ORDINANCE NO. 2617

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

Whereas, the attached described property has been annexed to the city of Grand Junction; and

Whereas, the zoning of said annexed property has been proposed and processed in accordance with the provisions of section 4-4 and 4-11 of the Grand Junction Zoning and Development Code; and

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

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

That the lands described on the attached are zoned RSF-2.

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

Reford Theobold

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 34 TO BEAR DUE WEST AS A BASIS OF BEARINGS; THENCE NORTH A DISTANCE OF 30.0 FEET; THENCE WEST A DISTANCE OF 460.0 FEET TO THE POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF 340.0 FEET;

THENCE EAST A DISTANCE OF 440.0 FEET TO THE WEST RIGHT-OF-WAY LINE FOR 25 1/2 ROAD;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE FOR $25\ 1/2$ ROAD A DISTANCE OF 290.0 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION $34\,$ A DISTANCE OF $640\,$ FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER SOUTHEAST QUARTER;

THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 630 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR G ROAD; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE FOR G ROAD A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2617, 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 November, 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 December, 1992.

Neva B. Lockhart

Neva B. Lockhart, CMC City Clerk

Published: November 20, 1992

Published: December 4, 1992

Effective: January 3, 1993