres.

A tract of land situated in portions of Section 19, Section 18, Section 17 and Section 20, all in Township 1 South, Range 1 West to the Ute Meridian being more particularly described as follows:

Beginning at a point on the southerly line of said Section 18 whence the Southwest corner of said Section 18 bears South 89 deg. 32 min. 21 sec. West 450.00 feet, with all bearings contained herein relative to true North derived by observation of State Plane Coordinate Monuments No.'s 116 and 117; thence along said

southerly line North 89 deg. 32 min. 21 sec. East 1198.36 feet to the Southwest corner of the E1/2 SW1/4 SE1/4 SW1/4 of said Section 18; thence North 00 deg. 18 min. 47 sec. West 660.64 feet to the Northwest corner of said E1/2 SW1/4 SE1/4 SW1/4; thence North 89 deg. 38 min. 12 sec. East 329.46 feet to the Southwest corner of the NE1/4 SE1/4 SW1/4 of said Section 18; thence North 00 deg. 19 min. 53 sec. West 660.08 feet to the Northwest corner of said NE1/4 SE1/4 SW1/4; thence North 89 deg. 44 min. 03 sec. East 658.49 feet to the Northeast corner of SE1/4 SW1/4 of said Section 18; thence North 89 deg. 41 min. 29 sec. East 2633.76 feet to the Northeast corner of SE1/4 SE1/4 of Section 18; thence South 89 deg. 44 min. 59 sec. East 1315.58 feet to the Northeast corner of SW1/4 SW1/4 of said Section 17; thence South 89 deg. 42 min. 57 sec. East 709.52 feet along the Northerly line of the SE1/4 SW1/4 of said Section 17 to the westerly line of the First Addition to the Mesa Grande Subdivision; thence South 00 deg. 23 min. 00 sec. West 9.15 feet along said westerly line to the Southwest corner of said subdivision; thence South 79 deg. 28 min. 00 sec. East 147.50 feet along the southerly line of said subdivision to the Northwest corner of the Brummett Parcel; thence South 00 deg. 20 min. 00 sec. East 140.00 feet along the westerly line of said Brummett Parcel; thence South 66 deg. 03 min. 00 sec. East 300.60 feet along the southerly line of said Brummett Parcel to the westerly right-of-way line of a roadway described in Document No. 801204 of the records of the Clerk and Recorder of Mesa County, Colorado; thence along said right-of-way line the following courses: South 16 deg. 12 min. 00 sec. East 22.60 feet; thence 76.93 feet along the arc of a 104.12 foot radius curve to the right, which arc subtends a chord bearing South 04 deg. 58 min. 00 sec. West 75.19 feet; thence South 26 deg. 08 min. 00 sec. West 3.90 feet; thence 135.51 feet along the arc of a 395.84 foot radius curve to the right, which arc subtends a chord bearing South 35 deg. 56 min. 27 sec. West 134.85 feet to a point on the northerly line of a tract of land described in Document No. 997320 of said Mesa County records; thence North 70 deg. 40 min. 01 sec. West 804.16 feet along said northerly line; thence South 10 deg. 27 min. 59 sec. West 510.00 feet along the westerly line of said tract of land; thence South 78 deg. 59 min. 01 sec. East 472.50 feet along the southerly line of said tract of land; thence South 59 deg. 19 min. 14 sec. West 536.25 feet; thence South 33 deg. 19 min. 43 sec. West 527.81 feet; thence South 78 deg. 04 min. 01 sec. West 667.42 feet; thence South 58 deg. 12 min. 11 sec. West 495.34 feet; thence South 41 deg. 55 min. 21 sec. West 592.70 feet; thence South 65 deg. 16 min. 12 sec. West 536.17 feet; thence West 611.56 feet to the Southeast corner of the NW1/4 NE1/4 of said Section 19; thence South 89 deg. 51 min. 02 sec. West 1310.95 feet to the Southwest corner of said NW1/4 NE1/4; thence South 01 deg. 16 min. 08 sec. West 1292.84 feet to the Southeast corner of the SE1/4 NW1/4 of said Section 19; thence South 89 deg. 46 min. 34 sec. West 1286.37 feet along the southerly line of said SE1/4 NW1/4 to a point; thence North 00 deg. 12 min. 03 sec. West 962.30 feet; thence North 33 deg. 18 min. 43 sec. West 972.34 feet; thence South 89 deg. 32 min. 56 sec. West 300.00 feet; thence North 00 deg. 27 min. 09 sec. West 800.00 feet to the point of beginning;

EXCEPT a tract of land located in a part of the SE1/4 SW1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 17; thence South 89 deg. 53 min. 15 sec. West along the south line of the SE1/4 SW1/4 of said Section 17 a distance of 508.22 feet; thence South 14 deg. 23 min. 00 sec. West 6.86 feet; thence South 29 deg. 21 min. 00 sec. West 200.00 feet; thence North 68 deg. 41 min. 19 sec. West 665.97 feet; thence North 10 deg. 27 min. 59 sec. East 1030 feet to the TRUE POINT OF BEGINNING; thence continuing North 10 deg. 27 min. 59 sec. East 247.17 feet to a point on the north line of the SE1/4 SW1/4 of said Section 17; thence South 89 deg. 42 min. 57 sec. East along said north line of the SE1/4 SW1/4 of Section 17 a distance of 374.50 feet; thence South 00 deg. 23 min. 00 sec. West 9.15 feet; thence South 79 deg. 28 min. 00 sec. East 147.50 feet; thence South 00 deg. 20 min. 00 sec. East 140.00 feet; thence South 66 deg. 03 min. 00 sec. East 300.60 feet; thence South 16 deg. 12 min. 00 sec. East 22.60 feet; thence along the arc of a curve to the right whose radius is 104.12 feet and whose long chord bears South 04 deg. 58 min. 00 sec. West 75.19 feet; thence South 26 deg. 08 min. 00 sec. West 3.90 feet; thence along the arc of a curve to the right whose radius is 395.84 feet and whose long chord bears South 35 deg. 56 min. 27 sec. West 134.85 feet; thence North 70 deg. 40 min. 01 sec. West 804.16 feet to the TRUE POINT OF BEGINNING:

AND EXCEPT a parcel of land located in a part of the SE1/4 SW1/4 of Section 17; Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 17; thence South 89 deg. 53 min. 15 sec. West along the south line of the SE1/4 SW1/4 of said Section 17 a distance of 508.22 feet; thence South 14 deg. 23 min. 00 sec. West 6.86 feet; thence South 29 deg. 21 min. 00 sec. West 200.00 feet; thence North 68 deg. 41 min. 19 sec. West 665.88 feet to the TRUE POINT OF BEGINNING; thence continuing North 68 deg. 41 min. 19 sec. West 0.09 feet; thence North 10 deg. 27 min. 59 sec. East 520.00 feet; thence South 78 deg. 59 min. 01 sec. East 472.50 feet; thence South 59 deg. 19 min. 14 sec. West 635.25 feet; thence South 33 deg. 19 min. 43 sec. West 176.51 feet to the TRUE POINT OF BEGINNING.

TO BE ZONED TO RSF-4

Beginning S 89 deg. 54 min. 21 sec. W 1411.89 ft. from the SE Corner Tract 37 Section 35 T11S R101W thence S 89 deg. 52 min. 15 sec. W 877.27 ft. thence N 11 deg. 10 min. 03 sec. E 352.67 ft. thence S. 89 deg. 52 min. 51 sec. W 573.07 ft. thence N 04 deg. 53 min. 52 sec. E 112.92 ft. thence N 31 deg. 52 min. 38 sec. E 159.58 ft. thence N 04 deg. 25 min. 39 sec. W 168.58 ft. thence N 42 deg. 06 min. 20 sec. E 129.19 ft. thence N 200 deg. 43 min. 45 sec. E 227.47 ft. thence N 24 deg. 36 min. 30 sec. E 274.91 ft.

thence N 89 deg. 57 min. 41 sec. E 1015.64 ft. thence S 00 deg. 10 min. 09 sec. E 1318.14 ft. to the P.O.B. including all adjacent R.O.W. for South Camp Road.

and

The NE 1/4 SW 1/4 and the NW1/4 SE1/4 SW1/4 Section 18 T1S R1W

and

The NE 1/4 NE 1/4 Section 30 T1S R1W and the West 30 Acres of the NW 1/4 NW 1/4 Section 29 T1S R1W.

TO BE ZONED PR (PLANNED RESIDENTIAL)

MAXIMUM DENSITY 1 UNIT PER 35 acres

The NW 1/4 NW 1/4 and the S 1/2 NW 1/4 and the W 1/2 NE 1/4 NW 1/4 section 35 T1S R101W and the W 1/2 SE 1/4 SW 1/4 Section 26 T1S R101W except beginning S 89 deg. 54 min. 21 sec. W 1411.89 ft. from the SE corner tract 37 in said section 35 thence S 89 deg. 52 min. 15 sec. W 1327.55 ft. thence S 89 deg. 54 min. 06 sec. W 447.72 ft. thence N 49 deg. 21 min. 29 sec. E 517.13 ft. thence N 04 deg. 53 min. 52 sec. E 122.72 ft. thence N 31 deg. 52 min. 38 sec. E 159.58 ft. thence N 04 deg. 25 min. 39 sec. W 168.58 ft. thence N 42 deg. 06 min. 20 sec. E 129.19 ft. thence N 20 deg. 43 min. 45 sec. E 227.47 ft. thence N 24 deg. 36 min. 30 sec. E 274.91 ft. thence N 89 deg. 57 min. 41 sec. E 1015.64 ft. thence S 00 deg. 10 min. 08 sec. E 1318.14 ft. to the point of beginning.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2596, 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 19th day of August, 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 3rd day of September, 1992.

Theresa F. Martinez

Theresa F. Martinez, CMC
Acting City Clerk

Published: August 21, 1992
Published: September 4, 1992
Effective: October 4, 1992