

ORDINANCE NO. 2649

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED EAST OF 7TH STREET AND SOUTH OF I-70

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 Terra del Vista 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

(Terra del Vista Annexation)

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2649, 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

TERRA DEL VISTA ANNEXATION:

A tract of land located in the SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 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 Center 1/4 Corner of said Section 35; thence East along the centerline of G-1/2 Road a distance of 30.0 feet; thence South a distance of 25.0 feet to the South Right-of-Way of G-1/2 Road; thence East along the South Right-of-Way of G-1/2 Road a distance of 627.9 feet; thence North a distance of 50.0 feet to the Southeast corner of Terra Del Vista Subdivison as recorded in Plat Book 8 at Page 76 in the office of the Mesa County Clerk and Recorder; thence North along the East boundary of Terra Del Vista Subdivison a distance of 631.4 feet to the Northeast corner of said Terra Del Vista Subdivison; thence North a distance of 39.93 feet to the Southerly Right-of-Way of Interstate-70; thence along the Southerly Right-of-Way of Interstate-70 the following six (6) courses and distances:

1. S87°48'30"W 127.38 feet;
2. along the arc of a curve to the left whose radius is 1527.1 feet and whose long chord bears S83°13'00"W 214.38 feet;
3. S83°11'30"W 81.5 feet;
4. S71°36'W 171.9 feet;
5. S11°30'30"W 209.0 feet;
6. N89°40'W 32.0 feet to the West line of the SW1/4 NE1/4 of said Section 35;

thence South along the West line of the SW1/4 NE1/4 of said Section 35 a distance of 397.6 feet to the Point of Beginning.