

ORDINANCE NO. 2619

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED NORTH OF HORIZON DRIVE AND EAST OF 26 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 Round Hill 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-1.

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

Reford Theobold

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

Commencing at the Center of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and considering the line between the Center of said Section 2 and the Northwest corner of the SW1/4 NE1/4 of said Section 2 to bear North 00 deg. 00 min. 00 sec. East with all bearings contained herein being relative thereto; thence North 89 deg. 51 min. East a distance of 30.0 feet to the intersection of the East right-of-way for 26.5 Road (North 7th Street) and the South right-of-way for F 1/2 Road for the Point of Beginning; thence North a distance of 60.0 feet to the intersection of the East right-of-way for 26.5 Road and the North right-of-way for F 1/2 Road, said point being the Southernmost corner of Lot 3 of Roundhill Subdivision; thence 40.32 feet along the arc of a 39.83 foot radius curve to the left, said curve being concave to the northwest; thence North 32 deg. 00 min. East a distance of 87.40 feet; thence 461.32 feet along the arc of a 560.00 foot radius curve to the right having a central angle of 47 deg. 11 min. 58 sec. and a long chord which bears North 55 deg. 35 min. 59 sec. East a distance of 448.39 feet to the southwest corner of Lot 8 of Roundhill Subdivision; thence North along the West boundary line of said Lot 8 a distance of 251.65 feet to the Northwest corner of said Lot 8; thence along

the boundary line of Roundhill Subdivision the following four (4) courses and distances:

1. North 89 deg. 51 min. East a distance of 177.48 feet;
2. North a distance of 326.64 feet;
3. North 89 deg. 51 min. East a distance of 657.48 feet;
4. South a distance of 982.79 feet to the Southeast corner of Roundhill Subdivision;

thence East a distance of 165.64 feet to the Easterly right-of-way line of Horizon Drive; thence South 26 deg. 21 min. West along the Easterly right-of-way line of Horizon Drive a distance of 373.2 feet; thence leaving said right-of-way South a distance of 185.62 feet to the Southerly right-of-way of the Independent Ranchman's Ditch and the East line of the NW1/4 SE1/4 of said Section 2; thence along the Southerly right-of-way of the Independent Ranchman's Ditch the following seven (7) courses and distances:

1. South 50 deg. 49 min. 17 sec. West a distance of 108.34 feet;
2. South 40 deg. 13 min. West a distance of 81.8 feet;
3. South 73 deg. 35 min. West a distance of 64.6 feet;
4. South 51 deg. 39 min. West a distance of 150.0 feet;
5. South 45 deg. 45 min. West a distance of 110.4 feet;
6. South 51 deg. 56 min. West a distance of 132.5 feet;
7. South 49 deg. 53 min. West a distance of 60.0 feet to the Southwesterly right-of-way of abandoned Grand River Valley Railroad (also known as the Interurban Railway);

thence North 52 deg. 30 min. 57 sec. West along said Railroad right-of-way a distance of 634.90 ft. to a point which is 569.9 feet South and 265.46 feet East of the Center of said Section 2; thence North a distance of 99.0 feet; thence West a distance of 235.46 feet to the East right-of-way line for 26.5 Road (North 7th Street); thence North along the East right-of-way line for 26.5 Road to the intersection of the South right-of-way of the Grand Valley Highline Canal; thence Easterly along said right-of-way a distance of 320 feet, more or less, to a point South of the Southeast corner of Lot 4 of Roundhill Subdivision; thence North to the Southeast corner of Lot 4 of Roundhill Subdivision; thence South 89 deg. 51 min. West along the South boundary of said Lot 4 a distance of 264.52 feet to the Southwest corner of said Lot 4; thence South 89 deg. 51 min. West along the South right-of-way for F 1/2 Road a distance of 55.48 feet to the Point of Beginning.

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

2619, 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