ORDINANCE NO. 2618

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED WEST OF 22 ROAD BETWEEN H ROAD AND I-70

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 Persigo # 2 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 I-1, C-2, and RSF-2.

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

Reford Theobold

President of the Council

Attest:

Neva B. Lockhart, CMC\City Clerk

TO BE ZONED TO I-1

All of the NE 1/4 Section 36 T1N R2W except the North 30 ft. and except that part of said NE 1/4 lying west of Pritchard Wash and except, beginning at the NE Corner Section 36 T1N R2W thence West 1224 ft. thence S 504.41 ft. to the North line of the Independent Ranchmens Canal, thence S 43 deg. 30 min. E 241.43 ft. thence S 50 deg. 41 min. E 176 ft. thence N 298 ft., thence E 923 ft. to the East line of said section 36, thence N 0 deg. 09 min. W, 493 ft. to the point of beginning; and

All of the NE 1/4 Section 36 T1N R2W except the North 30 feet; and

All of the NE 1/4 NW 1/4 Section 36 T1N R2W lying southeasterly of a right-of-way for Prichard Wash recorded in B229 P27 and B230 P12 of the Mesa County Clerk and Recorder; and

All of the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 and NW 1/4 SE 1/4 Section 36 T1N R2W lying North of I-70 right-of-way; and

The NE 1/4 SE 1/4 Section 36 T1N R2W except that portion platted as Railhead Industrial Park Amended; and

All of the SW 1/4 SE 1/4 and SE 1/4 SW 1/4 Section 36 T1N R2W lying North of the I-70 right-of-way.

TO BE ZONED TO C-2

beginning at the NE Corner Section 36 T1N R2W thence West 1224 ft. thence S 504.41 ft. to the North line of the Independent Ranchmens Canal, thence S 43 deg. 30 min. E 241.43 ft. thence S 50 deg. 41 min. E 176 ft. thence N 298 ft., thence E 923 ft. to the East line of said section 36, thence N 0 deg. 09 min. W, 493 ft. to the point of beginning; and

TO BE ZONED TO RSF-2

That part of the West 1/2 NE 1/4 Section 36 T1N R2W lying west of Pritchard Wash.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2618, 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