

ORDINANCE NO. 2644

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED SOUTH OF G 1/2 ROAD AND EAST 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 Wilson Ranch #4 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 Planned Residential with a maximum density of 4.4 units per acre.

Passed and adopted this 3rd day of February, 1993.

Reford Theobald, President of the Council

Attest: Sandra Glaze, Acting City Clerk
(Wilson Ranch #4 Annexation - Zoning)

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2644, 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 20th day of January, 1993, 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 4th day of February, 1993.

Sandra Glaze, Acting City Clerk

Published: January 22, 1993
Published: February 5, 1993
Effective: March 8, 1993

WILSON RANCH NO. 4

A tract of land located in a part of the E1/2 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 537.29 feet to the True Point of Beginning; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 58.94 feet to a point on the North and East bank of the Grand Valley Canal; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 12.60 feet; thence North 25°08'30" West a distance of 82.68 feet to a point on the South right-of-way of Interstate 70; thence along said South right-of-way of Interstate 70 the following 6 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2,965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet;
- 2) North 76°40'49" East 305.10 feet;
- 3) North 75°40'19" East 175.00 feet;
- 4) North 76°39'26" East 229.99 feet;
- 5) North 76°41'12" East 64.92 feet;
- 6) along the arc of a curve to the right whose radius is 2,765.00 feet and whose long chord bears North 82°45'20" East 393.80 feet to a point on the centerline of Leach Creek;

thence along said centerline of Leach Creek by the following 2 courses and distances:

- 1) South 04°18'03" West 104.14 feet;
- 2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal;

thence along said centerline of the Grand Valley Canal by the following 6 courses and distances:

- 1) North 64°03'24" West 59.02 feet;
- 2) South 88°41'25" West 35.29 feet;
- 3) South 79°14'22" West 41.76 feet;
- 4) South 61°21'09" West 89.95 feet;
- 5) South 45°25'42" West 125.11 feet;
- 6) South 29°34'51" West 30.01 feet to a point on the North line of the SE1/4 of said Section 34;

thence South 90°00'00" West along said North line of the SE1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 34; thence South 00°13'29" West along the East line of the NW1/4 SE1/4 of said Section 34 a distance of 1,320.25 feet to the Southeast corner of the NW1/4 SE1/4 of said Section 34; thence North 89°56'30" West along the South line of the NW1/4 SE1/4 of said Section 34 a distance of 23.45 feet; thence North 00°06'00" East a distance of 20.70 feet; thence South 89°26'12" West a distance of 1,033.46 feet to the Southeast corner of Lot 16 in Block 2 of Wilson Ranch Filing No. One as recorded in Plat Book 13 at Pages 282 & 283 in the office of the Mesa County Clerk and Recorder; thence along the Eastern Boundary of said Wilson Ranch Filing No. One the following 15 courses and distances:

- 1) North 00°33'48" West 100.00 feet;
- 2) along the arc of a non-tangent curve to the left whose radius is 50.00 feet and whose long chord bears North 06°23'22" West 50.26 feet;
- 3) North 00°33'48" West 123.66 feet;
- 4) North 68°56'30" East 327.38 feet;
- 5) North 21°03'30" West 100.00 feet;
- 6) North 68°56'30" East 37.36 feet;
- 7) North 21°03'30" West 50.00 feet;

- 8) along the arc of a non-tangent curve to the right whose radius is 175.00 feet and whose long chord bears North $76^{\circ}33'58''$ East 46.57 feet;
- 9) North $03^{\circ}16'10''$ East 111.86 feet;
- 10) South $86^{\circ}43'50''$ East 85.00 feet;
- 11) North $08^{\circ}11'00''$ East 169.29 feet;
- 12) North $81^{\circ}49'00''$ West 100.42 feet;
- 13) North $08^{\circ}11'00''$ East 166.87 feet;
- 14) North $53^{\circ}33'43''$ West 69.37 feet;
- 15) North $06^{\circ}52'51''$ West 261.08 feet to the True Point of Beginning.