

ORDINANCE NO. 2648

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED WEST OF 7TH STREET AND NORTH OF HICKORY DRIVE

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 Rolling Acres 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-2.

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

Reford Theobald, President of the Council

Attest: Sandra Glaze, Acting City Clerk

(Rolling Acres Annexation)

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2648, 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 March, 1993

Sandra Glaze, Acting City Clerk

Published: January 22, 1993  
Published: March 5, 1993  
Effective: April 4, 1993

ROLLING ACRES ANNEXATION:

A tract of land located in a part of the NE1/4 of the SW1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the Northeast corner of the NE1/4 SW1/4 of said Section 35; thence East a distance of 30.0 feet to the East Right-of-Way of North 7th Street (26-1/2 Road); thence S00°01'E along the East Right-of-Way of North 7th Street a distance of 635.4 feet; thence West a distance of 30.0 feet to the East line of the NE1/4 SW1/4 of said Section 35; thence S00°01'W along the East line of said NE1/4 SW1/4 a distance of 684.6 feet to the Southeast corner of said NE1/4 SW1/4; thence West along the South line of said NE1/4 SW1/4 a distance of 1319 feet to the Southwest corner of said NE1/4 SW1/4; thence N00°02'01"W along the West line of said NE1/4 SW1/4 a distance of 826.04 feet to the centerline of the drain ditch; thence along the centerline of the drain ditch the following four (4) courses and distances:

1. N80°35'E 193.33 feet;
2. N61°03'E 445.0 feet;
3. N73°07'E 170.0 feet;
4. N76°03'E 135.2 feet;

thence leaving said drain ditch N05°49'21"E a distance of 165.56 feet to the North line of the NE1/4 SW1/4 of said Section 35; thence East along the North line of said NE1/4 SW1/4 a distance of 428.70 feet to the Point of Beginning.