

ORDINANCE NO. 2637

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED EAST OF 7TH STREET AND NORTH OF G 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 Western Hills 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 PMH.

Passed and adopted this 6th day of January, 1993.

William E. McCurry, President of the Council Pro Tem

Attest: Sandra Glaze, Acting City Clerk
(Western Hills Annexation)

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2637 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 16th day of December 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 7th day of January, 1993.

Sandra Glaze, Acting City Clerk

Published: December 18, 1992

Published: January 8, 1993

Effective: February 7, 1993

WESTERN HILLS

PARCEL NO. 1:

A TRACT OF LAND CONSISTING OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 FROM WHENCE THE NORTHWEST CORNER OF SAID NW1/4 SW1/4 BEARS NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 1320.0 FEET TO THE EAST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF SAID NW1/4 SW1/4 A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 1320.0 FEET TO THE WEST LINE OF SAID NW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 25 A DISTANCE OF 635.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A TRACT OF LAND IN THE SW1/4 NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF JENKINS SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 78 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE NORTH A DISTANCE OF 25.0 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 NW1/4 SW1/4 OF SAID SECTION 25; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 SW1/4 A DISTANCE OF 151.4 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 25.0 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID JENKINS SUBDIVISION; THENCE ALONG THE EASTERN BOUNDARY OF SAID LOT 11 THE FOLLOWING TWO COURSES AND DISTANCES:

1. 71.13 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET AND A LONG CHORD WHICH BEARS S19°19'23"E A DISTANCE OF 65.28 FEET;
2. SOUTH A DISTANCE OF 8.4 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID JENKINS SUBDIVISION;

THENCE SOUTH ALONG THE EASTERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 70.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 10 A DISTANCE OF 173.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 10 AND 11 OF SAID JENKINS SUBDIVISION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING.