

ORDINANCE NO. 2645

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED EAST OF 7TH STREET AND SOUTH 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 Crestridge Heights 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 3rd day of February, 1993.

/s/ Reford C. Theobald

President of the Council

Attest:

/s/ Sandra Glaze
Acting City Clerk

CRESTRIDGE HEIGHTS ANNEX:

A tract of land located in a part of the W1/2 of the NW1/4 NE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 NE1/4 of said Section 2; thence North along the West line of the NW1/4 NE1/4 of said Section 2 a distance of 1317 feet to the North 1/4 corner of said Section 2; thence East along the North line of the NW1/4 NE1/4 of said Section 2 a distance of 652 feet to a point which is 8.0 feet West of the Northeast corner of the NW1/4 NW1/4 NE1/4 of said Section 2; thence South a distance of 214 feet to the North line of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 in the office of the Mesa County Clerk and Recorder; thence East along the North line of said Lot 5 a distance of 8.0 feet to the Northeast corner of said Lot 5; thence South along the East line of Crestridge Heights Subdivision a distance of 374.6 feet to the Northeast corner of Crestridge Annex as recorded in Plat Book 10 at Page 30 in the office of the Mesa County Clerk and Recorder; thence South along the East line of Crestridge Annex a distance of 518.4 feet to the south right-of-way of Sperber Lane as shown on the recorded plat of said Crestridge Annex; thence South a distance of 210 feet to the Southeast corner of the SW1/4 NW1/4 NE1/4 of said Section 2; thence West along the South line of the SW1/4 NW1/4 NE1/4 of said Section 2 a distance of 660 feet to the Point of Beginning.